

MARCH 6, 1961

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, March 6, 1961 at 7:00 p.m.

PRESENT: Reeve Emmott in the Chair;  
Councillors Clark, Drummond,  
Edwards, Hicks, MacSorley and  
Prittle.

ABSENT - Councillors Harper and  
Jamieson

The Hearing was held for the purpose of receiving representations for and against a proposal to amend the Burnaby Town Planning By-law to permit the "high-rise" type of apartment building in Residential Multiple Family Type I zones subject to certain site requirements.

Mr. R. C. Twining, Solicitor, appeared on behalf of Mr. Dohman, a person affected by the proposed Amendment, and presented a brief in which he submitted that the type of apartment envisaged would benefit the community as a whole. In further explanation, Mr. Twining stated that the combination of increasing the height of apartment buildings plus the minimum site space is superior, from the viewpoint of the people residing nearby, to the lower type of apartment buildings because the latter are built closer to neighbouring properties and to streets. He added that with these greater setbacks from all of the property lines of the site not only makes the development more amenable but generally entices or, at least, allows the proprietor to develop and maintain his spacious grounds in a park-like manner, whereas the owner of an apartment which utilizes the maximum amount of property has less scope and encouragement to beautify the surroundings. Mr. Twining also contended that because of the height, the apartment dwellers are able to get away from the sounds of traffic and are thus afforded more peaceful living.

Mr. Twining displayed two sketches; one indicating the effect a 36 suite high-rise apartment would have in terms of setbacks from lot lines and the other illustrating the amount of land which would be occupied by a 36 suite two-storey apartment building. He pointed out that the proposal of Mr. Dohman included many extra recreational facilities (e.g., swimming pool, tennis courts) and many other attractive features.

Mr. Twining emphasized that the gain in light and air space resulting from a high-rise apartment more than offsets the height factor since a much greater blockage of light and air occurs with a two or three storey building in close proximity to adjacent homes than with a taller building at a substantially greater distance from the nearby residence. He further stressed that occupants of the high-rise apartments would not intrude upon the privacy of adjacent properties to the same extent as would occur in a building of lower height - again because of the fact that greater setbacks would be observed.

Mr. Twining contended that the Multiple Family Type I zones were best suited for the high-rise type of apartment because such zones are generally located close to Commercial and Industrial areas which thus provide maximum amenities for the population. Mr. Twining concluded by stating that the

Amendment being sought will only recognize present day demands, both as to desirability of construction in the zones of dense population and to improvement of assessable properties within the Municipality, and would therefore permit the best type of residential apartment construction in areas where it is best suited.

Mr. A. C. White, Solicitor, appeared on behalf of Mr. T. McEwan, one of the owners abutting Lot 19, Block 14, D.L.120, and submitted that Council should satisfy itself on certain points of principle before enacting the Amendment By-law. In this connection, Mr. White stated that Council should first ascertain that the type of apartment block which would be permitted under the Amendment is desirable from the point of view of the Municipality as a whole and, secondly, that the proposed areas in which the Amendment would permit such apartments are suitable for this type of development. He added that there should be a willingness to commit a substantial area of the Municipality to the type of building contemplated in order that such developments are kept consolidated and not scattered throughout the Municipality and further, that the area selected is suitable for mass residential use from the viewpoints of readily accessible shopping and services establishments, substantial outdoor recreational facilities, public transportation and schools. He also suggested that the area selected should be, or be tending to become unsuitable for its present use and economically feasible to develop for a higher type of use.

A further point made was that a development of the kind envisaged should have the support of the majority of adjacent residents.

Mr. White stated that he felt the Amendment proposed has not received the considerations outlined above and that it has actually been prompted by an isolated application to build a high-rise apartment on a particular site.

As for the application which prompted the By-law Amendment, Mr. White contended that the site on which the high-rise apartment would be built is not suitable for such use and further, it has not gained the support of affected residents because a majority of them have so signified by means of petition. He added that the erection of a high-rise type of apartment on the subject site would depreciate values of adjacent properties.

In summary, Mr. White suggested that the Amendment be given further study to determine whether it is actually in the best interests of the Municipality as a whole.

Mr. White also presented a petition signed by 143 residents of the area in the immediate vicinity of the site mentioned above.

Mr. H. Mangles also appeared and expressed his opposition to the proposed Amendment and, in particular, to the development proposal contemplated for the aforementioned Lot 19.

Mr. A. L. Gillis also appeared and expressed the same objection as the previous speaker.

Mr. R. C. Sims appeared and registered his protest against the "high-rise" type of apartment development for Lot 19.

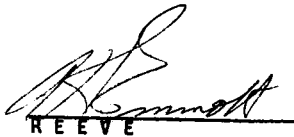
Mr. R. M. Thomas also appeared and expressed his opposition to the proposal to construct a nine storey apartment on the above mentioned Lot 19 on the grounds that such use of this

property would be incompatible with neighbouring development.

Mr. J.W. Darling also spoke and expressed his opposition to both the proposed Amendment and the specific development on Lot 19.

The Hearing then adjourned.

Confirmed:

  
REEVE

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CLERK