

DECEMBER 15, 1970

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Tuesday, December 15, 1970, at 7:30 p.m. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965".

PRESENT: Mayor Prittle in the Chair;
Aldermen Blair, Clark, Drummond
Ladner and Mercier;

ABSENT: Aldermen Dailly, Herd and McLean;

HIS WORSHIP, THE MAYOR, first explained the purpose of the Public Hearing and the procedure which Council was required to follow in connection with rezonings. He also suggested the desired method for the public to express its views in regard to the proposed amendments.

PROPOSED REZONINGS

(1) FROM RESIDENTIAL DISTRICT FOUR (R4) TO NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI)

Reference RZ #59/70

- (a) Portions of Lots 42 and 49, D.L. 135, Plan 3234
- (b) Portion of Augusta Avenue Undeveloped Road Allowance between the said portions of Lots 42 and 49

(Vacant Property -- Located on the North side of Kitchener Street, from a point 297 feet East of Duthie Avenue Eastward a distance of 363 feet, and South of the proposed Broadway - Hastings Diversion)

Mr. R. B. McGenn, 1071 Augusta Avenue, first spoke and expressed opposition to the proposed rezoning, contending that it was not necessary to abandon the portion of the Augusta Avenue Road Allowance under application, as Lot 42 was big enough for the use envisaged.

He submitted that such closure would hold up the development of the balance of Augusta Avenue to the North, and further delay the construction of sanitary sewers to the area in which he lived.

Mr. McGenn also expressed the view that closure of Augusta Avenue as proposed also increased the cost of constructing the sewer line.

Mr. R. J. Hunter, 1081 Augusta Avenue, also spoke in opposition to the rezoning, and concurred in the views expressed by the previous speaker. He also considered that there were enough churches in the area already.

Mr. Hunter then questioned whether enough allowance had been left for the natural watercourse running through the property, and sought some assurance in this matter.

Mr. W. A. Lawson, 1429 Hatton Avenue, asked whether a specific church was to develop the site, and would the residents of the area have the opportunity to protest as to the design of any building proposed for the property.

The Planning Director advised that several groups had expressed interest in the site, but as the property was owned by the Corporation, sale or lease would have to be by public tender. It was also pointed out that one of the conditions of tender was the submission of drawings for the building and use of the site, which would require Council's approval.

Alderman Ladner requested that a note be made on the file that abutting owners, and those that appeared in connection with the application, be advised if any sale or lease of the property is to be considered by Council.

Mr. A. B. Goy, 1340 Duthie Avenue, also expressed opposition to the proposed rezoning on the grounds that no road access was planned for the West of the property, which would provide a separation between the institutional use of the site and the residential land to the West. He also indicated that he would like more information as to the proposed planned development for the total area before considering this particular rezoning further.

The Planning Director noted that the Community Plan for the area recommended low density apartment use, and was related to the build-up of community facilities in the area.

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

Reference RZ #58/70

- (a) Lots 5 and 6, Block 32, D.L. 152, Plan 2455
- (b) Lot 7, Block 32 E. Part, D.L. 152, Plan 2455

(5122, 5136 and 5150 Irving Street -- Located on the South side of Irving Street from a point 140 feet West of its intersection with Royal Oak Avenue Westward a distance of 120 feet)

No one appeared in connection with this rezoning.

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

Reference RZ #55/70

North 20 feet of Lot 37, D.L. 97, Plan 25527

(5950 Imperial Street -- Located on the South side of Imperial Street Westward from Waltham Avenue a distance of 290 feet)

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Riddell Wiltse Motors Ltd., owners of the subject property, submitted a letter relative to the prerequisite to rezoning established by Council, calling for the consolidation of their property with the commonly used abutting Lot 35 to the North. The letter pointed out that they did not own or control Lot 35, and the consolidation could not be implemented. The letter explained that the property was owned by Mr. and Mrs. Hubert Steiner of 7249 Lancaster Place, Vancouver, and was leased to American Motors (Canada) Ltd.

The Planning Department's reply to the appellant's letter reaffirmed its recommendation for consolidation, but did offer an alternative by suggesting that the principal building be established on Lot 37, thereby rectifying the non-conforming use of the site under C4 regulations.

Mr. H. J. Couch, 5825 Imperial Street, complained strongly about the traffic generated along Imperial Street from the subject property, and submitted that the residents of the area had considerable problems relative to the use of the site. He also sought some assurance as to the type of fence that would be constructed along the property fronting Imperial Street, and as to the road access permitted the users.

The Planning Director explained that, with the exception of the twenty foot strip under application, the zoning of the site was correct for the use it accommodated. He went on to explain the range of auto-oriented uses permitted under the C4 zoning category. Relative to the fencing, a plan of development was displayed, and the Planning Director considered that the present situation would be improved to some degree by the prerequisites established to the rezoning. It was also noted that only one access point would be provided to Imperial Street, instead of the two existing, and a further access point would be allowed out onto Waltham Avenue.

