

OCTOBER 22, 1968

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Tuesday, October 22, 1968 at 7:30 p.m. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965".

PRESENT:

Acting Mayor Mercier in the Chair;
Aldermen Blair, Drummond, Herd, and
McLean.

ABSENT:

Mayor Emmott, Aldermen Corsbie,
Dailly and Lorimer.

The Acting Mayor, before inviting comment from those present relative to the proposed rezonings before the Hearing, first explained the purpose of the Public Hearing and suggested also the desired method for the public to express its views.

A. PROPOSED REZONINGS

(1) FROM RESIDENTIAL DISTRICT ONE (R1) TO PARKING DISTRICT (P8)

Reference RZ #83/68

Lots 3, 4 and 5 except Explanatory Plan 14411, Block 2, D.L. 59, Plan 3798

(2961, 2987, 3011 Bainbridge Avenue -- Located on the West side of Bainbridge Avenue from a point 161 feet South of Lougheed Highway, Southward a distance of 315 feet)

Mr. J. Rocks first spoke on behalf of Mrs. F. B. Nicol of 3061 Bainbridge Avenue, an abutting owner, and objected strongly to the proposed rezoning on the grounds that the parking use proposed for the subject property, and the consequential traffic generated from its use would depreciate the value of her property.

Mr. K. F. Clarkson, 3012 Bainbridge Avenue, also expressed opposition to the proposal and concurred in the views of the previous speaker. He added that presently the traffic situation on Bainbridge Avenue during the rush hour periods was difficult and the proposed use of the lots under application would aggravate the situation further.

Mr. J. M. Cochrane, 3079 Bainbridge Avenue, spoke against the rezoning proposal and concurred in the views expressed by the previous speakers.

Mr. J. Rocks, 3089 Bainbridge Avenue, then spoke for himself and also opposed the application for the reasons previously stated. He also expressed surprise that no fatal accidents had occurred in the vicinity as a result of the serious traffic problems.

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(2) FROM RESIDENTIAL DISTRICT TWO (R2) TO RESIDENTIAL DISTRICT FOUR (R4)

Reference RZ #99/68

Easterly 120 feet of Lot 41 except Northerly 73.63 feet and
except Parcel "A", Reference Plan 14795, D.L. 126, Plan 3473

(1325 Holdom Avenue -- Located on the West side of Holdom Avenue between Charles Street and Kitchener Street, and having a frontage of 94.3 feet)

Mrs. R. Dallamore, 1335 Holdom Avenue, spoke in favour of the proposed rezoning and expressed the opinion that a duplex use would help the housing shortage.

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(3) FROM RESIDENTIAL DISTRICT THREE (R3) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

Reference RZ #91/62

Lot 89, D.L. 11, Plan 25603

(3611 Armstrong Avenue -- Located on the North side of Armstrong Avenue from a point 703 feet East of Endersby Avenue Eastward a distance of 124 feet)

Mr. E. B. Bamford, 8631 Armstrong Avenue, spoke against the application and submitted that the present school use did not have adequate playground facilities. He tendered a petition signed by himself and a number of others which indicated their opposition to the proposal for the following reasons:

- (1) That on rezoning the subject property would be less conforming than it is at present.
- (2) That the lot was too small for its present use and that permission for additional buildings would not be justified.
- (3) That if rezoned there is no guarantee that the lot would continue to be used as a school.

Mr. G. H. Northcott, 8612 Armstrong Avenue, also spoke in opposition to the application and expressed concern as to what alternative uses were permitted on the subject property under the zoning category applied for, in the event that there should be a change in ownership.

In reply there was recited the uses permitted clause of the section pertaining to the zoning category, Community Institutional District (P5). The Planning Director explained that the rezoning would merely bring into conformity the present non-conforming status of the property, and he also read the contents of a letter addressed to the Solicitor for the applicant, in this respect. The letter also pointed out that in view of the limited size of the site, further expansion of the facilities could not be permitted.

