

PLANNING DEPARTMENT

January 19, 1970

H. W. Balfour,  
Municipal Manager

Dear Sir:

RE: REZONING APPLICATIONS

Attached hereto are reports on the rezoning applications received up to January 1, 1970. The items covered are listed below.

When the rezoning procedure was discussed last year, it was Council's decision that they would, in the early part of the year, establish the dates for subsequent reports to Council. We would suggest the following dates for Council consideration:

- |                          |                                      |                            |
|--------------------------|--------------------------------------|----------------------------|
| <i>adoption (9/1/70)</i> | Applications received to March 1     | - Report date March 16     |
|                          | Applications received to May 1       | - Report date May 18       |
|                          | Applications received to July 1      | - Report date July 20      |
|                          | Applications received to September 1 | - Report date September 14 |
|                          | Applications received to November 1  | - Report date November 16. |

Item #1 ✓ *adoption* R.E. #57/69 Application for the rezoning of  
 (a) Part of Lot "B", Blk. 17, D.L. 79, Pl. 3574 from A2 Small Holdings to P2 Administration and Assembly District.  
 (b) Part of Lot "G", Ref. Pl. 6025, Blk. 17, D.L. 79 and 85, Plan 536 from A2 Small Holdings to P3 Park and Public Use.

Item #2 ✓ *adoption* R.E. #82/69 Application for the rezoning of Lot 4, S.D. 7, Blk. 7, D.L. 96, Plan 1194 from R5 Residential to C4 Service Commercial.

Item #3 ✓ *adoption* R.E. #83/69 Application for the rezoning of Lots 10 & 11, Blk. 12, D.L. 122, Plan 1308 from R5 Residential to C4 Service Commercial.

Item #4 ✓ *adoption* R.E. #85/69 Application for the rezoning of Lot 4, Blk. 8, D.L. 121, Plan 1054 from R5 Residential to P3 Parking District.

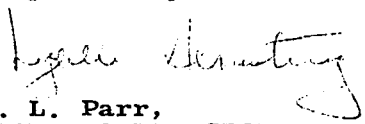
Item #5 ✓ *adoption to public hearing* R.E. #88/69 Application for the rezoning of Lot 36, D.L. 120, Plan 25111 from R3 Residential to CD Comprehensive Development.

Item #6 ✓ *adoption* R.E. #86/69 Application for the rezoning of Lot "A" S $\frac{1}{2}$ , Blk. 28, D.L. 93, Plan 9676 from R5 Residential to M4 Special Industrial.

Item #7 ✓ *adoption* R.E. #87/69 Application for the rezoning of Lot 132, D.L. 136, Plan 34438 to amend the approved development plan attached to the present CD Comprehensive zoning of this site.

- Item #8 R.Z. #81/69 Application for the rezoning of Lots 1, 2, & 3, Blk. 51 & 52, D.L. 30, Pl. 4098; Lot 2 exc. Pcl. "A", Ref. Pl. 7090; Lot 3 exc. Pcl. "A", Expl. Pl. 8646; Lot 2 pt., Sk. 7090; Lot 3, Pcl. "A", Expl. Pl. 8646; Lot 6, Sk. pts. 3021 and 3410 and Lot 7; all of Block 53, D.L. 30, Plan 3036 from R5 Residential to RM3 Multiple Family.
- Item #9 R.Z. #84/69 Application for the rezoning of Lots 75, 76, and 77, D.L. 4, Plan 35319 from A2 Small Holdings to CD Comprehensive Development.
- Item #10 R.Z. #89/69 Application for the rezoning of North 36.83' Lot 32, Blk. 24, D.L. 151/3, Plan 2001 from R5 Residential to C2 Commercial.

Respectfully submitted,

  
A. L. Parr,  
PLANNING DIRECTOR

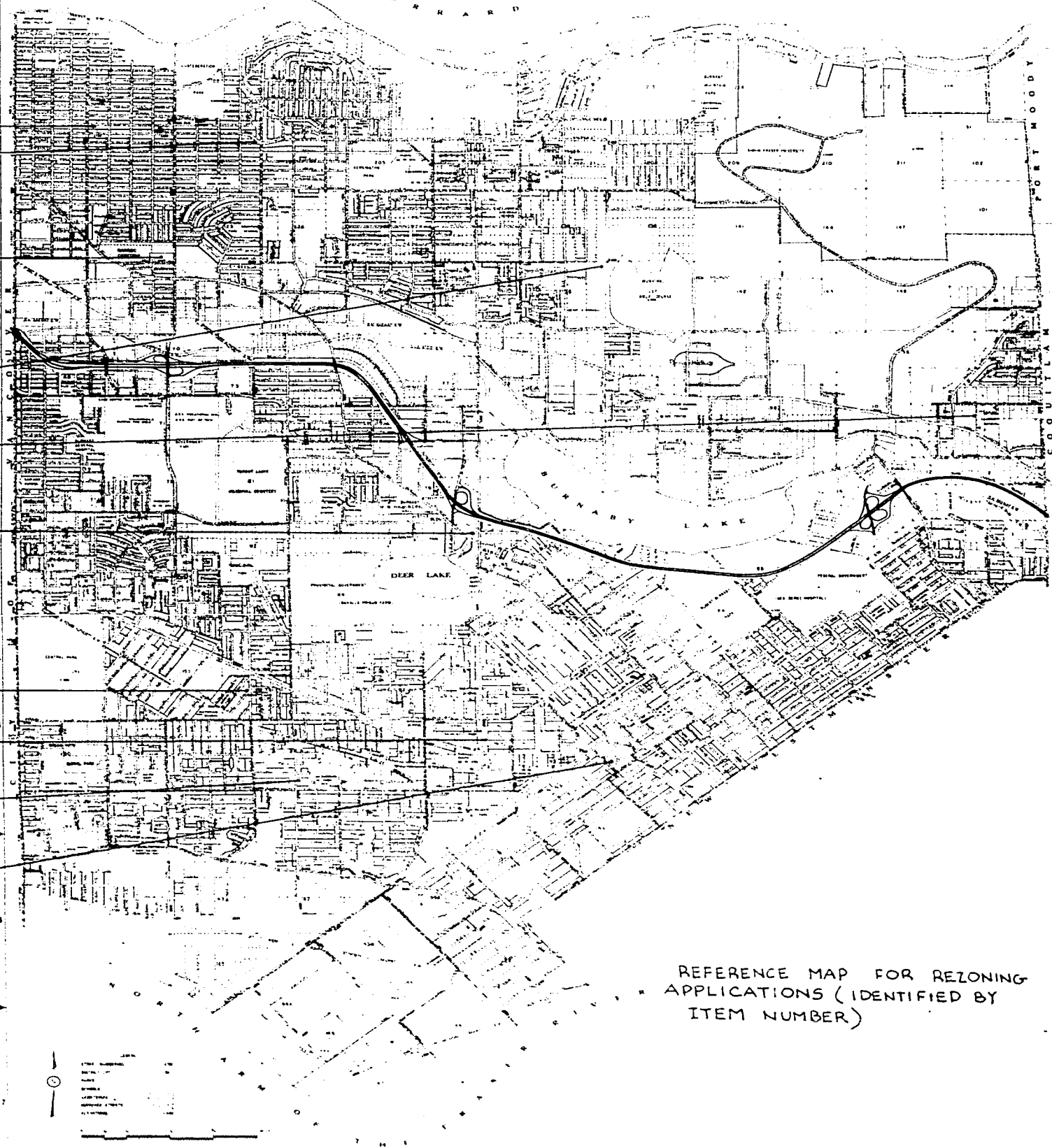
LEA/lgb

attach:

BURNABY INLET

PORT MOODY  
SUSSEX  
LALAM

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8



REFERENCE MAP FOR REZONING APPLICATIONS (IDENTIFIED BY ITEM NUMBER)

COMPILED BY THE PLANNING DEPARTMENT SEPTEMBER 1966

BURNABY

DISTRICT MUNICIPALITY BRITISH COLUMBIA

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

R.Z. Ref. #57/69

January 16, 1970

Item #1

SUBJECT:

Application for the rezoning of

- (a) Part of Lot "B", Block 17, D.L. 79, Plan 3574,  
from A2 Small Holdings to P2 Administration and Assembly District.
- (b) Part of Lot "G" (Reference Plan 6025), Block 17, D.L. 79 and 85, Plan 536  
from A2 Small Holdings to P3 Park and Public Use.

The first of the above described Corporation-owned parcels, located at Sperling Avenue and Gilpin Street, is the site of the Central Area headquarters fire hall. This fire hall was the subject of a 1966 report which was received by the Council and subsequently approved for inclusion in the Capital Improvement Program.

