

THE CORPORATION OF THE DISTRICT OF BURNABY

PUBLIC HEARING MINUTES

December 12, 1967

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B. C., on Tuesday, December 12, 1967 at 7:30 p.m., to receive representations in connection with the following proposed amendments to the "Burnaby Zoning By-Law 1965".

PRESENT: Reeve A. H. Emmott, in the Chair  
Councillors Blair, Corsbie, Herd  
Hicks, Lorimer and McLean.

HIS WORSHIP, REEVE EMMOTT, first explained the procedure which Council was required to follow respecting rezonings, and also its policy insofar as advising the owners of the property abutting the subject of each individual application. He also explained the purpose of a Public Hearing and suggested the desired method for the public to express its views in regard to the proposed rezoning.

A. PROPOSED REZONINGS

- (1) FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO  
RESIDENTIAL DISTRICT FOUR (R4)

Reference RZ #93/67

Parcel "A", Block 80, Explanatory Plan 16233,  
D.L. 132, Plan 1493

(6678 Kitchener Street - Located on the South  
side of Kitchener Street from a point approximately  
150 feet West of Sperling Avenue Westward a  
distance of 60 feet)

No one appeared in connection with this rezoning proposal.

(1) (b) FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)  
TO RESIDENTIAL DISTRICT FIVE (R5)

Reference RZ #87/67

Parcel "A", Sketch 12037, R.S.D. 1/17, S.D. "B",  
Block 1, D.L. 175N<sup>W</sup>, Plan 11511

(Located on the North-East corner of Joffre  
Avenue and Southwood Street)

Mr. L. H. Fus, Chairman of the Planning Committee  
for the Polish Veterans' Association in B. C.,  
submitted a letter wherein was expressed  
opposition to the proposed rezoning. The letter  
also indicated the desire of the Polish Veterans  
to have the subject property rezoned for single  
family use and having it subdivided into three  
separate lots. It was explained that the moneys  
realized from the sale of the three lots as  
envisaged, would enable the Veterans to locate  
elsewhere but should the property be rezoned to  
the Residential District Five (R5) category as  
brought forward by Council, the proceeds arising  
from the sale of two duplex use lots would not  
be sufficient for the Veterans to relocate.

Mr. L. H. Fus, 4045 Moscrop Street also spoke  
and expressed opposition to the proposed rezoning.  
In addition to reiterating the points made in the  
letter from the Veterans' Association, he also  
indicated that an offer of \$25,500.00 had been  
made for the three lots envisaged should they be  
approved. He advised that if only two lots were  
created for duplex use and were sold for that  
purpose the Veterans would realize as much as  
\$7,500.00 less than if three lots had been sold.

Mr. Armstrong the Administrative Planner, in  
replying to a question advised that at no time  
had it been indicated to the Polish Veterans'  
Association that three lots could be created  
from their holdings at Joffre Avenue and Southwood  
Street. He explained that the size of the  
property was such that the area of the three lots  
visualized by the Veterans' Association, would be  
approximately 15% less than that required by the  
Zoning By-Law.

(2) FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING  
DISTRICT (P8)

(a) Reference RZ #94/67

Portions of the Remainder of Parcel 1, Reference  
Plan 12170 and of Remainder of Parcel "B" (52220c),  
Block 29, D.L. 98, Plan 573

(7587 Royal Oak Avenue - Located on the West side of Royal Oak Avenue approximately midway between Watling Street and Rumble Street)

Mr. Fred Moore of the Standard Oil Company, the applicants, spoke in support of the rezoning and indicated full acceptance of the prerequisites specified.

On being asked if the developers had made provision for a walkway between Royal Oak and Irmin Street Mr. Moore replied in the affirmative.

Mr. D. Pelech, 5512 Buckingham Avenue, indicated that he operated a drugstore adjoining the subject property, wished to know if the change proposed would enable his business to enjoy the municipal garbage collection service which was presently denied him, and also whether the access facilities created by the rezoning would be available to his own and adjoining commercial outlets.

In reply the Administrative Planner advised that no provision had been made for a lane as there was insufficient space available, therefore, the garbage collection service of the municipality would still not be available. It was indicated that any use of the access facilities created by the rezoning, would need to be a subject of a private arrangement between the user and the Standard Oil Company.

(b) Reference RZ #97/67

Lots 6 & 7, Block 3, D.L. 119E $\frac{1}{2}$ , Plan 2855

(4462/72 Buchanan Street - Located on the South side of Buchanan Street, from a point 132 feet West of Willingdon Avenue Westward a distance of 132 feet)

A letter from Bailey & Williams Construction Company Ltd., the owner-applicants, indicated that they were in accord with the two prerequisites to rezoning.

(c) Reference RZ #107/67

Lot "A", S.D. 16 and 20, Block 4, D. L. 96N, Plan 21800

(Located on the North side of Balmoral Street from a point approximately 540 feet West of Sperling Avenue Westward a distance of 270 feet)

AND Lot "A" W $\frac{1}{2}$ , S.D. 5, Blocks 5/9, D.L. 96N, Plan 6860

(Located on the North side of Arcola Street from a point approximately 470 feet West of Sperling Avenue Westward a distance of 75 feet)

No one appeared in connection with this rezoning proposal.