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(4) FROM RESIDENTIAL DISTRICT FOUR (R4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

Reference RZ #89/63

Lots 103 and 104, D.L. 135, Plan 4484

(1750 and 1792 Duthie Avenue -- Located at the North-East corner of Duthie Avenue and Halifax Street)

Mr. A. G. Paige, 7201 Halifax Street, spoke and expressed opposition to the proposed rezoning, and in support indicated his concern respecting the present overcrowding of school facilities within the area. He referred to the intention of the School Board to provide 35 additional classes throughout Burnaby for kindergarten use, and referred also to

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the development proposed by Western Pacific Projects which would inject an additional six hundred families into the area and to the two hundred homes being constructed for the Camrose Park Development. He submitted that whilst consideration was being made to cater for this increase in the school population, to add further to the problem by allowing apartment development within the area would deteriorate further the situation of the presently overcrowded schools. In this respect he also made mention of the financial situation insofar as school construction is concerned and to the schools which now have to operate on a shift basis in a neighbouring municipality.

Mr. Paige spoke also of the added traffic associated with apartment development, and in the absence of a By-law enforcing the use of off-street parking the relative problems that would beset the area.

He then submitted that the area was Single Family in character and should not be given up for apartment use, and expressed the view that there remained ample undeveloped land within the municipality for the type of development proposed.

Mrs. W. G. Clarke, 7271 Halifax Street, also indicated opposition to the proposed rezoning. She spoke of the comprehensive development proposed by Western Pacific Projects and expressed the view that if further apartment development was allowed in the area it would only be a matter of time before all would be used for Multiple Family use. She pointed out that four Single Family homes on the North side of Halifax Street between Duthie Avenue and Augusta Avenue, would be located between the proposed apartment development under application and that proposed by Western Pacific Projects. Mrs. Clarke further submitted that the development would destroy her privacy, reflect in an increase in taxation because of added school costs, and bring heavy traffic to the area with its allied problems. She also felt that the application represented a real threat to her own investment and would, if pursued, result in the depreciation of the value of her home.

Mr. M. Ponak of Block Brothers, the applicant, spoke in favour of the proposal, but his reference to the school facilities for the area as envisaged in the comprehensive development proposal mentioned by the two previous speakers, was felt to be not pertinent to the subject application.

The following also spoke and indicated their opposition to the rezoning application, and concurred in the views expressed by the two that first spoke on the application, Mr. A. G. Paige and Mrs. W. G. Clarke:

- (a) Mr. K. A. Croizier, 1773 Duthie Avenue, who also handed in a letter of opposition.
- (b) Mr. R. G. Taylor, 7180 Halifax Street
- (c) Mrs. L. Samek, 1801 Duthie Avenue
- (d) Mr. D. A. Nelson, 1861 Duthie Avenue
- (e) Mrs. J. H. Littlewood, 1660 Duthie Avenue
- (f) Mrs. A. Rundle, 1640 Duthie Avenue
- (g) Mr. G. A. Fernandes, 1430 Hatton Avenue
- (h) Mr. G. Trasolini, 1693 Duthie Avenue
- (i) Mr. P. H. Christianson, 1550 Duthie Avenue
- (j) Mrs. S. C. Croizier, 1773 Duthie Avenue
- (k) Mr. F. F. Laleune, 1531 Duthie Avenue

- (1) Mr. G. D. Urquhart, 1631 Duthie Avenue
- (m) Mrs. P. J. Mulvihill, 1641 Duthie Avenue
- (n) Mrs. L. E. Zimmerman, 1570 Duthie Avenue

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(5)(a) FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY
RESIDENTIAL DISTRICT THREE (RM3)

Reference RZ #77/63 and #85/63

- (i) Block 27, East 422 feet except Plans 12272, 10045, 14871,
and except part on filing 49521, D.L. 32, Plan 312 --
RZ #77/68
- (ii) Lot 6, Block 27, D.L. 32, Plan 14871 -- RZ #85/63

(5037 - 5093 - 5109 Newton Street -- Located on the North
side of Newton Street from a point 144 feet East of Marlborough
Avenue Eastward a distance of 177 feet)

Edwards, Edwards, and Edwards, Barristers and Solicitors, submitted a letter on behalf of Mr. and Mrs. J. L. Rule, 5075 Irving Street, indicating that no objection was offered to the proposed rezoning subject to similar rezoning being applied to the South side of Newton Street where their client's property abuts that under application.

Mr. E. Langemann, 5140 Sanders Street, then spoke in opposition to the proposal, and expressed the opinion that the street should retain its Single Family character. He also noted that there were no parks nearby and as a result the streets and lanes were used by the neighbourhood children. Mr. Langemann then referred to the added traffic that would be generated by the apartment envisaged in the proposal, and to the street parking problems that would emanate from it. He further submitted that apartments in the street would take away from the privacy which he presently enjoyed.