The working drawings for the fire hall building recently received a final review from the Central Headquarters Fire Hall Committee. Following the report of this committee to the Council on December 8, 1969, the calling of tenders for the construction of the Hall was authorized.

The second of the above described Corporation-owned properties, which adjoins the Central Area headquarters fire hall site, includes Deer Lake Creek and forms part of a projected future trail and parkway link between Deer Lake and Burnaby Lake Parks.

The original proposal for park development was made in the 1966 report on the Central Area fire hall site. These proposals were subsequently approved by the Council.

This application has been initiated by the Planning Department in order to bring the fire hall and park sites into conformity with their intended use.

RECOMMENDATION: It is recommended that this rezoning application be advanced for further consideration.

RBC/lgb

*file  
170*



REF. PLAN 8135

OIF

GILPIN

STREET

61.66

230.00'

PART OF  
LOT "B."

3574

79

N 0° 05' 50" E

N 0° 08' 50" E

349.09'

370.89'

PROPOSED  
FIREHALL

not legal  
boundaries

N 42° 58' E  
100.00'

230.52'  
S 84° 37' 00" E

PART OF  
LOT "G."

REF. PLAN 6025

CANADA WAY

D.L. 85

SPERLING AVENUE

N 0° 12' 50" E

195.00'

REF. R.Z. #

57/69

ITEM #1

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

R.Z. Ref. #82/69

January 16, 1970

Item #2

**SUBJECT:** Application for the rezoning of  
Lot 4, S.D. 7, Block 7, D.L. 96, Plan 1194  
from R5 Residential to C4 Service Commercial.

**ADDRESS:** 7140 Sperling Avenue.

**LOCATION:** The subject property is on the east side of  
Sperling Avenue between Kingsway and Arcola  
Street.

**SIZE:** The property is rectangular in shape with a  
frontage of 33 feet on Sperling Avenue and a  
depth of 107 feet. The area is approximately  
0.084 acres.

**SERVICES:** Municipal water and sanitary sewer services  
are available but storm sewer drainage is not  
available.

**APPLICANT'S  
INTENTIONS:** The applicant has requested the rezoning of a  
portion of the subject property in order that  
it can be combined with Lots 5 and 6 to permit  
the construction of a single storey building to  
house a convenience store.

**OBSERVATIONS:** Approximately 22 feet of the north portion of  
the subject property is zoned R5 with the re-  
mainder zoned as C4. There are two homes north  
of the site. The area to the south is commer-  
cially zoned with the two southerly lots on  
Kingsway being occupied by a motor vehicle sales  
operation. The two lots immediately to the south  
accommodate a modest home. Lying east of the  
subject lot is an apartment area. Rather than  
zone this lot commercial and leave two residential  
lots to the north, we suggest that Council should  
at this time consider extending the RM3 (Multiple  
Family Residential) zoning which now ends at the  
lane behind Sperling to include those lots fronting  
Sperling from the lane behind Arcola Street, north  
to Balmoral Street.

It is our opinion that the extension of apartment  
zoning would produce a better land use pattern  
and would therefore recommend that this application  
not be favourably considered. The rezoning of the  
subject property to commercial use would mean that  
a potential apartment site lying to the north would  
be lost as the site would then be too small.

It is felt that a commercial use that is not ori-  
entated toward Kingsway would be an encroachment  
upon residential areas along Sperling particularly  
upon potential apartment sites.

**RECOMMENDATIONS:** In view of the above, it is recommended that this  
application not be favourably considered and that  
Council consider in principle the proposed exten-  
sion of the RM3 zone.

GP/lgb





Cecil F. Roberts  
m.r.a.i.c., a.r.i.b.a.  
Architect

1664 WEST BROADWAY  
VANCOUVER 9, B.C.  
telephone : 732-5616

November 24th, 1969.

Item # 2

Mr. N. Armstrong,  
Planning Department,  
Corporation of Burnaby,  
4949 Canada Way,  
Burnaby, B. C.

Dear Sir,

Rezoning #32/69 (Lot 4, Subdivision 7, Block 7, District Lot 96)

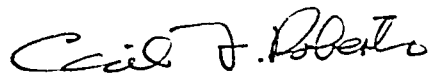
In support of the rezoning application we would comment as follows:

It is the intention to erect single storey convenience retail stores on the property. As per the submitted plan there will be ample parking for the development and, in fact, the most northerly 50 feet will be used for landscaping and parking. The situation is odd in so far as approximately 11 feet of the property is already zoned C4 and the remaining 22 feet, R5. The balance of the property (66 feet) owned is C4. On the west side of Sperling Avenue it would appear from the buildings on site that the C4 zoning goes to the lane - ie. across the road from the lot in question.

Approximately half the development will be occupied by a nationally known and rated Canadian company and it is the developer's intention to proceed straight away with half the total development - ie. that lying within and allowed under the present regulations. The other half of the development will be completed as soon as the rezoning is approved.

At present there are three old houses on the property owned so that this development can do nothing but improve the area.

Yours truly,



Cecil F. Roberts

CFR: hjr  
cc: Mr. Carl McCowan  
(Cloverlawn Investments Ltd.)

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

R.E. Ref. #83/69

January 16, 1970

Item #3

**SUBJECT:** Application for the rezoning of  
Lots 10 & 11, Block 12, D.L. 122, Plan 1308  
from R5 Residential to C4 Service Commercial.

**ADDRESS:** 4890 East Hastings.

**LOCATION:** The subject property is located on the south  
side of Hastings Street at the intersection  
of Pender Street.

**SIZE:** The site is triangular in shape, having fron-  
tages on Hastings of 170.2 feet and 126.95  
feet on Pender. The area is approximately  
8,000 square feet.

**SERVICES:** Municipal water, sanitary and storm sewers  
are available.

**APPLICANT'S  
INTENTIONS:** The applicant wishes rezoning in order to  
re-open a service station.

**OBSERVATIONS:** The subject property is zoned R5 Residential.  
As noted in the excerpt from our letter of  
December 8th to the applicant the property  
became residential with a zoning change in  
1962.

"This letter will serve to confirm  
our several conversations on the  
zoning of the above-described prop-  
erty. As indicated, we have researched  
the current bylaw and the previous  
Town Planning Bylaw 1991 and find that  
this property was rezoned from Com-  
mercial to Residential in August 1962,  
when Council created a new commercial  
zone which was applied on portions of  
Hastings Street and Kingsway. The  
zoning was not therefore inadvertently  
changed in 1965 as had previously been  
suspected.

In that the change took place in 1962  
and was part of a conscious effort to  
change the zoning on Hastings Street,  
it will be necessary for you to make  
a formal application for the rezoning  
of this property."

The property is presently occupied by a paint  
store which formerly was a service station.  
It is presently surrounded by residential uses  
to the south and west.

The property slopes to the south and to the  
west, creating difficulties for access and,  
this, combined with the irregular shape of  
the property, creates siting difficulties.

The area of the site, approximately 8,000 feet, is insufficient to meet the requirements of the municipal By-law regarding service stations which states that a site must contain not less than 12,000 square feet. Furthermore, the slope, shape, and size of the lot make it difficult to meet other provisions of the by-law, regarding location of pumps, and rear and side yard requirements.

While there may be an argument for extending over this property the commercial zoning which applies on Hastings Street to the west, we are concerned over the possibility of introducing commercial zoning on the Pender Street frontage. Presumably it was this concern that prompted the zoning change in 1962. There appear to be two solutions.

- (a) To leave the zoning unchanged and the use can continue as a non-conforming use or
- (b) To rezone the property to C4 as requested and ensure that the south and west sides of the site are treated in such a manner that the surrounding residential amenities are not detrimentally affected.

As the site already is commercially occupied, (b) seems to be the logical alternative.

**RECOMMENDATIONS:**

It is therefore recommended that the rezoning from R5 Residential to C4 Commercial be advanced for further consideration. Should the site ever be redeveloped, attention will be given to the adequacy of design, landscaping and screening on the sides facing the residential development. The site does not have adequate area for a service station.

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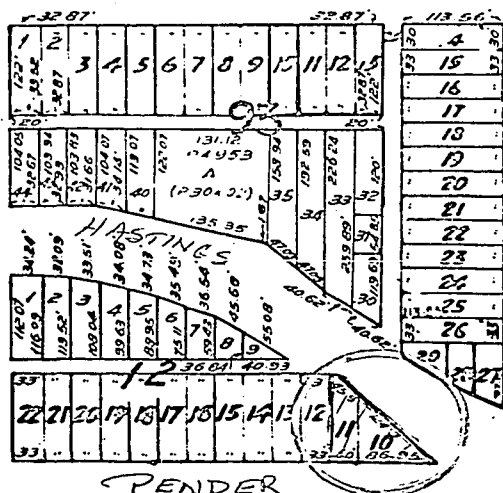
GAMMA

HASTINGS

PENDER

DELTA

HYPHE AVE



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30

SUITE 10, 1226 GRANVILLE STREET  
VANCOUVER 2, CANADA

703,100/123 L.H.  
Item # 3

November 4, 1969

The Planning Department,  
The Corporation of the District of Burnaby,  
4949 Canada Way,  
Burnaby 2, B. C.

