

MAY 26, 1969

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, May 26, 1969, at 7:00 p.m. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

PRESENT: Mayor Prittie in the Chair;
Aldermen Clark, Dailly, Drummond,
Herd, McLean and Mercler

ABSENT: Aldermen Blair and Ladner;

HIS WORSHIP, MAYOR PRITTIE, first outlined the procedure which Council follows in connection with rezonings, including the purpose of a Public Hearing. He further indicated that the object of a Public Hearing was for members of Council to listen to opinions given and not to make decisions.

A. PROPOSED REZONINGS

FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3), SERVICE COMMERCIAL DISTRICT (C4) AND MANUFACTURING DISTRICT (M1) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT FIVE (RM5)

Reference RZ #30/69

- (i) The area bounded by Kingsway on the North, Patterson Avenue on the West, Olive Avenue on the East and Beresford Street on the South, and
- (ii) Four lots immediately to the East of the area described above, having a total frontage on Kingsway of 234 feet and legally described as Lots 13, 14, 15 and 16, Block 8, D.L. 151/3, Plan 2155

Mr. G. W. Woods, 5935 Olive Avenue, one of the subject properties, wrote and indicated his approval of the proposed rezoning.

Mr. D. B. B. McRae, Property Representative of the Standard Oil Company of British Columbia Limited, wrote and indicated that the Company was in full accord with the proposed rezoning with the exception of Lots 33 and 34, Block 7, D.L. 151/3, Plan 1895, that were the subject of a rezoning proposal by the Company and which was presently under review.

Mr. McRae indicated that the rezoning sought by the Oil Company would permit redevelopment of the Company's facilities presently located on Lot 34.

Rainbow Properties Ltd. wrote on behalf of the Central Park Gospel Hall, owners of two parcels within the subject area, and indicated their clients approval of the proposed rezoning. The letter also expressed strong opposition to the rezoning of the property referred to by the Standard Oil Company, from Multiple Family Residential District Three (RM3) to the Service Commercial District (C4) category

for service station use, and expressed the view that the total area should be developed within the concept of the Kingsway Town Centre Study.

Mr. Joe Quan, 295 East Pender Street, submitted a letter on behalf of the owners of Lots 13, 14, 15 and 16, Block 8, D.L. 151/3, Plan 2155, that strongly objected to the four parcels being included within the proposed rezoning and expressed the view that they did not belong within the area that was considered suitable for the high density development envisaged, being isolated from it by Olive Street.

The letter further indicated that attempts had been made to rezone the four parcels to General Commercial Districts (C3) in order to develop a restaurant on the total site, but in view of the high density development envisaged for the area, all efforts to effect the change had been unsuccessful.

Mr. Quan also pointed out that owners of the four properties were not against the concept of development for the area but considered that they had no direct connection with it, and felt that they should be allowed to develop their properties for commercial use.

It was also submitted that should their properties be rezoned for RM5 use, ^{it would} because of the size of the site, delay their development for a long period of time.

Mr. R. F. Parsons, 5981 Winch Street, owner of property within the area under application, spoke and expressed opposition to the proposed rezoning.

* * *

B. TEXT AMENDMENTS

(1) Screening of Parking Areas Adjacent to Lanes

The Amendment of Section 6.15 to permit the addition to Clause (3)(C)(i) of the following:

"except, however, that where a parking area abuts a lane, the screening along the lane shall be not less than 2½ feet nor more than 3½ feet in height for a distance of not less than 20 feet from all points of ingress and egress to and from such parking areas."

No one appeared in connection with this proposed amendment.

(2) Underground Parking Structures

(a) The addition of the following to the bonus clauses in the Floor Area Ration Sections of the By-law (Sections 201.5, 202.5, 203.5, 205.7(2), 303.5 and 502.6):

"or under ground (where the roof of the underground parking area is not more than 2½ feet above the adjacent finished grade) an amount may be added to the floor area ration equal to"

The addition of:

(b) Projections into Required Yards - Section 6.12(1)

"(j) Underground parking structures, subject to suitable landscaping or architectural treatment and proper maintenance, and provided that such projections do not exceed 10 feet in the case of a required front yard."

No one appeared in connection with this proposed amendment.

(3) Senior Citizen's Housing in P5 (Community Institutional) Districts:

Uses Permitted - (Section 505.0 (6))

That the following be deleted:

"Senior citizen's housing projects which include common dining facilities."

and replaced by:

"Senior citizen's housing projects, provided that where a project includes dwelling unit accommodation, the following minimum floor areas shall apply:

(a) Bachelor unit - 350 square feet

(b) 1-Bedroom unit - 500 square feet"

No one appeared in connection with this proposed amendment.

(4) Two Dwellings on a Lot in R1 (Single Family Residential) Districts:

Uses Permitted - Section 101.1(1)

In order to tie the granting of a second building permit to the possibility of subdivision, it is proposed that the words "and can" be inserted after the word "shall" in clause (1) of Section 101.1, to read as follows:

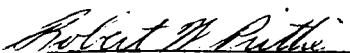
"Single Family dwellings. Where the lot area exceeds 24,000 square feet, there may be two separate dwellings on one lot, provided that each dwelling shall and can be sited as required by the Subdivision Approving Officer in order to facilitate the future subdivision of the parcel or adjacent parcels of land."

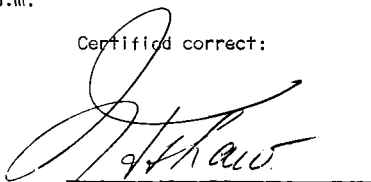
No one appeared in connection with this proposed amendment.

The Hearing adjourned at 7:15 p.m.

Confirmed:

Certified correct:


MAYOR


CLERK

GM/hb

