

THE CORPORATION OF THE DISTRICT OF BURNABY

PUBLIC HEARING

M I N U T E S

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Tuesday, June 12th, 1962, at 7:30 p.m.

PRESENT: Councillor W. A. Blair in the Chair,
Councillors: Harper, Hicks, Kalyk
and MacSorley.

ALSO PRESENT: Mr. W. J. Blakely, Planning Director;
Mr. L. Armstrong, Planning Department;
Mr. E. Ward, Deputy Municipal Clerk.

The Hearing was held for the purpose of receiving representation in connection with the following proposed amendments to "Burnaby Town Planning By-law 1948":

(A) The rezoning of the lands hereinafter described:

(1) FROM RESIDENTIAL TWO-FAMILY AND LIGHT INDUSTRIAL TO MANUFACTURING AND GENERAL INDUSTRIAL

Those lands bounded roughly by 15th Avenue on the north; 15th Street on the east; the railway spur line south of 14th Avenue on the south; and 20th Street on the west, as more particularly shown on Drawing No. C-1384 prepared by the Planning Department of the Corporation of the District of Burnaby, dated May 3, 1962.

Mr. J. E. Carlberg, 7643 - 15th Street, appeared and enquired as to whether 14th Avenue would be abandoned as a part of the rezoning proposal and asked what effect this might have on his property.

Planning Director stated that though the abandonment of 14th Avenue is the long-range aim, it is not proposed at this time to proceed with it. The Planning Director also advised that in view of the proximity of Mr. Carlberg's home to the proposed Manufacturing zone, it would be less detrimental to Mr. Carlberg's property if the area south of it was not rezoned to Manufacturing at this time. He mentioned that it is proposed that when the three private parcels on the west side of 15th Street between 14th Avenue and 15th Avenue are consolidated under one ownership, rezoning of these parcels to Manufacturing should be undertaken.

B. C. Hydro and Power Authority submitted a letter advising that it favoured the rezoning proposal at hand.

(2) FROM RESIDENTIAL MULTIPLE FAMILY TYPE II TO RESIDENTIAL MULTIPLE FAMILY TYPE I

Lots 8 and 9, R.S.D. 1, S.D. 23, Block "A", D.L. 68, Plan 11702.
(Located at the south-west corner of Ingleton Avenue and Sunset Street)

No one appeared in connection with this proposed rezoning.

(3) FROM COMMERCIAL TO RESIDENTIAL SINGLE FAMILY

Lots 2 and 3, Block 1, D.L. 85, Plan 2101.
(Located on the south side of Grandview-Douglas Highway west from Chiselhampton Street a distance of 200 feet).

Mr. Robert Edwards, Barrister and Solicitor, appeared on behalf of the applicant for this rezoning and reiterated the remarks expressed earlier to Council. He also made reference to the arrangement made between Council and Mr. Lockerby respecting the development of his property.

Mr. N. Wilson appeared and presented a petition signed by 14 property owners, including the owners of the subject Lots 2 and 3, opposing the proposed rezoning.

In support of the petition, Mr. Wilson stated that because Grandview-Douglas Highway is a main traffic artery, it is not suitable for residential development. He pointed out that the rear portions of the subject two lots are presently zoned Residential Single Family and that this acts as a buffer between the Commercial strip on the Highway and the residential area to the south.

The following petitioners also spoke opposing the proposed rezoning:

- (a) Mr. A. J. Trudel
- (b) Mrs. E. Borkovich
- (c) Mrs. I. Christensen

Mr. J. Steele also appeared and expressed his opposition to the proposed rezoning.

(4) FROM LOCAL COMMERCIAL TO RESIDENTIAL SINGLE FAMILY

The south 60 feet of Lot 2, Blocks 135/136, D.L. 92, Plan 2447.
(Located on the east side of Sperling Avenue approximately 82 feet south of Burriss Street)

No one appeared in connection with this proposed rezoning.

(5) FROM LOCAL COMMERCIAL TO RESIDENTIAL TWO FAMILY

Lot 1, S.D. 4/5, Block 2, D.L. 206, Plan 19158.
(Located at the north-east corner of Kensington Avenue and Curtis Street)

No one appeared in connection with this proposed rezoning.

(6) FROM HEAVY INDUSTRIAL TO AGRICULTURAL

- (a) Lot 6 except west 88 feet, Block 12, D.L. 173, Plan 1034.
 - (b) Lot 6 west 88 feet, Block 12, D.L. 173, Plan 1034.
 - (c) Lot "A" explanatory plan 14896, S.D. 7, Block 12, D.L. 173, Plan 1034.
- (Located at the south-west corner of Trapp Road and Fenwick Avenue and extending a distance of 527 feet along Trapp Road and 252 feet along Fenwick Avenue)

The applicant, Mr. Kidd, appeared and advised that his reason for requesting rezoning was that he has attempted for many years to sell his property for heavy industrial purposes but has not met with success.

Mr. Tomkinson, owner of one of the properties proposed to be rezoned, appeared and stated that he felt there was no object in rezoning his lot. He also stated that no one desires the property for agricultural use.

The following wrote expressing approval of the proposed rezonings:

- (a) Mr. A. L. Willis, 2352 Trapp Road.
- (b) Mr. and Mrs. D. Hayworth, 6483 Trapp Road.
- (c) Mr. and Mrs. A. Sprott, 6425 Trapp Road.