Attention: Mr. L. Armstrong

Dear Sirs:

Re: Lots 10 & 11, Block 12, of Lot 122,  
Group 1, Map 1308, District of New  
Westminster, being, 4890 East Hast-  
ings Street, Burnaby 1, B. C.

The subject land was owned by the late Frank W. Walsh up to the date of his death, June 30, 1963, and, many years prior to that date he had developed the property, under permit, as a commercially zoned service station. Title is now vested in Florence Rena Walsh, Jessie Florence Walsh and John Leslie Bartram, as executors of the Estate of the late Mr. Walsh. The writer acts as the managing executor.

For more than five years our tenant in these premises has been International Paints (Canada) Ltd. who operate a retail outlet store, without gasoline pumps or service. We have only recently entered into a firm commitment with International for a new lease to replace the current lease expiring on December 14th., 1969.

Terms of the Will under which the Executors operate require that all assets be disposed of by sale before final winding-up of the estate can be affected. We are, therefore, now actively seeking the sale of the said premises.

One potential buyer has expressed interest if the adjoining lots 12 and 13 can be acquired to be held for a redevelopment plan to be undertaken at a future date, possibly 10 years from now.

The writer called at the Municipal Planning office this morning to check ownership, zoning and assessments of lots 12 and 13, and, was very surprised to learn that the whole of Block 12, including our lots 10 and 11, was zoned as residential in the rezoning by-law of June, 1965.

We realize that a Notice of a public meeting to be held in advance of the rezoning was called by advertising in the Press, however, this we did not see, and, until this morning we had no intimation that such a change had taken place.

We know from our own records that in 1952 and later years these premises were zoned as Commercial, and the Planning Department office did check and confirm this at the time of our call.

The Planning Department,  
The Corporation of the District of Burnaby.

November 4, 1969  
Page 2.

In the Spring of 1963, following the widening of Hastings Street, we did extensive alterations to the yard area and the then existing gasoline pump island installation. This required a permit which was issued to us and confirms the zoning as then being commercial.

We feel that the including of our lots 10 and 11 in this re-zoning was inadvertant, and the result of an oversight rather than an intentional change in our zoning. Had we known of the impending change we would of course have made our representations and application to retain the Commercial zoning at the public meeting held.

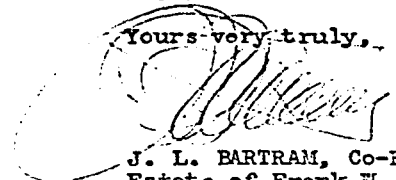
We now make application for the rezoning of the subject lots from Residential to Commercial, and respectfully ask that our application be given every possible consideration.

We understand that matters to be subject at the forthcoming Council meeting on November 17th. were closed as of October 31st., however, in view of the importance to us of this matter, we ask that our application be considered, if at all possible, at the Council meeting on the 17th.

Apart altogether from the above, and without wishing to confuse the issue, we would very much appreciate an indication from Council as to whether an application at a future date for the rezoning of lots 12 and 13 from Residential to Commercial could be considered favorably.

Thanking you, we are,

Yours very truly,



J. L. BARTRAM, Co-Executor,  
Estate of Frank W. Walsh, Deceased.



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

R.Z. Ref. #85/69

January 16, 1970

Item #4

**SUBJECT:** Application for the rezoning of  
Lot 4, Block 8, D.L. 121, Plan 1054  
from R5 Residential to P3 Parking District.

**ADDRESS:** 4112 Albert Street.

**LOCATION:** The site is on the south side of Albert in  
a block bounded by Hastings, Gilmore, Albert  
and Carlton.

**SIZE:** The lot is rectangular in shape (121' long,  
33' in width) and is approximately 0.2 acres  
in size.

**SERVICES:** The subject property is serviced by all mun-  
icipal services.

**APPLICANT'S  
INTENTIONS:** The applicant wishes to have the lot rezoned  
in order that he may develop a parking lot  
for his premises.

**OBSERVATIONS:** The subject property is presently occupied by  
a modest two-storey home in good condition.

The parking site is situated approximately 70  
feet from the structure which it will serve.

The proposed use does not seem to be incompat-  
ible with adjacent development. The site is  
presently bounded on the west by a three-storey  
apartment and on the east by the Hotel parking  
lot which is of substantial size.

If developed singly for surface parking, Lot 4  
could accommodate only four cars in a parallel  
arrangement consistent with current standards.  
Based on our observations, the maximum develop-  
ment of the bank site with a single storey plus  
basement would require about five new parking  
spaces plus replacement of the eight existing  
spaces which will be lost with the building  
addition. However, it is apparent that if this  
property is used in combination with the Admiral  
Hotel parking lot to the east, each owner would  
benefit through the net increase in parking capa-  
city at approximately eighteen cars.

**RECOMMENDATIONS:** It is recommended that rezoning of the above de-  
scribed lot from R5 Residential to P3 Parking  
District be advanced for further consideration,  
final approval subject to the following:

1. Submission of proof that a suitable agreement  
has been reached with the adjoining property  
owner regarding access in order that the  
requirements of the By-law be met.
2. That the existing improvements be removed from  
the site within six months of rezoning.
3. That a suitable plan of development be presented.

*2nd Act  
19/1/70*

GP/lgb





THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

R.E. Ref. #88/69

January 16, 1970

Item #5

**SUBJECT:** Application for the rezoning of  
D.L. 120, Lot 36, Plan 25111  
from R3 Residential to CD Comprehensive Development.

**ADDRESS:** 4455 Halifax Street.

**LOCATION:** The proposed rezoning involves a portion of  
D.L. 120 lying on the north-west corner of  
Willingdon Avenue and Halifax Street.

**SIZE:** The subject property forms a rectangular site  
with a frontage of 739' on Halifax and a depth  
of 294'. The site measures approximately 5.0 acres.

**SERVICES:** Water and sanitary sewer service are available  
and adequate. The watercourse that presently  
runs over the site must be relocated and piped.  
An existing sanitary sewer easement, running  
parallel to the westerly boundary of the site  
is to be maintained.

**APPLICANT'S INTENTIONS:** The applicant has requested rezoning to permit  
a high-rise apartment development on the subject  
property.

**OBSERVATIONS:** The property is vacant and cleared. The site  
forms the northerly part of an area that was  
covered by the Brentwood Town Centre Study pre-  
pared by the Consultants in 1968. The Jewish  
and Masonic Cemeteries are located to the north  
and west of the property. The Brentwood Shopping  
Centre is situated to the east while the lots to  
the south are vacant or occupied by residences in  
poor to fair condition.

The applicant has, as a result of several dis-  
cussions with departmental representatives, sub-  
mitted a preliminary sketch of a high density  
apartment proposal, showing a variety of accom-  
modation.

Considering the fact that the area is a part of  
the Brentwood Town Centre and, furthermore, in  
view of the size and particular nature of this  
apartment proposal, it was felt that CD, Compre-  
hensive Development zoning should be considered  
rather than RM5 zoning.

**CONCEPT:** In a conceptual study prepared for this town  
centre area by consultants in 1968, the  
subject site was designated for high density  
apartment development. The study also suggested  
a number of townhouses on this site to achieve a  
variety in accommodation.

The present proposal is in line with the long-range thinking regarding this general area, and with the above-mentioned conceptual study. It is expected that the proposal will activate further development of the town centre.

The proposed physical concept is of an interesting nature. A variety of accommodation and housing forms are introduced, connected with and rising from a parking structure. The proposal shows townhouses, 3 and 4-storey apartments and 2 high-rise blocks of 11 and 20 floors above the main pedestrian level. The proposed accommodation has a good percentage of 2 and 3-bedroom units.

An integral part of the scheme is the proposed deck at approximately the Willingdon level, which will cover all of the parking and, fully landscaped, will be used for pedestrian and recreational activity only. A substantial part of this deck will be open to the public. The establishment of this pedestrian level will provide an opportunity to link this development physically with the future Brentwood Town Centre extension to the south.

It appears that the physical concept of the proposal, the variety in accommodation, the establishment of a pedestrian level and its link to the future town centre extension south of Halifax reflect the conceptual objectives established for this site in the above-mentioned studies.