Mr. A. D. Naud, 5160 Sanders Street, next spoke and indicated opposition to the application, concurring in the views expressed by the previous speaker. He further submitted that apartment development on the site would devalue the adjacent Single Family property, and, if permitted, asked what relief property owners could expect on their taxes. In this respect Mr. Naud was advised of the procedure for appealing the assessed value as arrived at by the Municipal Assessor.

Mr. Naud, in referring to the prerequisites to rezoning as specified by Council, then expressed the opinion that in view of the traffic that would emanate from the apartment use, the developer should be held responsible for the construction of the total lane and not just that section directly abutting onto the site. The policy of Council respecting lane construction was then briefly outlined for the benefit of Mr. Naud.

Mr. W. Jones, 5180 Sanders Street, also expressed opposition to the rezoning proposal.

(5)(b)

Reference RZ #36/62

Lot 6, Blocks 1 and 3, S.D. 13, D.L. 95, Plan 1300

(7003 Arcola Street -- Located on the South side of Arcola
Street from a point 330 feet West of Salisbury Avenue West-
ward a distance of 60 feet)

No one appeared in connection with this rezoning.

(5)(c)

Reference RZ #87/60

Lots 5 and 6, S.D. "B", Block 47, D.L. 151/3, Plan 12308

(4280/4232 and 4292/4294 Maywood Street -- Located at the South-West corner of Maywood Street and McKay Avenue)

No one appeared in connection with this rezoning.

(5)(d)

Reference RZ #97/68

Lots 2, 3, 4, Block 45, S.D. "B", "C", "D", D.L. 151/3, Plan 9647

(4511 - 4515 - 4525 Imperial Street -- Located on the North side of Imperial Street from a point 163 feet East of Dow Avenue, Eastward a distance of approximately 134 feet)

A letter was received from the applicant, Royal Oak Realty Limited, indicating their acceptance of the conditions specified by Council as prerequisite to rezoning.

(5)(e)

Reference RZ #92/60

(i) Lot 1 except South 50 feet, Lot 1 South 50 feet, Lot 2 N $\frac{1}{2}$, Lot 4 N $\frac{1}{2}$, Lot 5 N $\frac{1}{2}$ all of Block 34, D.L. 34, Plan 1355

(ii) Parcel "A", Explanatory Plan 8842, S.D. 6/7, Block 34, D.L. 34, Plan 1355

(5608, 5626, 5642 Barker Avenue and 4238, 4250, 4264 Sardis Street -- Located at the South-East corner of Sardis Street and Barker Avenue)

A letter was received from Oak Investments Limited, the applicants, wherein it was indicated that due to financial conditions their client could not now proceed with the development planned for the site, and notice of withdrawal of the application for rezoning was given.

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(6) FROM RESIDENTIAL DISTRICT FIVE (R5) TO GENERAL COMMERCIAL DISTRICT (C3)

Reference RZ #75/60

Lot 2, Block 2, D.L. 30, Plan 3036

(7247 Fulton Avenue -- Located at the South-West corner of Fulton Avenue and Vista Crescent)

No one appeared in connection with this rezoning proposal.

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(7) FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4) TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #98/63

Lot 18, Block 2, D.L. 29, Plan 3035

(7585 Kingsway -- Located on the South side of Kingsway midway between Stride Avenue and Fourteenth Avenue and having a frontage of 155 feet)

A letter was received from Flack Investments Limited on behalf of Mr. N. C. K. Wills, an abutting owner, indicating that their client favoured the proposed rezoning.

Mrs. M. H. Frederick, 7359 - 14th Avenue, Burnaby 3, wrote respecting the rezoning and asked whether or not the drive-in development proposed for the site would blend compatibly with the adjacent residential area. Assurance was sought as to the efficiency of operation insofar as it might create a nuisance to those living in the immediate area, and information pertaining to the hours of business that would be observed was also requested. The letter referred to the lane proposed for the rear of the subject property and the question was raised as to whom would benefit from its use.

Concern was also expressed by Mrs. Frederick respecting the traffic that would be generated by the drive-in, and the letter then dealt with various traffic matters affecting the neighbourhood, particularly the intersection at 14th Avenue and Kingsway. The concern of the writer in this respect was recognized and Council directed that the letter be referred to the Traffic Safety Committee for their investigation of the items pertinent to their function.