(3) FROM RESIDENTIAL DISTRICT FOUR (R4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

(a) Reference RZ #95/67

Lot 9 except South 15 feet and except North 20 feet, Block "P", D.L. 127W3/4, Plan 1254

(5470 Hastings Street - Located on the South side of Hastings Street from a point 167 feet West of Howard Avenue Westward a distance of 83 feet)

Mr. L. Passaglia, 5421 Francos Street, was advised that the rezoning proposals did not apply to his property and that he should contact the Planning Department respecting details of development proposals for the subject property.

(b) Reference RZ #105/67

Lots 10 and 11, except South 15 feet and except North 20 feet, Block "P", D.L. 127W3/4, Plan 1254

(5488-5492 Hastings Street - Located at the South-West corner of Hastings Street and Howard Avenue)

No one appeared in connection with this zoning proposal.

(4) FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO SERVICE COMMERCIAL DISTRICT FOUR (C4)

(a) Reference RZ #96/67

Block 25, D.L. 94, Plan 720

(5527 Lane Street - Located on the North side of Lane Street from a point 264 feet West of Macpherson Avenue Westward a distance of 132 feet)

No one appeared in connection with this zoning proposal.

(b) Reference RZ #103/67

Lot 24, D.L. 94, Plan 720

(5549 Lane Street - Located on the North side of Lane Street from a point 132 feet West of Macpherson Avenue Westward a distance of 132 feet)

No one appeared in connection with this rezoning.

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

(a) Reference RZ #98/67

- (i) Lot 11, S.D. 17, Blocks 1/3, D.L. 95N, Plan 1414
- (ii) Lots 10 & 11, S.D. 18, Blocks 1/3, D.L. 95N, Plan 1880
- (iii) Lot 12, Block 18, D.L. 95, Plan 1880
- (iv) Lots "B"<sup>1</sup>/<sub>3</sub> and E<sup>1</sup>/<sub>3</sub>, R.S.D. "B", S.D. 19/20, Blocks 1/3, D.L. 95N, Plan 10285
- (v) Lot "C", Block 19, D.L. 95, Plan 10285
- (vi) Lots 5 & 6 of Lot "B", S.D. 19 & 20, Blocks 1/3, D.L. 95N, Plan 1264

(6946 - 7058 Balmoral Street - Located on the South side of Balmoral Street from a point 132 feet East of Griffiths Avenue Eastward a distance of 495 feet)

Mr. J. Kowarsky, 6555 MacKay Avenue, an abutting owner, expressed opposition to the rezoning as he considered he would suffer a loss of privacy.

Mr. A. Dressel, 6916 Balmoral Street, queried the extent of the rezoning proposal and was advised that his property was not included in the application.

Mr. A. W. Chapman, 6983 Arcola Street, an abutting owner, expressed opposition to the rezoning proposal as he feared that his property would be locked in and, in consequence, that its value would be adversely affected.

His Worship, Reeve Emmott, assured Mr. Chapman that Council would not permit such a situation and that the Planning Department carefully watched the position in this respect. The Reeve replying to a further question from Mr. Chapman, advised that he would not be required to pay for the paving of the lane at the rear of his property, which was a prerequisite of the rezoning proposal and a cost to the developer.

Mr. W. A. Anderson, representing his father of 6965 Arcola Street, an abutting owner, also expressed opposition to the rezoning proposals for the same reasons given by Mr. Chapman.

(b) Reference RZ #99/67

Lots 10 N<sup>1</sup>/<sub>2</sub> and S<sup>1</sup>/<sub>2</sub>, Block 37, D.L.'s 151/3, Plan 2069

(6361 Cassie Avenue and 6354 Willingdon Avenue - Located between Cassie Avenue and Willingdon Avenue approximately 528 feet North of Maywood Street)

Mr. K. Paley, 6369 Cassie Avenue, an abutting owner, submitted that whilst he was not entirely against the rezoning proposals he wished to pose three questions in connection with the application:

- (1) If rezoning is granted, how close would apartments come to my property, in view of the old regulation of ancient lights?
- (2) Would parking in the basements of these buildings be included in the rent to encourage tenants to use same and eliminate parking on the street?
- (3) If not will I be given the right to have a private parking sign in front of our own residence?

The Administrative Planner advised that he was not aware of the regulation referred to in Mr. Paley's first question but would check out its existence.

With respect to the question of parking in the basements of apartment buildings, it was advised that it was beyond the power of Council to affect the changes suggested. There was also explained the regulation applicable to cars parked in front of private residences.

Mr. Paley also expressed concern respecting the use to which some homes were put to once the property had been purchased for apartment development and made particular reference to the house located at 6361 Cassie Avenue and which adjoined his property.

He submitted that on purchasing property for apartment use, the developer should be required to immediately demolish any buildings thereon, thereby obviating any situation such as that referred to. The Administrative Planner pointed out that a prerequisite to rezoning was a submission of an undertaking that all existing improvements will be removed within six months of rezoning. He also advised that the developers had indicated that the property in question would be demolished during January of 1968.