A floor area ratio of 1.9 as proposed could be allowed, resulting in a total of approximately 550 units and a density of 110 units per acre.

Development of the site will not require a change in the road pattern of this general area. Vehicular access to the site will be obtained from Halifax Street mainly but turns to and from Willingdon Avenue will be restricted.

#### RECOMMENDATIONS:

It is recommended that Council indicate approval in principle of a high-rise apartment development in this area, and authorize the department to work with the applicant in the preparation of suitable plans of development reflecting the broad conceptual objectives as outlined in this report.

As discussions and drawings progress, a detailed report on this proposal will be submitted to Council together with the conditions which should be attached to the rezoning of the site under the Comprehensive Development section of the By-law.

*Handwritten notes:*  
 Approved for  
 the Commission  
 9/1/70



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

R.E. Ref. #86/69

January 16, 1970

Item #6

**SUBJECT:** Application for the rezoning of  
Lot "A" S $\frac{1}{2}$ , Block 29, D.L. 99, Plan 9676  
from R5 Residential to M4 Special Industrial.

**ADDRESS:** 7490 Royal Oak Avenue.

**LOCATION:** The property is located on the north-east  
corner of Royal Oak Avenue and Irmin Streets.

**SIZE:** The lot is rectangular in shape with a frontage  
of 62 feet on Royal Oak and a flankage of 140  
feet on Irmin. The area is approximately 8680  
square feet.

**SERVICES:** No extension of services is required.

**APPLICANT'S  
INTENTIONS:** The applicant wishes to rezone his property to  
M4 Special Industrial in order that the whole-  
sale storage of cigarettes can take place in  
the garage which is an integral part of the  
residence.

**OBSERVATIONS:** The subject property is presently occupied by  
a recently constructed large duplex. The pro-  
posed storage of cigarettes would be in the  
garage of the applicant's side of the duplex.  
The garage is contained within the duplex  
structure itself.

Under the terms of the Municipal By-law this  
use could not be considered proper under present  
R5 zoning. The proposed use could not come with-  
in the home occupations section of the By-law.  
The Board of Variance on November 13, 1969 did  
not favourably consider an application for re-  
laxation of Section 105.1 of Burnaby Zoning  
By-law #4742 to allow the storage and distri-  
bution of cigarettes emphasizing the residential  
zoning of the site and the nature of the non-  
conforming use.

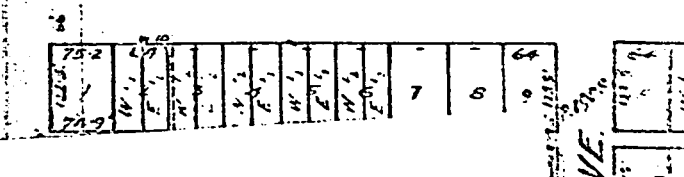
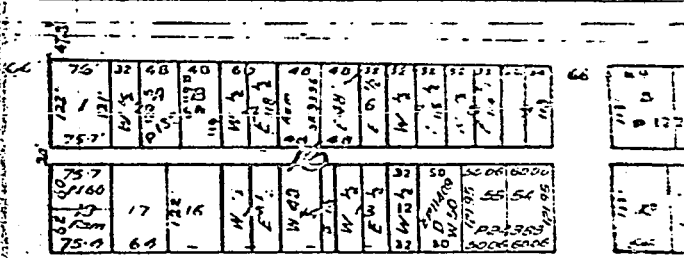
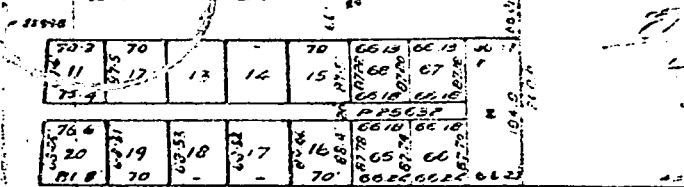
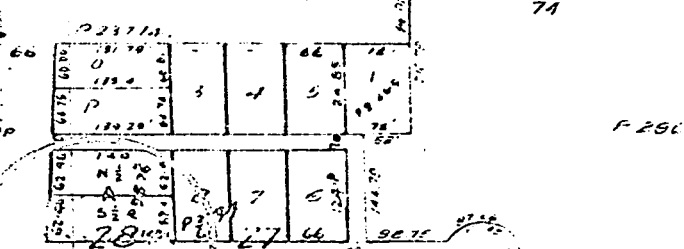
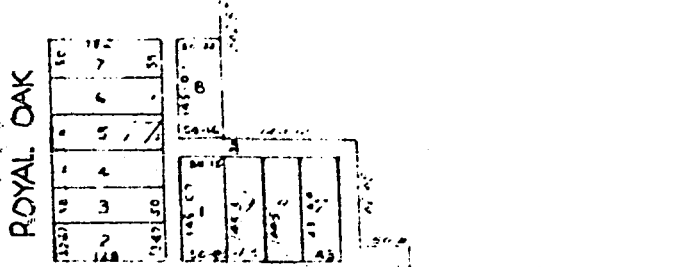
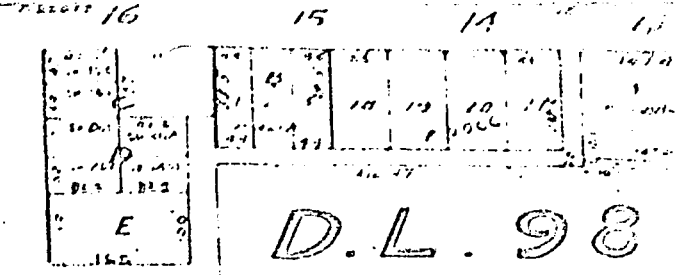
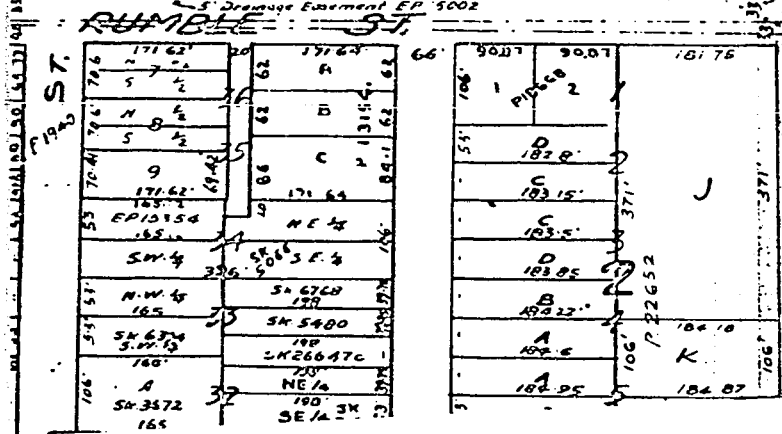
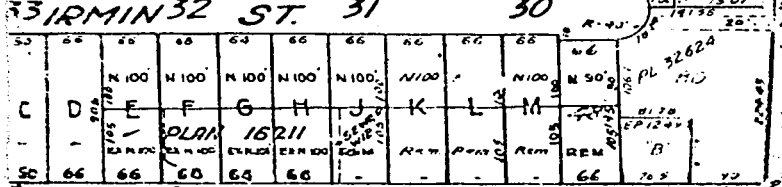
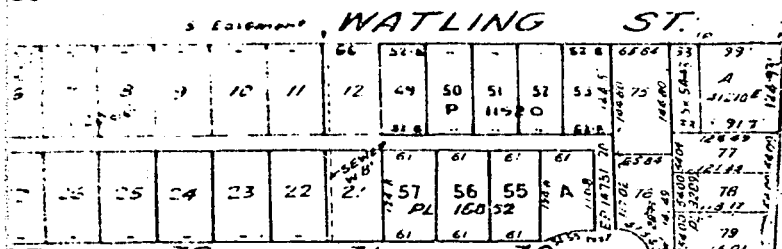
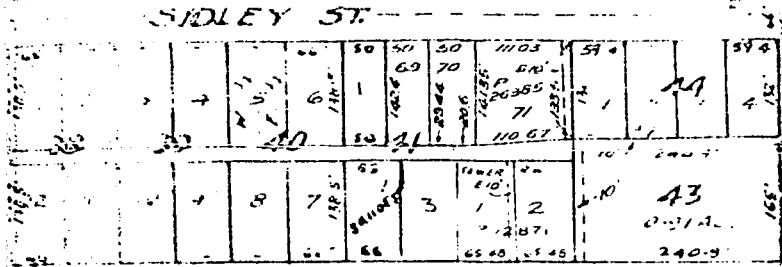
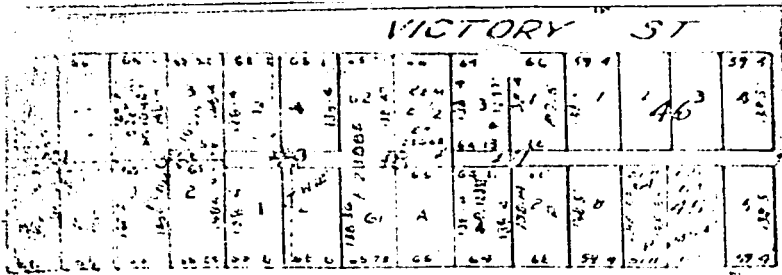
The Department feels that rezoning of the subject  
property to industrial district would be incom-  
patible with surrounding development. The site  
is in a mature residential area, is opposite a  
church and is in close proximity to MacPherson  
Park Junior High School.

