

FEBRUARY 11, 1970

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Wednesday, February 11, 1970 at 7:30 P.M. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

PRESENT: Acting Mayor H. G. Ladner in the Chair;
 Aldermen Blair, Clark, Drummond and
 McLean;

ABSENT: Mayor R. W. Prittie;
 Aldermen Dailly, Herd and Mercier;

The Acting Mayor first explained the procedure which Council was required to follow in connection with rezonings. 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 amendments.

(1) FROM RESIDENTIAL DISTRICT THREE (R3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #88/69

Lot 36, D.L. 120, Plan 25111

(4455 Halifax Street - Located on the North-West corner of Willingdon Avenue and Halifax Street)

A detailed report on the rezoning was received from the Planning Director, providing a background to the application, and also dealing with the road pattern in the area, services, and the development planned for the site. The report concluded by recommending that Council attach the following conditions to the rezoning should it be proceeded with:

- (a) The deposit of monies to cover the cost of providing storm drainage facilities to the site.
- (b) The deposit of monies to cover the installation of a sidewalk at the North side of Halifax Street.
- (c) The granting of an easement to protect the storm sewer facility for the submission of a detailed and suitable plan of development.

(SECRETARY'S NOTE -- A copy of the report referred to is attached to and forms part of these Minutes.)

No one spoke to this application.

(2) FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY
RESIDENTIAL DISTRICT THREE (RM3)

Reference RZ #81/69

- (a) Lots 1, 2 and 3, Blocks 51 & 52, D.L. 30, Plan 4098
- (b) Lot 2 except Parcel "A", Ref. Plan 7090, Block 53, D.L. 30, Plan 3036
- (c) Lot 2 pt., Sketch 7090, Block 53, D.L. 30, Plan 3036
- (d) Lot 3 except Parcel "A", Expl. Pl. 8646, Block 53, D.L. 30, Plan 3036
- (e) Lot 3, Parcel "A", Expl. Pl. 8646, Block 53, D.L. 30, Plan 3036
- (f) Lot 6, Sk. pts. 3021 and 3410, Block 53, D.L. 30, Plan 3036
- (g) Lot 7, Block 53, D.L. 30, Plan 3036

(7468, 7478, 7416, 7430, 7456 Britton Street, 7331 Hubert Street and 7389, 7397 Kingsway -- Located within the Block bounded by Britton Street, Kingsway and Hubert Street)

Mr. A. Lavigne, 7405 Kingsway, representing abutting property, first spoke and advised that he was against the proposed rezoning, and expressed the view that the subject property to be a choice commercial site and should be used as such. He also contended that as Kingsway was a main traffic artery, property fronting onto it should not be developed for residential use. Mr. Lavigne spoke also of the traffic situation on Kingsway, and submitted that apartment development would compound the situation, particularly as related to parking.

Mr. V. Mills, 7456 Britton Street, next spoke and indicated support for the application. He also noted that he could not agree with the arguments presented by the previous speaker.

Mr. L. M. White, 860 Blue Mountain Road, Coquitlam, owner of adjacent property at 7491 Britton Street, expressed favour for the proposal.

Mrs. S. Demke, 7425 Kingsway, advised that she was in favour of the rezoning proposal. Mrs Demke also noted that the residents concerned by the application had themselves approached the Real Estate Firm who were the applicants for rezoning.

Mr. S. F. Zomar, 7416 Britton Street, also indicated his support for the application.

Mr. H. D. Porter, 7320 Hubert Street, ^{owner of} one of the subject properties, then spoke and advised he was against the proposed change.

Mr. A. Smith, owner of property at 7377 Kingsway, stated that he was in favour of the proposed rezoning and considered that it should be effected as soon as possible. He submitted that commercial development along this section of Kingsway would generate more traffic than the residential use envisaged for the area.

(3) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Reference RZ #89/69

North 36.83 feet, Lot 32, Block 24, D.L. 152, Plan 2001

(Located on the West side of Lily Avenue approximately 66 feet South of the intersection with Nelson Avenue)

No one appeared relative to this application.

(4) FROM RESIDENTIAL DISTRICT FIVE (R5) TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #83/69

Lots 10 and 11, Block 12, D.L. 122, Plan 1308

(4890 Hastings Street -- Located on the South side of Hastings Street at the intersection of Pender Street)

Mr. J. L. Bartram, 7326 Adera Street, Vancouver 14, spoke and advised that he represented the executives for the subject property, who were in favour of the proposed change,

Mr. & Mrs. T. W. Williams, 4862 Pender Street, both expressed concern as to the uses that were permitted under the proposed zoning category, and indicated that they did not want to see a service station or drive-in developed at this location.