Mrs. Frederick also appeared, and to a question as to the future use of the site to the South of the property under application, was advised that it also could be zoned to the C4 category. It was, at the same time, pointed out that both properties, apart from a small rear portion, presently enjoyed the zoning category applied for.

Mr. E. N. Veitch, 4648 Rumble Street, spoke in favour of the proposal on behalf of the developers. He noted that once the rear 20 feet of the property had been dedicated for lane there was little left that required rezoning. He also pointed out that the lane created would be for the benefit of the public. He assured those present that the design of the proposed building would blend well into the neighbourhood.

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(8) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

Reference RZ #97/68

Lots 5 and 6, D.L. 68, Plan 3431

(4126 and 4136 Canada Way -- Located on the South side of Canada Way from a point 430 feet East of Curle Avenue Easterly a distance of approximately 215 feet)

Mr. A. Uridge, 4096 Canada Way, requested information as to the probable subdivision and road pattern intended for the subject property and for the lots to the West of it.

The Planning Director explained that it was proposed that a cul-de-sac be located on the property under application, forming the termination

of the present Kalyk Avenue. He further explained that on subdivision of the properties to the West, a road would be extended from the proposed cul-de-sac through to Curle Avenue along a line parallel to Canada Way and immediately North of the present termination of Kalyk Avenue.

Mr. J. I. Frizzell, 3469 Kalyk Avenue, spoke in opposition to the proposed rezoning and drew attention to two previous applications affecting the subject property, similar in nature to that being considered, that had been objected to by the residents of the area. He stated that the home owners still held the same opinions and were against the use proposed for the property. Mr. Frizzell also submitted a letter expressing opposition to the application.

Mr. V. V. Kyllonen, representative for the Finnish Canadian Rest Home Association, spoke in favour of the proposed rezoning and indicated that the Society wished to construct accommodation and extended care facilities for Senior Citizens on the site. He considered there to be a misunderstanding as to the effect the proposal would have on the neighbourhood, and submitted that its development would be of benefit and value to the area.

In support he explained that the buildings would blend with the residential character of the neighbourhood, suitably landscaped, and the occupants, who would create no noise nuisance, would generate little traffic.

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(9) FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO GENERAL INDUSTRIAL DISTRICT (M2)

Reference RZ #83/68

Portions of:

- (i) Lot 13, except Parcel "A", Reference Plan 8033, D.L. 74 N $\frac{1}{2}$, Plan 2603
- (ii) Block 13, Sketch 8033, D.L. 74 N $\frac{1}{2}$, Plan 2603
- (iii) Block 14, part Sketch 6217 and North part of Sketch 6223, D.L. 74N, Plan 2603

(2736, 2778 Douglas Road -- Located on the East side of Douglas Road between Norland Avenue and Still Creek to a depth of approximately 135 feet)

No one appeared in connection with this rezoning proposal.

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(10) FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #96/68

Lots 33 and 34, S.D. "A", Block 1, D.L. 205, Plan 4180

(6021 and 6041 Hastings Street -- Located at the North-East corner of Hastings Street and Stratford Avenue)

The applicants, John Llewellyn Davies and Associates, submitted a letter indicating acceptance of the conditions specified by Council as prerequisite to rezoning.

There was also received a petition signed by Mr. and Mrs. E. S. Malek of 380 South Felt-Avenue, and a number of others, indicating opposition to the proposed rezoning. It also noted that two previous attempts

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had been made to rezone the subject property and it was submitted that whilst the use proposed was for an automobile dealership the petitioners felt that its ultimate use would be for a drive-in restaurant.

Mr. M. F. Waymark, 378 Stratford Avenue, spoke in opposition to the proposed rezoning and also expressed the view that the site would be used for a drive-in restaurant. He also expressed concern that adjoining lots would be rezoned to the C4 category and the privacy and Single Family character of the neighbourhood would be disturbed.

Mrs. M. F. Waymark, 378 Stratford Avenue, also expressed opposition to the proposed rezoning.

Mr. J. Davies, Solicitor, appeared on behalf of the owner of the subject property, Mrs. B. Andruschak, and spoke in favour of the application. He submitted that it was unfair to make assumptions on the basis of previous applications and gave the assurance that the property, if rezoned, would be used for the purpose stated in the report. In this connection he tendered an undertaking to this effect, signed by Mrs. Andruschak. Mr. Davies also pointed out that as a prerequisite to rezoning it was required that a suitable plan of development be submitted. He further stated that the development would enhance the neighbourhood and in no way detract from it.