Even if the rezoning to M4 were to be approved,  
in order for it to meet the Municipal By-laws  
the present residential use would have to be  
discontinued as Section 6.1(2) would be violated;  
namely:

"No residential use building shall be  
located on the same lot as any non-resi-  
dential building or use except as other-  
wise provided for under this By-law."

**RECOMMENDATIONS:** It is therefore recommended that spot zoning of  
this nature not be given favourable consideration.

GP/lgb



REC 36 113

ROSLYN AVE.

R. 2. 7 86/69

TELEPHONE (604) 434-5784

CABLE ADDRESS  
'BURLAW' VANCOUVER

FILE NO. 11459

REFER TO Mr. Levine

SUITE 200, BURLAW BUILDING  
4545 KINGSWAY

Burnaby 1, B. C.

January 12th, 1970.

Item #6

# Hean, Wylie, Dixon, Levine & Byrne

## Barristers & Solicitors

ARNOLD F. C. HEAN  
HENRY B. DIXON  
B. PATRICIA M. BYRNE  
BRIAN M. COLEMAN

T. MILTON WYLIE  
SEPTON LEVINE  
JOHN M. CROFT

Mr. J. H. Shaw,  
Municipal Clerk,  
Corporation of Burnaby,  
4949 Canada Way,  
Burnaby 2, B. C.

Dear Sir:

Re: Application for Rezoning -  
Lot "A" S.1/2, Block 28,  
District Lot 98, Plan 9676 -  
7490 Royal Oak Ave., Burnaby

Enclosed please find an Application for Rezoning executed by our client, Mrs. Englund, together with our firm's cheque in the amount of \$25.00, which we understand to be the requisite amount to accompany such application.

The subject property is owned by Mrs. Englund together with her son and daughter-in-law. On the property there is erected a duplex, one side of which is occupied by Mrs. Englund, Sr., and the other side of which is occupied by her son and daughter-in-law.

Immediately to the South of the property there is a C-2 zone, and I would point out that the surrounding property comprises retail stores and a church, together with a kindergarten school. As stated, the property is on Royal Oak Avenue and, as everyone knows, this is a busy thoroughfare.

Jan. 13/70 Paid \$ 15.00  
Rec. # B-02081

Mr. J. H. Shaw

January 12, 1970

Mrs. Englund, Sr., is a widow who some time ago had a serious operation for cancer, and is unable to engage in regular full time employment. The garage to her duplex is presently being used for a storage area for cartons of cigarettes. I would point out that Mrs. Englund does not own a car, and the aforesaid is the sole use to which the garage is being used.

The garage constitutes an integral part of the duplex, and is kept clean. I would further point out that the garage is not open, but has in front of it a door which locks and is hooked up to a burglar alarm system. I understand that both Mr. Menzies and Mr. Buckley of the Licence Department recently came by the subject property to view same, and found nothing offensive in the way it was being used.

The Englunds are in a business of furnishing and supplying cigarette machines and cigarettes to the said machines. Combined with this, they also have a burglar alarm business. It has been stated to me by Mrs. Englund in the clearest terms that none of the machines or parts thereof are stored at the residential premises, nor is it proposed that the same be done. On the contrary, the only purpose for which Mrs. Englund wishes to use the garage is to store cartons of cigarettes. I am informed that the reason for the requirement of such storage is twofold: firstly, insurance company requirements dictate that the cigarettes be stored in satisfactory safekeeping, and the warehouse space which is used for the machinery does not meet the requirements of the insurer; and, secondly, keeping the goods on the premises constitutes marginally better accessibility.

I would add that the trucks attend at the Englund residence between 7:30 and 7:45 A.M. five days per week, Monday through Friday, to pick up the cigarettes for the day's delivery, and return the unsold cigarettes between 4:00 and 4:30 P.M. This is the only traffic that is additionally brought to the premises as a result of the property being utilized for the storage of cigarettes. I would point out that the cigarette stock is brought in by the delivery men once per week. I would

Item #6

Hean, Wylie, Dixon & Levine

- 3 -

Mr. J. H. Shaw

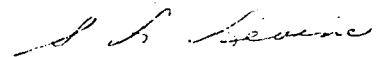
January 12, 1970.

add that the vehicles utilized for delivery are light panel delivery trucks, and create no excessive noise.

In summary, then, our client's utilization of this property for the purpose hereinbefore stated creates no mess, no noise, and no palpable inconvenience to other citizens. I would respectfully urge that Council give favourable consideration to Mrs. Englund's application.

Yours very truly,

HEAN, WYLIE & COMPANY



Sefton L. Levine

*see led*

SLL:ad  
enc.

Delivered by Hand

(dictated by Mr. Levine and transcribed in his absence)

cc: Mrs. Englund



PLANNING DEPARTMENT

JANUARY 16, 1970

R. Z. REFERENCE #87/68

Item #7

SUBJECT: Application for the rezoning of  
D.L. 136, Lot 132, Plan 34438  
to amend the approved development plan attached  
to the present CD Comprehensive zoning of this  
site.

ADDRESS: 1951 Phillips

LOCATION: The proposed rezoning involves a portion of Lot  
132, D.L. 136, lying on the Southwest corner of  
Phillips Avenue and Halifax Street.

SIZE: The subject property forms an irregular-shaped  
site and measures 2.69 acres.

SERVICES: No services are available in the area. The respon-  
sibility for the services and a cost sharing agree-  
ment between the Corporation and the applicant have  
been established as a part of the prerequisites  
attached to the CD zoning, presently covering all  
of Lot 132.

APPLICANT'S INTENTIONS: The applicant has requested an amendment to the  
plans for a high rise apartment development which  
are attached to the bylaw presently covering this  
site.

OBSERVATIONS: INTRODUCTION:

This application has been received from Dawson  
Developments Ltd. to amend the approved plans  
for the final stage of Villa Montecito. The area  
involved is outlined on the attached sketch.  
Council approved the Villa Montecito apartment  
development in December 1968. At that time the  
rezoning was effected under the CD Comprehensive  
Development section of the Zoning Bylaw and the  
detailed development plans were attached and  
formed an integral part of this Bylaw.

It appears that the proposed amendments to the  
development plan of Stage 4 are substantial and  
outside the terms of the approved plan. There-  
fore, an amendment to the Zoning Bylaw will be  
required.

PROPOSED AMENDMENTS TO THE DEVELOPMENT PLAN

In summary, the number of units has been increased by the introduction of smaller units, while maintaining the same total floor area and F.A.R. as in the approved scheme. The physical concept of two high-rise towers located on a landscaped deck has not been altered.

The following observations resulting from a comparative analysis of the original plan and the proposed change will explain the present amendment in more detail:

- The number of high-rise units has been increased from 204 to 252.
- The total floor area and F.A.R. have not been changed.
- The density has been increased from 76 units/acre to 94 units/acre.
- The suite sizes which were very large in the original plan have been reduced substantially.
- The proposed accommodation provides for more bachelor and 1-bedroom units, and less 2-bedroom units (49% 1-bedroom and 51% 2-bedroom units as planned originally; 12% bachelor, 75% 1-bedroom and 13% 2-bedroom units in the amended proposal).
- An increase in the height of the two towers by adding respectively 2 and 4 floors.

The increase in density results from the introduction of smaller units, while using the same F.A.R. as in the original scheme. Consequently, the density of the composite development is increased from 28.6 units/acre to 30.9 units/acre, while the overall F.A.R. is maintained.

The suite sizes of the original proposal, which provided a luxurious accommodation, have been reduced and reflect the generally accepted suite sizes of present-day high-rise developments.

The suite mix of the composite development will change as a result of the amendment. However, the high-rise accommodation provided under the original plan was not family oriented, and therefore, although a change in the bedroom count of the composite development will occur, it will not change the nature of the accommodation that was originally proposed.