Mr. Paley also presented a written submission in connection with his appearance.

(c) Reference RZ #104/67

- (i) Lot 8, Block 2, D.L. 95, Plan 1796
- (ii) Lot 9, R.S.D. 2, S.D. 11 and 13, Blocks 1 & 3, D.L. 95N, Plan 1796

(7277 - 7291 Arcola Street - Located at the North-West corner of Arcola Street and Walker Avenue)

No one appeared in connection with this rezoning proposal.

(d) Reference RZ #82/67

- (i) Lots 5W $\frac{1}{2}$  and E $\frac{1}{2}$ , Block 37, D.L.'s 151/3, Plan 2069
- (ii) Lot 6E $\frac{1}{2}$ , Block 37, D.L.'s 151/3, Plan 2069
- (iii) Lot 6N $\frac{1}{2}$  of W $\frac{1}{2}$ , Block 37, D.L.'s 151/3, Plan 2069
- (iv) Lot 6S $\frac{1}{2}$  of W $\frac{1}{2}$ , Block 37, D.L.'s 151/3, Plan 2069

(6276-6294 Willingdon Avenue and 6275-6291 Cassie Avenue - Located between Willingdon Avenue and Cassie Avenue from a point 233 feet South of Beresford Street Southward a distance of 132 feet)

No one appeared in connection with this proposal.

(6) FROM RESIDENTIAL DISTRICT THREE (R3) TO INSTITUTIONAL DISTRICT (PI)

Reference RZ #102/67

Lot "E", S.D. 12, Block 18, D.L. 99, Plan 10373

(7325 Nelson Avenue - Located on the West side of Nelson Avenue, from a point 180 feet North of Watling Street Northward a distance of 58 feet)

Mrs. A. May, 7330 Jubilee Avenue, an abutting owner, wished to know if there were representatives of the Grace Lutheran Church present in order that they might explain the purpose of the application.

Mr. Richard C. Hale, Architect, and the Reverend T. Bondar of the Grace Lutheran Church, indicated their presence, and the former explained that it was intended to consolidate the lot with adjoining Church property.

The Administrative Planner advised that the property had been inadvertently omitted from the list of church properties rezoned earlier this year, initiated by the Planning Department in order that their use would be conforming.

Mr. B. J. Doyle, 7310 Jubilee Avenue, on enquiring as to what the subject property was to be used for, was advised that it was intended to extend the Church building in a southerly direction and that a portion of the lot would also be utilized as a playground for children attending the day care school operated by the Church. It was further advised that development plans for the Church property were available for inspection by all interested persons.

(7) FROM INSTITUTIONAL DISTRICT (P1) TO RESIDENTIAL DISTRICT TWO (R2)

Reference RZ #106/67

Lots 71, 72 and 73, D.L. 34, Plan 31689

(4930-4942 Barker Crescent - Located on the Easterly side of Barker Crescent midway between Gilpin Crescent and Price Crescent)

No one appeared in connection with this rezoning proposal.

B. PROPOSED TEXT AMENDMENTS

(1) SUPPLEMENTARY REGULATIONS (SECTION 6)

Existing Lots: (Section 6.11(i))

"The lot area and lot width requirements of this By-Law shall not apply to any lot in an "A", "R", "C1", "C2", "C3", "C4", "M" or "P5" District which has an area or width less than that required by this By-Law, if such a lot was described on the official records on file in the Land Registry Office on or before the effective date of this By-Law."

No one appeared in connection with this proposed amendment.

(2) RESIDENTIAL DISTRICT SIX (R6) (ROW HOUSING)

Lot area and width (Section 106.3)

"Each lot shall have an area of not less than 2,400 square feet and a width of not less than 24 feet, except the lot for the end unit which shall have an area of not less than 3,600 square feet and a width of not less than 36 feet."

No one appeared in connection with this proposed amendment.

(3) HEAVY INDUSTRIAL DISTRICT (M3) (SECTION 403)

Screening requirements for auto wrecking and junk yards (Section 403.1(15))

"Auto wrecking and junk yards, provided that such uses are located 100 feet or more from the zoning boundary of an A2, R or RM District and are completely enclosed by a solid view-obscuring 8-foot fence or wall, and for that portion of such yard which fronts upon or adjoins a public street, the screen fencing shall consist of one of the following:



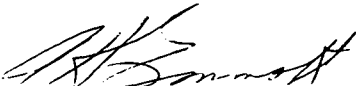
- (i) A masonry wall,
- (ii) Aluminum panels attached to and set between metal posts embedded in concrete footings, or
- (iii) Fibre glass panels firmly bolted to the outer side of chain link fencing with panels set between metal posts embedded in concrete footings.

No material shall be piled to a greater height than that of the surrounding fence or wall."

No one appeared in connection with this proposed amendment.


The Hearing adjourned at 8:30 p.m.

Confirmed:

  
REEVE

GM/mb

Certified correct:

  
DEPUTY CLERK