The Administrative Planner advised that the site was too small for service station or drive-in use.

Mr. Bartram again spoke, and advised that a new five-year lease had been signed with the Paint Company operating on the site, with an option for a further five years. It was further submitted that the change merely brought the operation into a conforming situation.

Mrs. Williams indicated that she was not opposed to the present use of the site.

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

Reference RZ #85/69

Lot 4, Block 8, D.L. 121, Plan 1054

(4112 Albert Street -- Located on the South side of Albert Street from a point approximately 99 feet East of Gilmore Avenue Easterly a distance of 33 feet)

Mrs. H. T. Naseth, 4112 Albert Street, indicated support for the proposed rezoning.

(6) Reference RZ #57/69

(a) FROM SMALL HOLDINGS DISTRICT (A2) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Portion of Lot "B", Block 17, D.L. 79, Plan 3574 and Part of Lot "G", Ref. Plan 6025, Block 17, D.L.'s 79 and 85, Plan 536

(Located at the corner of Sperling Avenue and Gilpin Street)

Mr. C. Derdak, 4844 Sperling Avenue, spoke and advised that he had no objection to the proposed change, but would like to see proper drainage in the area when the development envisaged was carried out.

Mr. Carter, speaking for Mrs. M. A. Roberts of 4914 Sperling, also advised that no objection was offered to the proposed change, but expressed concern to the access difficulties that Fire Department vehicles would encounter when proceeding from Sperling Avenue onto Canada Way. In this respect Mr. Carter submitted that a traffic hazard was created by one of the signs located on the service station at the North-East corner of Sperling and Canada Way, the sign posing a view obstruction to drivers of vehicles wishing to enter onto Canada Way.

The Acting Mayor directed that this matter be referred to the Traffic Safety Committee for their investigation and attention.

(b) FROM SMALL HOLDINGS DISTRICT (A2) TO PARK AND PUBLIC USE DISTRICT (P3)

Part of Lot "G", Ref. Plan 6025, Block 17, D.L.'s 79 and 85, Plan 536

(Located at the corner of Sperling Avenue and Canada Way)

No one spoke to this portion of the application.

(7) FROM RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #87/69

Lots 131 and 132, D.L.'s 136 and 137, Plan 34438 (Portion of Lot 132)

(Located in the area bounded on the North by Halifax Street on the East by the Municipal Golf Course, Montecito Drive on the South, and on the West by the Swedish Canadian Rest Home, the Easterly properties of the 7200 Block Sutliff Street and the proposed park and school site for the area)

Mr. Norman Jones, Architect for the project, spoke and advised that he was present to answer questions on the proposed development if required.

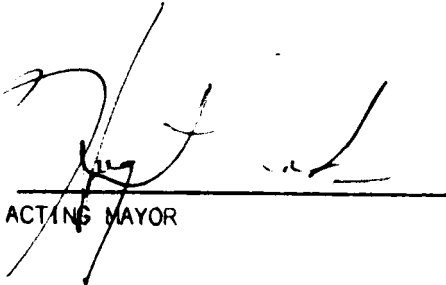
Mr. E.K. Hartmann, 7240 Sutliff Street, enquired if the status of Sutliff Street was changed by the amendments proposed in the present application.

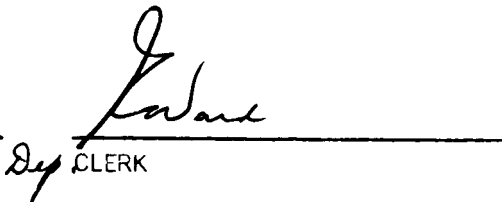
The Administrative Planner, in reply, reiterated the assurance given at the previous Public Hearing that Sutliff Street would not be constructed to provide access to the proposed development.

The Hearing adjourned at 8:05 p.m.

Confirmed:

Certified correct:


ACTING MAYOR


DEP. CLERK

THE CORPORATION OF THE DISTRICT OF BURBURY

INTER-OFFICE COMMUNICATION

TO: MUNICIPAL CLERK DEPARTMENT: CLERK'S DATE: FEB. 10, 1970
FROM: Planning Director DEPARTMENT: Planning OUR FILE # RZ #88/69
SUBJECT: REZONING REFERENCE #88/69 YOUR FILE #
PUBLIC HEARING FEBRUARY 11, 1970

BACKGROUND:

On January 19, 1970, Council considered the above application to rezone a portion of land located at the corner of Willingdon Avenue and Halifax Street, as outlined on the attached sketch, from R-3 Residential to CD Comprehensive Development to permit a high density apartment complex.