The physical concept of the amended proposal is very similar to the original concept. The major changes are a reduction in dimensions of the floor plan of the towers, an increase in height and a change in the parking arrangements. The proposed pedestrian plaza, amenities and landscaped areas are considered an improvement over the original scheme. Also the parking arrange-

JANUARY 16, 1970

ments and vehicular accesses to the parking garages are now more satisfactory.

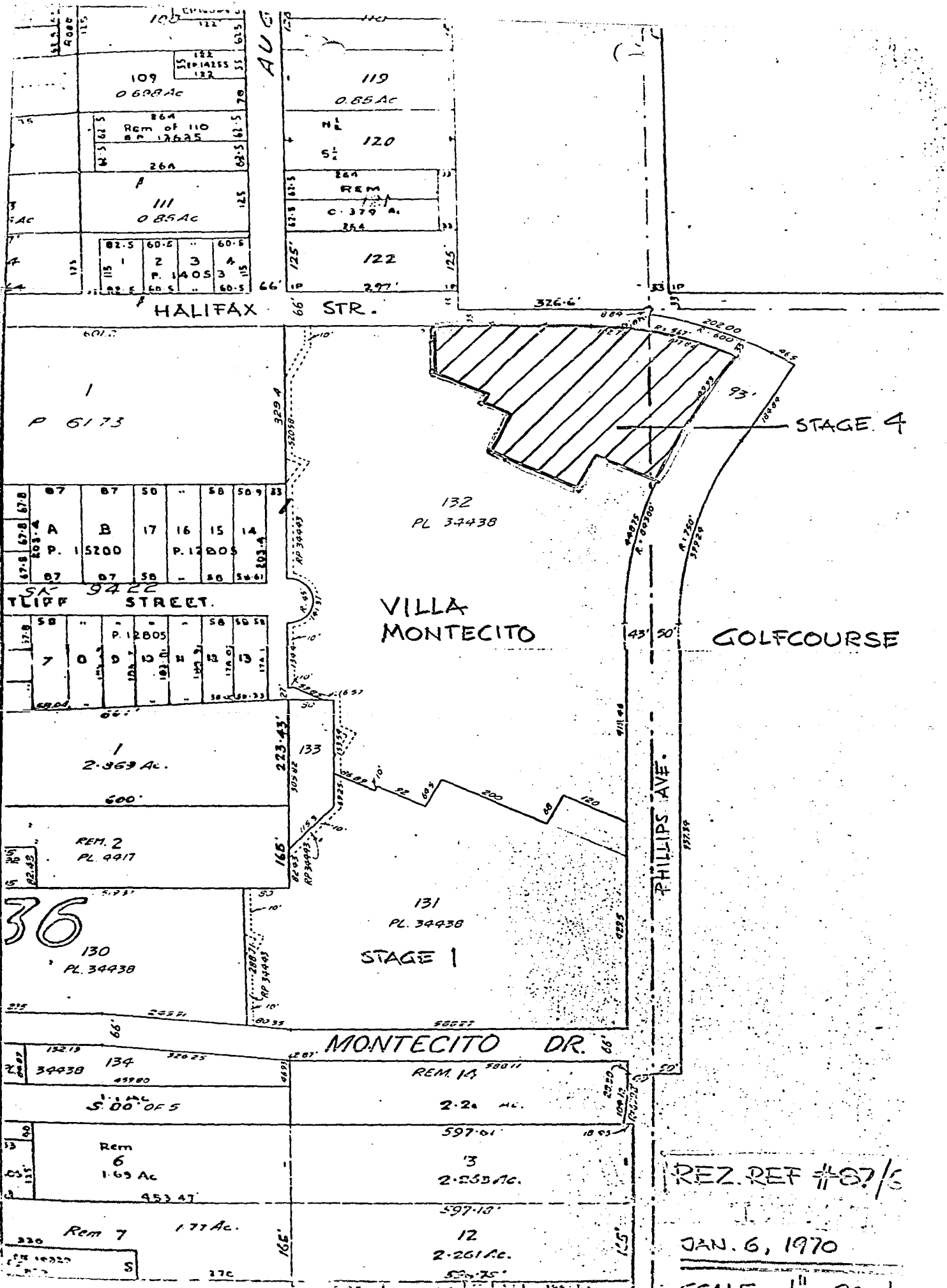
It is our opinion, based upon the above observations, that the amended proposal is acceptable and that the amendment reflects the objectives and criteria that were established in conjunction with the original rezoning application. It is therefore recommended that Council agree to accept the above outlined amendments to the development plan. This will require a Public Hearing and Bylaw Amendment for the whole of Stage 4 of the Montecito project, since the proposed changes are substantial and outside the terms of the approved plans.

RECOMMENDATIONS:

It is recommended that Council forward this application to a Public Hearing with the final reading of the amending Zoning Bylaw being subject to the submission of a detailed and suitable plan of development, which will become a part of the Bylaw.

HH/has

*redefinited  
19/1/70*



REZ. REF #87/5

JAN. 6, 1970

SCALE 1" = 200'

L.B.  
S.T.



NORMAN S. JONES

ARCHITECT

1587 WEST 8TH. AVENUE VANCOUVER 9, B.C.

B. ARCH. (U.B.C.), M.R.A.I.C.  
TELEPHONE: 732-7288

December 3rd 1969.

Item #7

The Corporation of the District of  
Burnaby,  
4949 Canada Way,  
BURNABY, B.C.

Attention: Planning Department

Dear Sirs,

We are hereby requesting an amendment to the CD zoning By-law for the proposed apartment development at Halifax Street and Phillips Avenue, Burnaby, for Dawson Developments Ltd.

Such amendment is to be restricted to the final phase of the total project (two apartment towers with sub-ground parking) and is described in drawings no: 1 to 14 as supplied to you in duplicate.

The development is not altered in terms of floor area. Also the landscape treatment and site amenities have been retained to at least as high a standard as on the previous submission.

The reason for the requested amendment is to enable the provision of the type and ratio of suites that will more closely relate to the apartment market of the area.

Yours sincerely,

Lawrence Haave,  
Architect.

LH:vt  
cc: Dawson Developments Ltd.

Ref 87/69.

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

R.E. Ref. #81/69

January 16, 1970

Item #8

**SUBJECT:** Application for the rezoning of  
Lots 1, 2, & 3, Blk. 51 & 52, D.L. 30, Pl. 4098;  
Lot 2 exc. Pcl. "A", Ref. Pl. 7090;  
Lot 3 exc. Pcl. "A", Expl. Pl. 8646;  
Lot 2, pt., Sk. 7000; Lot 3, Pcl. "A", Expl. Pl.  
3046; Lot 6, Sk. pts. 3021 and 3410 and Lot 7;  
all of Block 53, D.L. 30, Plan 3036  
from R5 Residential to RM3 Multiple Family.

**ADDRESS:** 7468, 7478 Britton; 7331 Hubert; 7389, 7397  
Kingsway; 7416, 7430, 7456 Britton.

**LOCATION:** These properties lie within the block bounded  
by Britton Street, Kingsway and Hubert Street  
as shown on the attached sketch.

**SIZE:** The ten lots have an approximate area of two  
acres.

**SERVICES:** Municipal water and sanitary sewer services  
are available but storm sewer drainage is not  
available.

**APPLICANT'S  
INTENTIONS:** The applicant wishes the ten lots rezoned to  
allow the construction of apartments.

**OBSERVATIONS:** The subject lots are located within a triangular-  
shaped block and presently have residential  
homes on them. The houses vary in age but are  
generally well kept. The subject lots fall with-  
in a block designated in the Apartment guide plan  
as suitable for future medium density apartment  
development, (Area C). The future designation  
earlier applied was meant to encourage the in-  
filling of the area on the north side of Kingsway  
designated as suitable for immediate development.  
However, as noted earlier this year it is apparent  
that well over half of the first stage area has  
been taken up and therefore it would be appropriate  
at this time to consider the second stage area.

Earlier in 1969, Council gave two readings to a  
proposal to rezone Lots 5 and 6, Block 51 and 52,  
and Lot 4, Block 52, both of D.L. 30, Plan 4098  
from R5 Residential to RM3 Multiple Family. The  
Department at that time recommended favourable  
consideration.

The subdivision pattern within this block is  
rather haphazard and land assembly will be nec-  
essary if optimum land use is to be achieved.

The location of Hubert Street and its intersection  
with Kingsway presents an undesirable traffic  
situation and its ultimate closure should there-  
fore be considered.