Mr. W. K. Gray, 5901 Imperial Street, an abutting owner, indicated that he could confirm what Mr. Couch had stated relative to the traffic situation and use of the subject property.

Mr. E. Matson, 5929 Imperial Street, also spoke and concurred with the statements made by the previous speakers, and submitted that a controversial situation existed. He then related further problems relative to the noise nuisance emanating from the site. Mr. Matson expressed the view that the fence proposed should be high enough to screen the property and also lower the noise level. He then asked who would maintain the fence and the six foot landscaping required, and was advised that this was a responsibility of the applicant.

Mr. W. G. Riddell, on behalf of the owners of the property, advised that whilst he was present on behalf of the application, he could not comment for the present occupiers who were leasing the property.

Mr. Riddell indicated that when they had purchased the property they had not been aware of the requirement for landscaping and screening, but had been working with the Planning Department relative to satisfying this requirement. He indicated that the purpose of rezoning was to clean up the property and to legally use the 20 foot strip under application. It was also advised that the lease held by the present occupiers of the property had a further three years to run.

(4) Reference RZ #57/70

(a) FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4) TO SERVICE COMMERCIAL DISTRICT (C4)

Easterly 170 feet of Lot 19, Block 2, D.L. 29, Plan 3035

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

Lot 19, except the Easterly 170 feet, Block 2, D.L. 29, Plan 3035

(7595 Kingsway -- Located on the North-West corner of Kingsway and Fourteenth Avenue)

Relative to the prerequisite to rezoning calling for the deposit of sufficient monies to cover the cost of constructing the lane and necessary storm sewer facilities to the site, it was advised that Council on December 14th, had amended the condition and the developer was no longer required to provide the necessary storm sewer.

Mr. G. W. Frederick, 7359 - 14th Avenue, raised questions relating to the plan of development of the site as to the rear portion to be utilized for parking, and also concerning the provision and construction of the lane referred to in the report.

The Planning Director explained the screening and landscaping requirements of the Zoning By-law, for a parking area that adjoined residentially used property, and that a plan of development would have to be approved before the rezoning is confirmed.

Mr. Frederick was further advised that the owners of the property would also have to dedicate the required lane allowance and pay for its construction.

Mr. M. J. Zunker, 7368 - 14th Avenue, on asking how long it would be before the rest of the area is rezoned commercial, was advised that there was no plan to extend the commercial zoning deeper into the block.

Mr. D. S. Low, for the developers, confirmed that the prerequisites to rezoning established by Council, would be satisfied. He indicated that the present development proposed represented two-thirds of what was to be the ultimate use of the site, with completion in approximately three years. Relative to access to the property, Mr. Low assured those present that entry to the parking area would be obtained from Fourteenth Avenue, through the commercially zoned portion of the site, and no access would be taken from the lane. He submitted that the rezoning was necessary for the present and future development of the property to satisfy the parking requirements, and the existing leased parking on the opposite side of Kingsway was inconvenient.

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Mr. Low indicated that a preliminary plan of development of the property was available and he would be pleased to discuss it with those interested.

(5) FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #46/70

Lot 14, Block 22, D.L.'s 151/3, Plan 3741
Lots 15 and 16, Block 22, D.L. 152, Plan 3741

(6539/6549/6557 Bonsor Avenue -- Located on the West side of Bonsor Avenue midway between Brief Street and Beresford Street, having a total frontage of 180 feet)

Mr. D. M. Sarter, Architect, appeared in support of the proposed rezoning, and submitted that the sixteen storey multiple-use tower proposed would be an asset to the community, and fit in with the concept of development considered for the area. He explained that in addition to the professional/commercial use, the building would accommodate 91 one-bedroom and 15 two-bedroom units and 26 studio suites. Mr. Sarter further advised that abundant landscaping was considered for the site, and an excess of undercover parking was to be provided.

(6) FROM SERVICE COMMERCIAL DISTRICT (C4) TO MANUFACTURING DISTRICT (MI)

Reference RZ #64/69

(a) South portion of Lot 81, D.L. 98, Plan 34549
(b) West portion of Lot 72, D.L. 98, Plan 29631

(7326 - 50 Antrim Avenue & 7409 MacPherson Avenue -- Located on the East side of Antrim Avenue between Victory Street and MacPherson Avenue)

Mr. J. H. Edwards, Solicitor, spoke in support of the application and submitted that the rezoning would merely bring into conformity the present industrial use of the site.

(7) FROM SERVICE COMMERCIAL DISTRICT (C4) AND PARK AND PUBLIC USE DISTRICT (P3) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Reference RZ #65/69

(a) Easterly 277 feet of Lot 72, D.L. 98, Plan 29631
(b) Lot 22, D.L. 98, Plan 5701

(7325 - 7409 MacPherson Avenue -- Located on the North-West corner of MacPherson Avenue and the Antrim Avenue Diversion)

McPherson Curling Centre Ltd., owners of 7325 McPherson Avenue, submitted a letter expressing opposition to the proposed rezoning, for the reason that the economic operation of the building thereon would no longer be feasible if the presently permitted commercial use was restricted. The letter further stated that the building had been specifically constructed with a distinct element of versatility of use, and satisfactory financing had only been arranged by reason of the building having a multiple-use feature.