Council at that time agreed in principle to a high-rise apartment development and authorized the Planning Department to work with the applicant in the preparation of a suitable plan of development, reflecting the broad conceptual objectives established for this area in the Apartment Study and the Brentwood Town Centre Study. It was further recommended that as discussions and drawings progressed, a detailed report on this proposal would be submitted to Council together with the conditions to be attached to the rezoning of the site under the CD Comprehensive Development section of the By-Law.

At the meeting of January 19, Council received further advice from the Department that the architectural drawings relating to the project were more advanced than had been earlier anticipated and subsequently, Council forwarded this application to a Public Hearing to be held February 11, 1970, the detailed report and the conditions attached to this application to be submitted at the Public Hearing.

ROAD PATTERN:

No changes in the road pattern in this area are anticipated. Vehicular access to the site will be obtained from Halifax Street and Willingdon Avenue, with restricted turns to and from Willingdon. As development of the Brentwood Town Centre West of Willingdon proceeds, Halifax Street will change into a collector-type roadway and form an integral part of the servicing system for the comprehensive development of the Brentwood Town Centre. It appears that the present road standards are adequate in this respect and that no widening is required. However, a sidewalk should be constructed at the North side of Halifax along the South boundary of the subject site,

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and it is recommended that the applicant be responsible for the cost of constructing this sidewalk.

SERVICES:

Water and sanitary sewer service are available and adequate. The watercourse that presently traverses the site must be relocated and piped, and an easement is required along the North, East and South property lines of the site to protect this facility. It is recommended that the applicant be responsible for the cost of constructing the storm sewer to serve this site.

An existing sanitary sewer easement running parallel to the West boundary is to be maintained. The development plan that has been submitted reflects the location of this easement.

DEVELOPMENT PLAN:

Discussions with the applicant have resulted in general agreement on a development plan. The applicant has revised the scheme slightly and has also introduced a convenience store and cafe, as a part of the amenities provided. It appears that these facilities should serve primarily the tenants of the complex.

The F.A.R. has been increased to 2.18 as a result of the introduction of larger suite sizes. However, the total number of units (547) and density (109 units/acre) have not been altered. F.A.R. and density reflect the development criteria established for this area.

The proposed physical concept, the variety in accommodation, housing forms and spaces, the establishment of a pedestrian level and its potential link to the future multi-level town centre extension South of Halifax, are consistent with the concepts for this general area and reflect the objectives and criteria established for the development of this site.

RECOMMENDATION:

It is recommended that, if Council wishes to proceed with this rezoning after the Public Hearing, the following conditions be attached to this application:

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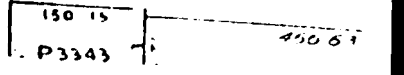
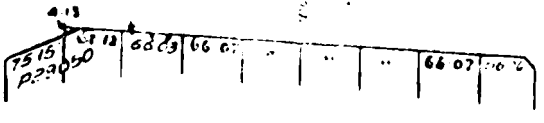
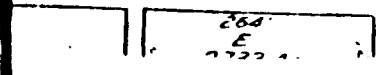
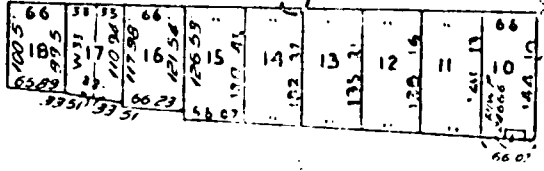
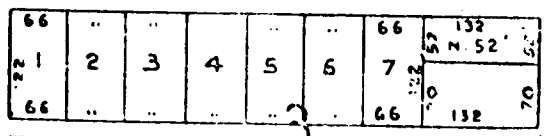
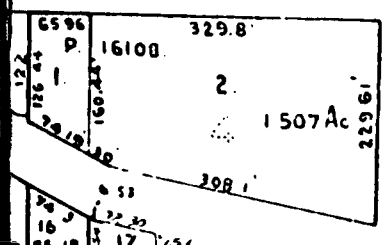
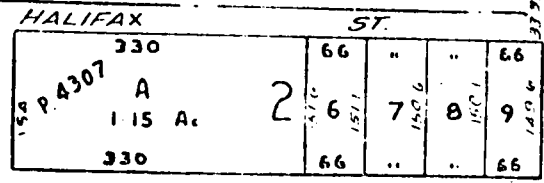
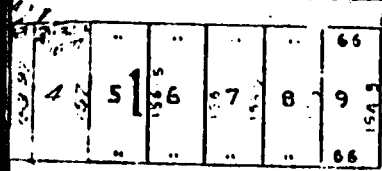
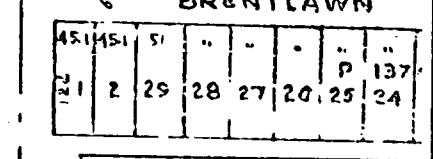
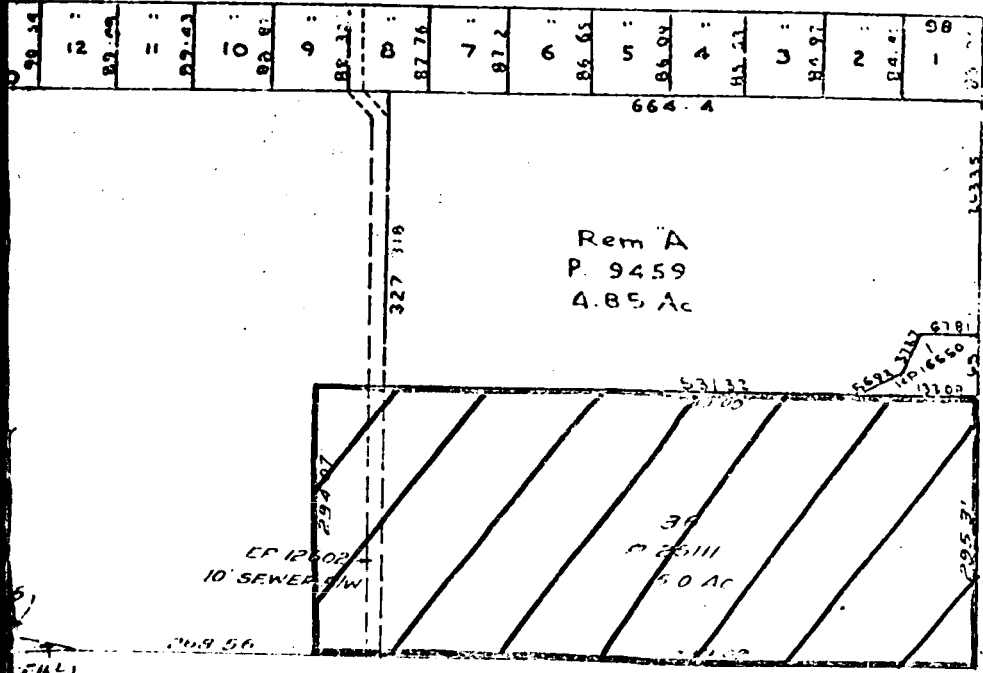
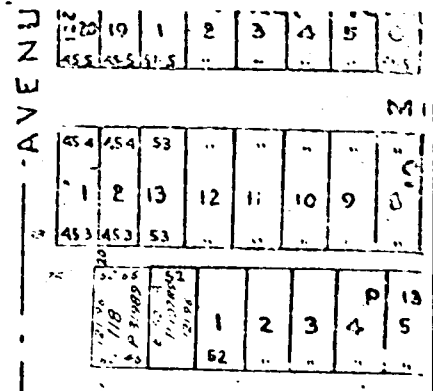
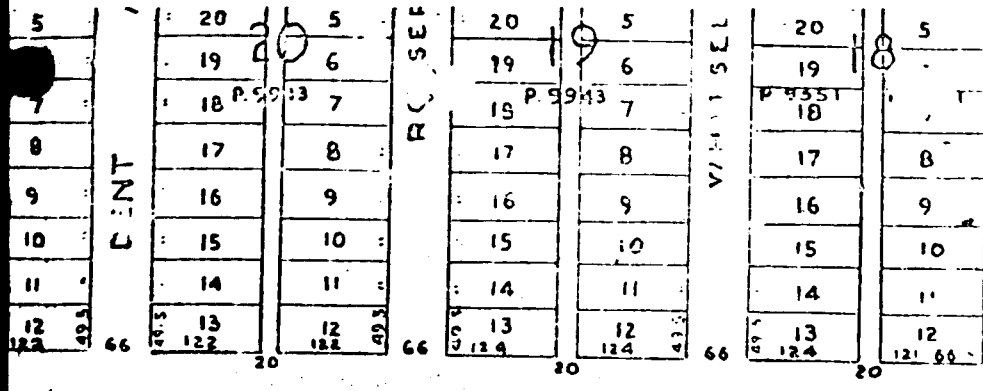
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- (4) The submission of a detailed and suitable plan of development.


A. L. Parr,
Planning Director.

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Attached

c.c. Municipal Manager



REZ. REF. # 88/69
 FEBR. 10, 1970