**RECOMMENDATIONS:**

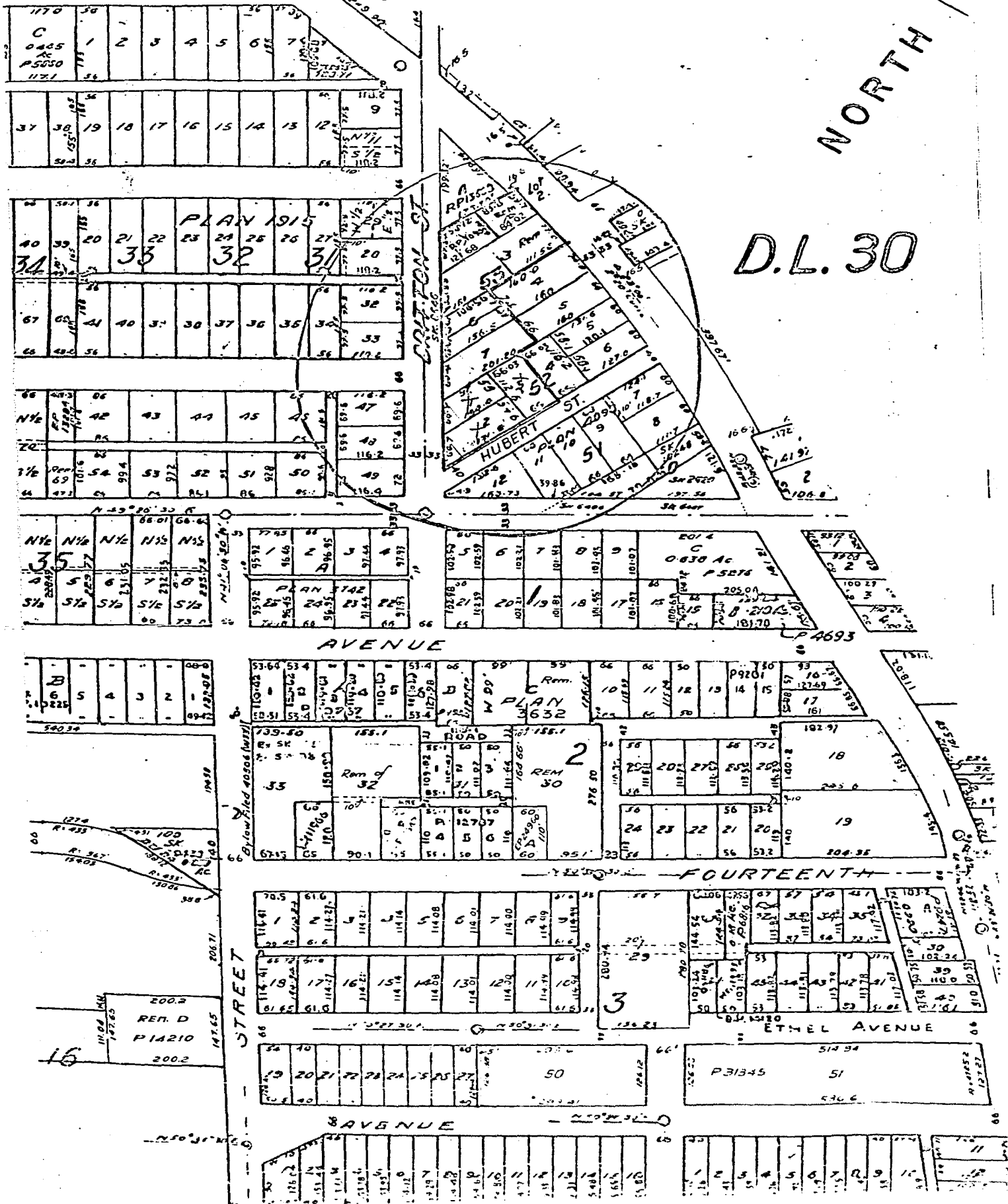
It is recommended that the rezoning of the above described property be advanced for further consideration, final approval to be subject to:

1. Consolidation of the ten lots into suitable parcels and dedication of 16.5 feet for the widening of Kingsway.
2. Deposit of monies to provide a storm sewer extension.
3. Submission of an undertaking to remove existing improvements from the site within six months of rezoning.
4. Submission of a suitable plan of development that reflects the ultimate closure of the northerly portion of Hubert Street.

ITEM # 9

NORTH

D.L. 30





Item # 8

Nov 13/69

3215 Mc Donald St

Vancouver 8 B.C.

Dear Sirs -

For further consideration by your Municipal Council of Burnaby, I am submitting seven more applications from all the remaining home owners with adjoining properties to Reference No 50/69 - Lots 4 to 6 inclusive Blocks 51/52 D L 30 Plan 4098.

These home owners wish to have their land approved for apartment development. There are many favourable reasons.

It is an ideal location to house many families. It could contain in the area of two hundred suites compared to ten or eleven houses. There are many shopping centres close by. Easy access can be provided by Brittan, and 16<sup>th</sup> & Stride. There is good bus service to anywhere you wish to go. Lots of parking space for cars can be provided - perhaps underground and along Brittan. This makes a very large parcel of land to develop. There are apt. Bks across the street also on 7341 - 7340 19<sup>th</sup> ave. (Recent development).

Municipal water & Sanitary services available & adequate for proposed use.  
Approved by  
B. Carter

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

R.E. Ref. #84/69

January 16, 1970

Item #9

**SUBJECT:** Application for the rezoning of  
Lots 75, 76, and 77, E.L. 4, Plan 35319  
from A2 Small Holdings to CD Comprehensive Development

**ADDRESS:** 9411, 9381, and 9353 Lougheed Highway.

**LOCATION:** The proposed rezoning involves a portion of  
E.L. 4 lying between Cameron Street and Lougheed  
Highway, west of the Cameron School as shown on  
the attached sketch.

**SIZE:** The subject property is of an irregular shape.  
An abandoned 33' wide road allowance is located  
in the middle of the site and is presently owned  
by the Corporation. As outlined below, a land  
exchange between the Corporation, the applicant,  
and the School Board will be involved in this  
rezoning. The actual site after the exchange  
will measure 7.5 acres.

**SERVICES:** Services are not available to the property at  
the present time.

**APPLICANT'S  
INTENTIONS:** The applicant has requested rezoning to permit  
a high-rise apartment development on this property.

**OBSERVATIONS:** The property is vacant and cleared. The Cameron  
School is located to the east and a trailer  
sales operation to the west. Two frame apart-  
ment buildings have been constructed by the  
applicant on the properties fronting on Cameron  
Street.

The applicant considered development of all of  
the area between Cameron Street and Lougheed  
Highway as early as 1966, and at that time a  
comprehensive development plan was submitted.  
The applicant, however, decided to proceed in  
stages and subsequently a portion of the area  
fronting on Cameron Street was subdivided and  
zoned to allow the construction of two frame  
apartment buildings.

A plan for this general area was prepared by  
the Department and presented to Council in a  
report dated December 2, 1966. The plan in-  
dicated road locations, potential sites, the  
desired development and its densities. Fur-  
thermore, a land exchange was suggested between  
the Corporation, the applicant and the School  
Board. The plan involved the establishment of  
a loop road in the area, as an extension of  
Brickson Drive between the school and the  
Lougheed Mall and its continuation westwards  
to Bell Avenue as a frontage road parallel to  
Lougheed Highway. The land required from the  
Cameron School for road purposes would be re-  
placed by an equivalent amount of land to the  
west of the school. The School Board at that  
time indicated its approval to the proposed  
exchange.

Meanwhile, further analysis of the potential of this general area has been carried out and it appears now that the complete loop road is not required for development of the area. In the first stage of development, access to the area would be obtained by a new cul-de-sac terminating the existing Erickson Drive at the northeast corner of the property involved in the rezoning, and by an extension of Erickson Drive between the school site and the Loughheed Mall, ending in a cul-de-sac at the southeast corner of the school site.

In a later stage of development of the general area, a road would be extended from Bell Avenue and located to the south of the properties fronting on Cameron Street. This road would be terminated in a cul-de-sac at the westerly boundary of the site involved in this rezoning.

The principles of the land exchange that have been established and approved would not be changed by the acceptance of this new road pattern. The attached sketch shows the various parcels involved in exchange, the proposed road dedication and a road cancellation.

The applicant has amended his original proposal and as a result of several discussions with this Department has submitted a preliminary sketch of a revised high density apartment scheme. The proposal indicates a variety of accommodation, substantial recreational amenities and also limited commercial and service use (shops, restaurant, coffee-shop) to serve primarily the residents of the complex.

In view of the proposed mixture of uses and the size of this proposal, CD zoning is essential, such zoning also facilitating the staging of development.

**CONCEPT:**

The site is situated close to the Loughheed Mall Shopping Centre and the Apartment Studies suggested this site for medium density apartment purposes.