(B) APARTMENT REGULATIONS - COMMERCIAL AREAS

It is also proposed to amend the said By-law to effect the prohibition of apartments from all Commercial, Local Commercial, and Industrial Zones, except for the following areas, which are to be rezoned from Commercial to a new category "General Commercial":

- (1) The commercially zoned portions of Hastings Street from Boundary Road to Delta Avenue.
- (2) The commercially zoned portions of Kingsway from Boundary Road to Edmonds Street.
- (3) The commercially zoned portions of Edmonds Street from Kingsway to 6th Street.

It is proposed that in this General Commercial zone, all uses permitted in a Commercial zone shall be allowed and the following regulations shall apply to the construction of apartments.

- (a) The ground floor of apartment premises shall be reserved for commercial purposes only and such premises shall comply with commercial building and siting regulations applicable thereto.
- (b) Above the ground floor of such premises, side yards of not less than eight feet in width shall be reserved for the permanent use of the apartment premises, provided that a side yard may be eliminated from that portion of the premises flanking on a side street where such premises are located on a corner lot.
- (c) The minimum site width shall be 50 feet.
- (d) The maximum density of units shall not exceed one suite for each 1100 square feet of site area.
- (e) No suite shall contain more than one bedroom.
- (f) For each suite, an open balcony of not less than 50 square feet shall be provided off the living-room with a minimum of 5 foot width and such balcony shall be suitably screened for privacy.
- (g) For each suite, one on-site parking space shall be provided and these located in such a way that utilization of secondary access to the commercial premises will not be impaired.

Planning Director submitted a further report in connection with the above outlined proposed changes recapitulating the general objectives set out in his earlier report.

He also reported that his Department, in collaboration with the Municipal Clerk and Municipal Solicitor, formulated the specific amendments to the Town Planning By-law which will be required to accomplish the objectives mentioned. In this regard, he advised that the following amendments would be necessary:

1. Delete Section 10 (k) (i - iv) of the By-law. (This section deals with the present regulations governing apartments in non-apartment zones. Deletion of it will prohibit apartment accommodation in all industrial, local commercial and commercial zones).
2. Amend Section 3 of the By-law by adding a section "M" to be known as "General Commercial". (This will be a new zoning category in which apartment accommodation above stores will be allowed.)
3. Amend the By-law by adding a new section 12K "General Commercial" and set out therein the permitted uses and regulations regarding these uses.

The Planning Director further reported that some of the general regulations set out in the Public Hearing Notice have been re-defined and, as a result, he was recommending that the following regulations be adopted for the General Commercial zone:

Permitted uses:

- (a) Any use permitted in a Commercial zone with the same siting and building requirements which prevail in that zone.
- (b) Apartment accommodation in accordance with the following:
 - (i) The ground floor of apartment premises shall be reserved for Commercial purposes only and such premises shall comply with Commercial building and siting regulations applicable thereto. (Identical to the existing By-law).
 - (ii) Above the ground floor of such premises, side yard setback of not less than eight feet in width shall be reserved for the permanent use of the apartment premises provided that a side yard may be eliminated from that portion of the premises flanking on a side street when such premises are located on a corner lot. (Identical to the existing By-law)
 - (iii) The minimum site width shall be 50 feet. (This is a new clause included to preclude apartment use of "half lots" and to ensure adequate width and frontage for suites and parking areas)
 - (iv) The maximum density of units shall not exceed one suite for each 1100 square feet of site area. (This is a new clause included to preclude overcrowding and to ensure that apartment accommodation is an ancillary use rather than a prime use).
 - (v) No suite shall contain more than one bedroom. (This is a new clause included to discourage use of this type of accommodation for families with children where normally park and school facilities are not provided)

- (vi) For each suite an open balcony of not less than 50 square feet shall be provided off the living-room with a minimum of 5 foot width and such balcony shall be suitably screened for privacy and located only in the front or rear of the building. (This is a new clause included to provide suitable amenity area for the tenants which is normally found in standard apartment accommodation)
 - (vii) For each suite, one on-site parking space shall be provided and these located in such a way that utilization of secondary access to the Commercial premises will not be obstructed. (This clause brings the parking required from 50% to 100%).
 - (viii) Public entrance to the apartment accommodation shall be provided from the ground floor front elevation except that on a corner lot access may be taken from the ground floor side street elevation. (This is a new clause which spells out what is normally accepted as standard practice).
4. Amend the By-law by creating a new schedule, (13) in which the areas to be zoned General Commercial will be defined.
 5. Delete from Schedule 3 of the By-law those areas which are being rezoned to General Commercial.

The Planning Director explained verbally that the regulation set out under Item (vi) above is slightly different from the original submission in that it permits balconies only in the front or rear of commercial buildings and not on all sides.

He also advised that the regulation set out under (viii) was not mentioned in his earlier report and is therefore entirely new.

It was felt by the Council that the above outlined regulations required some publicizing in order that a reaction could be received from those affected by them.

It was directed that the matter of publicizing the proposed regulations set out above be brought forward at the next meeting of the Policy Committee.

The Hearing then adjourned.

Confirmed:

Certified Correct:

Acting

RE E V E


C L E R K