He then delivered a petition signed by Mr. J. Andruschak and a number of others, in support of the rezoning proposal, which expressed the view that the proposed development would be an asset to the area.

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(11) FROM MANUFACTURING DISTRICT (M1) TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #78/68

- (i) Lots 8 and 9, Block 1, S.D. 20, D.L. 205, Plan 10371
- (ii) Lot 19 W½, Block 1, D.L. 205, Plan 3328

(6137 Hastings Street -- Located on the North side of Hastings Street from a point 80 feet East of Fell Avenue Eastward a distance of approximately 168 feet and having a maximum depth of 370 feet)

Two petitions protesting the proposed rezoning were received, it being submitted that there were already sufficient drive-in restaurants in the area. The petitioners also felt that property in the area would be devalued if the use proposed was established. It was further submitted that the operation would attract additional traffic to the already congested Hastings Street, with consequential noise and possible disturbances by people who would gather in the area. Also noted was the interference which the operation would have with the loading facilities of businesses already existing in the area. The opinion was also expressed that the drive-in would increase the fire hazard to adjoining properties and the area in general.

The Planning Director was requested to plot on a suitable map the location of the properties of those that petitioned, in order that their relationship to the subject property could be clearly seen by Council.

Mr. R. M. Adams, 6103 Hastings Street, spoke and expressed opposition to the application, and reiterated the points made in the petition.

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He also referred to the congestion caused by the presence of the two schools in the area and submitted that the added traffic generated by the drive-in restaurant would create an additional hazard to the students that attended the school.

Mr. M. F. Waymark, 378 Stratford Avenue, also spoke in opposition to the rezoning and concurred in the views put forward in the petition and in the remarks of the previous speaker.

Mr. J. D. Watson, 290 S. Fell Avenue, also indicated opposition to the proposed rezoning.

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(12) FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #45/68

Lot "C" except Parcel 1, Ref. Plan 5269, Block 19, D.L. 97, Plan 3412

(7239 - 7285 Gilley Avenue and 7244/7260 Randolph Avenue -- Located on the North side of Beresford Street between Gilley Avenue and Randolph Avenue, having an area of 1.65 acres.)

The Hearing was advised that the application had been amended, and as a consequence of the change, attention to it was deferred to the Public Hearing scheduled for Monday, October 28th.

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(13) FROM COMMUNITY INSTITUTIONAL DISTRICT (P5) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Reference RZ #81/68

Lot 5, D.L. 73, Plan 29441

(Located on the West side of Westminster Avenue South of Laurel Street, triangular in shape and having a frontage of 764 feet on Westminster Avenue)

Dominion Construction Company Limited, the applicant, submitted a letter indicating their acceptance of the prerequisites to rezoning established by Council.

Mr. E. D. Sutcliffe, General Manager, Dominion Construction Company, also appeared on behalf of the application.

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(14) FROM SMALL HOLDING DISTRICT (A2) AND GASOLINE SERVICE STATION DISTRICT (C6) TO GENERAL COMMERCIAL DISTRICT (C3)

Reference RZ #82/68

Lot 53, D.L. 4, Plan 31308

(3965 North Road -- Located on the West side of North Road between Government Street and Austin Road)

Mr. T. J. Moher of Imperial Oil Limited, the applicant, appeared in support of the application.

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(15) FROM SMALL HOLDING DISTRICT (A2) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Reference RZ #80/68

Lot 2, Explanatory Plan 31328, Block 17, D.L. 79N, Plan 1386

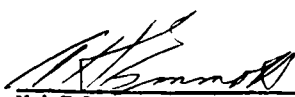
(4970 Canada Way -- Located at the North-East corner of Ledger Avenue and Canada Way)

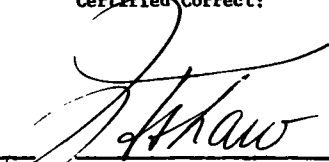
The International Union of Operating Engineers, abutting owners, submitted a letter indicating that they had no objections to the proposed rezoning.

The Hearing adjourned at 9:12 p.m.

Confirmed:

Certified Correct:


MAYOR


CLERK

GX/bp