The revised Apartment Study also indicated the desirability of establishing a Community Plan for the area between the Loughheed Mall and Bell Park. Preliminary work on this plan has been done and a framework for the area has been developed consistent with the original plan dating back to 1966. A road pattern has been defined and densities, types of development and accommodation have been established.

The proposed concept shows two 8-storey apartment blocks and two apartment towers of 23 and 25 floors, connected to a parking structure. A luxurious accommodation is proposed with a good percentage of 2 and 3-bedroom units.

The parking structure will be completely covered by a pedestrian deck. A substantial portion of this deck is proposed as a central plaza that will accommodate recreational facilities (pool, basketball court, resident's club) and limited commercial and service uses (restaurant, coffee shop, drugstore and other shops) to serve primarily and exclusively the residents of the complex in their day-to-day shopping needs. The remainder of the pedestrian deck will be fully landscaped and used for recreational activity only. It would appear that the substantial amenities and recreational facilities, together with the proposed service uses, will add to the environmental quality of this high-rise proposal.

Although the proposed floor area ratio of 1.75 is somewhat higher than originally conceived, the F.A.R. of the composite development of the area, including the existing development on Cameron Street, is approximately 1.55, which is within the density range designated in the Apartment Studies. Therefore, a F.A.R. of 1.75 as proposed, could be allowed resulting in a total of approximately 525 units and a density of 70 units per acre.

The desirable road pattern for the area has been outlined above. Access to the property will be obtained from a new cul-de-sac located on the site and connected to Erickson Drive. A temporary driveway on the site will provide access to the two apartment blocks located on the westerly portion of the property and will be removed when in a later stage of development of the general area, a road, located to the south of the properties on Cameron Street, will be extended from Bell Avenue to the subject site.

It is our opinion that the general concept of this proposal, its relationship to the adjacent present and future developments, the variety in accommodation and the density reflect the conceptual objectives established for this area in the above-mentioned studies.

#### RECOMMENDATIONS:

It is recommended that Council indicate approval in principle of a high-rise apartment development in this area and authorize the department to work with the applicant in preparation of suitable plans of development reflecting the broad conceptual objectives as outlined in this report.

As discussions and drawings progress, a detailed report on this proposal will be submitted to Council together with the conditions which should be attached to the rezoning of the site under the Comprehensive Development section of the By-law.



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

R.E. Ref. #39/69

January 16, 1970

Item #10

- SUBJECT:** Application for the rezoning of North 36.83' Lot 32, Block 24, D.L. 151/3, Plan 2001 from R5 Residential to C2 Commercial.
- LOCATION:** This lot is located on the west side of Lily Avenue approximately 66 feet south of the intersection with Nelson Avenue.
- SERVICES:** Services are available and adequate for the proposed use.
- APPLICANT'S INTENTIONS:** The owner wishes to include the portion of the lot described above in his site for a small commercial development.
- OBSERVATIONS:** Lot 32 was included in an application submitted to Council on September 29th. This lot and seven adjacent lots were proposed for parking purposes and the application was advanced to a Public Hearing and the By-law subsequently received two readings. The two adjacent private owners have now agreed upon a land exchange which is to their mutual benefit. The exchange will also be of benefit to the Corporation as it results in a better subdivision and land use pattern and improves the possibility of access to this area in the future. The extension of the C2 zoning for 36.83 feet is therefore recommended.
- In conjunction with this change, it will be necessary to delete the North 36.83 feet of Lot 32 from the rezoning to P3.
- RECOMMENDATIONS:** It is recommended that the rezoning of the North 36.83 feet of Lot 32 to C2 be advanced for further consideration and that the same area be deleted from the P3 By-law which stands at two readings.

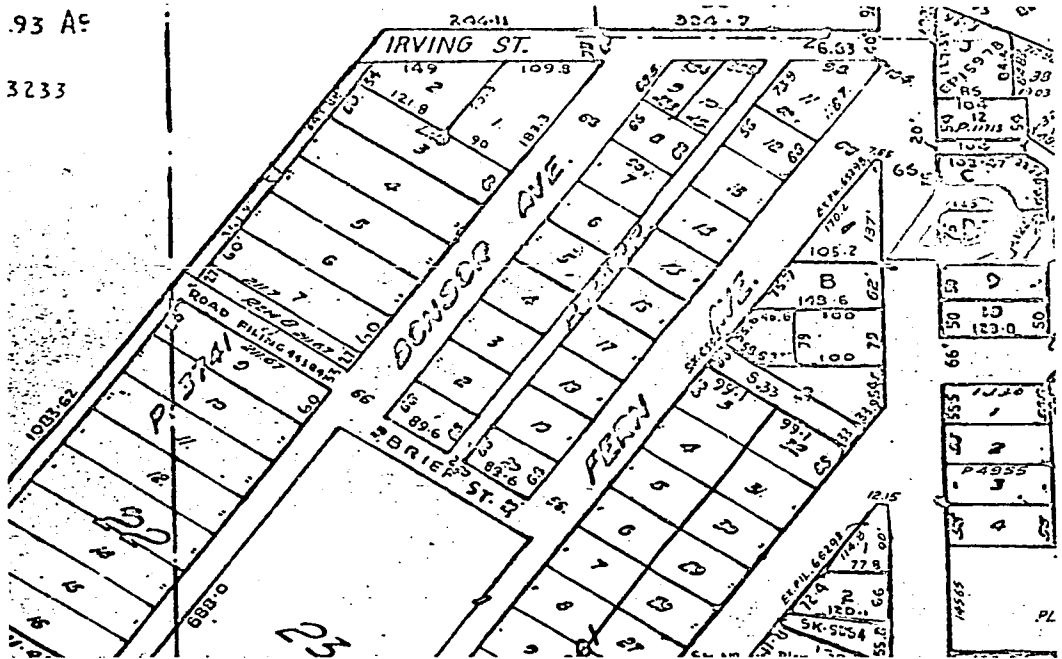
Prerequisites should be:

1. Submission of a subdivision plan creating the sites as shown on the attached sketch.
2. Submission of a suitable plan of development.
3. Submission of an undertaking to remove existing improvements within six months of rezoning.



.93 AC

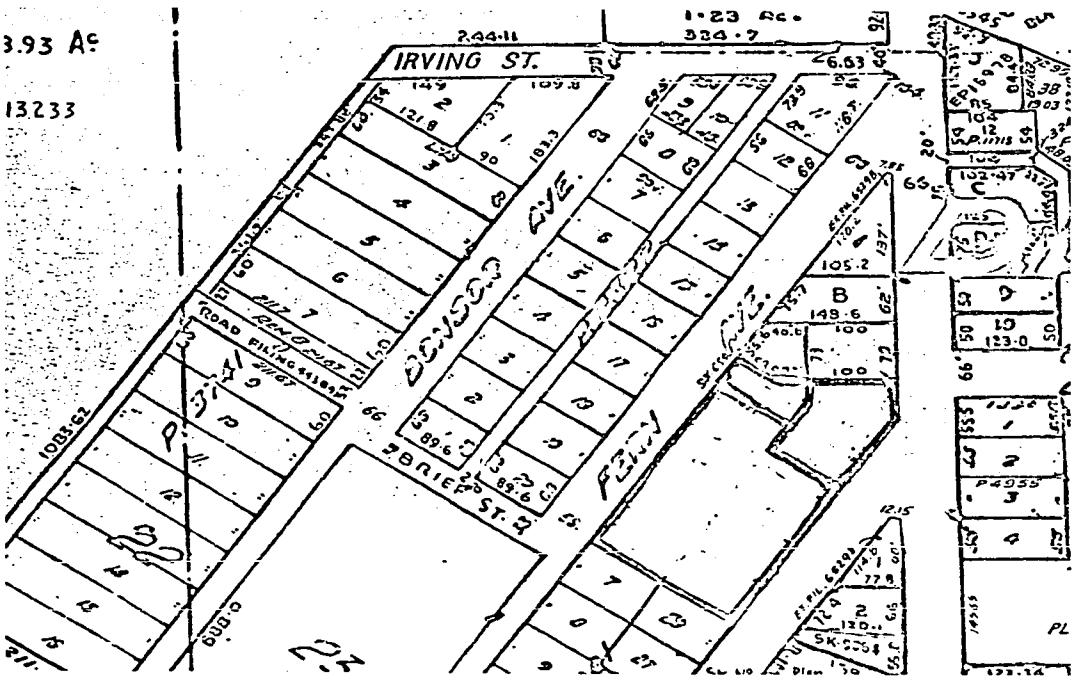
3233



EXISTING SUBDIVISION PATTERN.

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13233



PROPOSED SUBDIVISION PATTERN.