Mr. W. B. Still, Secretary of McPherson Curling Centre Ltd., also spoke in opposition to the proposed rezoning, and concurred in the reasons given in the letter. He also submitted that the present zoning category, Service Commercial District (C4), suitably covered the present use of the property, and followed by reciting Section 304.1(23).

"Public assembly and entertainment uses, including: amusement arcades, billiard and pool halls, bowling alleys, catering establishments, curling rinks, dance halls, miniature golf courses, gymnasiums, meeting halls, night clubs, roller rinks, skating rinks, swimming pools and trampoline centres."

(8) FROM TOURIST COMMERCIAL DISTRICT (C5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

Reference RZ #60/70

- (a) Parcel 1, Expl. Pl. 9640, S.D. 18, Block 4, D.L. 125, Plan 3520
- (b) Parcel "A", Expl. Pl. 9639 except Pcl. 1, Explanatory Plan 9640, S.D. 18, Block 4, D.L. 125, Plan 3520
- (c) Parcel "A", Expl. Plan 12407, S.D. 19, Block 4, D.L. 125, Plan 3520

(5511, 5489 and 5537 Lougheed Highway -- Located on the North side of the Lougheed Highway and extending through to Broadway midway between Springer Avenue and Holdom Avenue)

No one appeared in connection with this rezoning.

(9) Reference RZ #51/70

(a) FROM SMALL HOLDINGS DISTRICT (A2) TO MANUFACTURING DISTRICT (M1)

- (i) North-Westerly 125 feet of Lot "H", Expl. Plan 13823, except part on Right-of-way Plan 12829, Except part on Plan 21334, D.L. 31N, Plan 3859
- (ii) North-Westerly portion of Lot "B", D.L. 31N, Plan 3859

(b) FROM SMALL HOLDINGS DISTRICT (A2) TO HEAVY INDUSTRIAL DISTRICT (M3)

Remainders of:

- (i) Lot "H", Expl. Plan 13823 except part on Right-of-way Plan 12829, Except part on Plan 21334, D.L. 31N, Plan 3859 except for the South 1,400 feet
- (ii) Lot "B", D.L. 31N, Plan 3859

(9950 Barnet Highway -- Located on the South side of Barnet Highway immediately West of the common boundary with Port Moody with a frontage of approximately 1376 feet and a total area of approximately 52.00 acres)

Associated Engineering Services Ltd., the applicants, submitted a letter requesting that the M1 zoning boundary be set 135 feet South of the North boundary rather than 125 feet as proposed. It was explained that the limit of the M1 zoning as proposed would not clear the garage/office building and consequently a small portion would encroach into the proposed M3 zoning area.

The Planning Director indicated that an increase in the depth of the M1 zoning category posed no problems and could be amended, as the M1 use was also permitted in the M3 category.

(10) FROM RESIDENTIAL DISTRICT FIVE (R5) AND GENERAL COMMERCIAL DISTRICT (C3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #74/69

- (a) Lots 2 and 3, Block 1, D.L. 151, Plan 10651
- (b) Lots 4, 5E½, 5W½, 12, 13 14 and 15, Block 1, D.L. 151, Plan 1662
- (c) Lots 6, 7W½ & E½, Except South 16½ feet, Block 1, D.L. 151, Plan 1662
- (d) Lot 8, Except Part on Plan With By-law 30078, Block 1, D.L.'s 151/3, Plan 1662
- (e) Lot 9, Except South 16½' shown on Plan with By-law 30078, Block 1, D.L. 151, Plan 1662
- (f) Parcel "A", Ref. Plan 5548, of Lot 16, Block 1, D.L. 151, Plan 1662
- (g) Lot 16, Except Parcel "A", Ref. Plan 5548, Block 1, D.L. 151, Plan 1662
- (h) Lot 17, Except Ref. Plan 33109, Block 1, D.L.'s 151/3, Plan 1662

(4205 - 4279 Kingsway inclusive; 4238 - 4298 Grange Street inclusive -- Located within the block bounded by Grange Street, Kingsway, Chaffey Avenue and Barker Avenue)

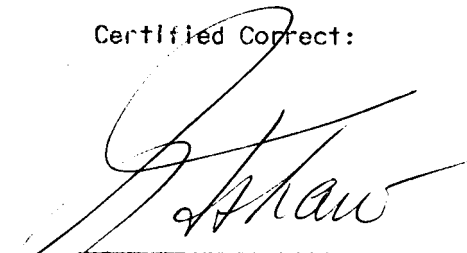
No one spoke in connection with this proposed rezoning.

The Hearing adjourned at 8:45 p.m.

Confirmed:

Certified Correct:


MAYOR


CLERK

GM/nb