

JUNE 16, 1970

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, June 16, 1970, at 7:30 p.m. to receive representation in connection with the following proposed amendments to Burnaby Zoning By-law 1965.

PRESENT: Mayor Prittie in the Chair;
Aldermen Blair, Clark, Dailly, Herd,
McLean and Mercier;

ABSENT: Aldermen Drummond and Ladner;

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

PROPOSED REZONINGS

(1) FROM RESIDENTIAL DISTRICT ONE (R1) TO PARKING DISTRICT (P8)

Reference RZ #22/70

Portion of Lot 32, D.L. 40, Plan 28710

(8418 Government Street -- Located on the South side of Government Street from a point 90 feet West of Brighton Avenue Westerly a distance of 565.8 feet)

Mr. H. J. Adolph, 8373 Government Street, first spoke and indicated that he was opposed to the rezoning of the property for parking purposes. He stated that he was against the application because of the traffic noise that would come from the proposed parking area, especially at night. He also made reference to the unsightliness of the Columbia Trailer Plant and the noise from its operation, and expressed the view that management had made no effort to lessen this nuisance.

Mr. Adolph then noted that a previous rezoning of the applicant's property had called for a landscaping screen, but had never been provided. He considered that the landscaped berm planted with trees should first be provided, and time allowed for the planting to grow before allowing the parking as requested.

Mr. R. Raymer, 8431 Government Street, then spoke and expressed opposition to the proposed rezoning, and also dealt with the noise nuisance from the Company's operation. He noted in addition, that flashes from welding equipment operated at night were also disturbing. Mr. Raymer submitted that as the immediately adjacent area to the applicant's property was zoned for the highest standard of single family use, some consideration should be given to this factor.

As to landscaping standards and enforcement of requirements laid down in this respect, Mr. Raymer was advised that a detailed landscaping plan was required and would be presented to Council before the final approval of the proposed rezoning was given. Mr. Raymer was also advised that the proposed parking area was intended for employee parking only, but it was agreed that this purpose should be enforceable in some way.

Mr. W. J. Sager, 7789 Kentwood Street, an abutting property owner, also expressed opposition to the proposed rezoning for the same reasons as expressed by the previous speakers.

Mr. G. J. Reid, General Manager of Columbia Trailers Limited, advised that a number of meetings had been held with the Planning Department relative to the noise problem, and the Company was prepared to follow any reasonable suggestion to abate the noise nuisance. In this respect the provision of a landscaped berm as a sound deflector had been agreed to.

He also indicated that a Sound Engineer had been engaged by the Company and steps were being taken to improve the situation, such as soundproofing vents and applying soundproofing material to the North side of the Plant building. It was noted that a Company ruling laid down that no noise producing equipment be used after 10:00 p.m., Mr. Reid submitted, however, that in an operation such as theirs noise was difficult to control. Mr. Reid gave assurance that the area under application was to be utilized for employee parking only.

(2) FROM RESIDENTIAL DISTRICT THREE (R3) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RMI)

Reference RZ #21/70

- (a) Lot "C", S.D. 2, Block 1, D.L. 25W, Plan 19669
- (b) Lot 58, D.L. 25, Plan 27253
- (c) Lot "C", S.D. 1, Block 1, D.L. 25W, Plan 19669

(8303 - 10th Avenue; 8304 and 8305 - 11th Avenue -- Located on the East side of Newcombe Street between 10th and 11th Avenues and at the North-East corner of 11th Avenue and Newcombe Street)

A petition opposing the proposed rezoning, and bearing 71 signatures, was received. The reasons offered in the petition for the opposition were:

- (a) That Second Street School and Armstrong Avenue School were now overcrowded and the facilities could not be further expanded to accommodate more children.
- (b) That traffic on 10th and 11th Avenues were already at a maximum.
- (c) That parking facilities for the area were overcrowded.
- (d) That the residents of the area had been assured by the Planning Department that the area was zoned for single family use only.

Mr. W. H. Decre, 8438 - 11th Avenue, spoke against the application and expressed concern to the traffic situation in the area. He also submitted that in view of the number of cars parked on the public thoroughfares it was dangerous for the children to cross the road. He said there was a great need for additional playgrounds in the area.

Mr. H. J. Stiles, 8322 - 12th Avenue, also expressed opposition to the proposed rezoning, and on asking why the subject property had not been subdivided for single family use, was advised that the municipality-owned land had been held for the road alignment for Newcombe Street.

Mr. Stiles also expressed the view that further apartments in the area would add to the existing burden of the overcrowded facilities of the area. He also complained of the garbage storage and pickup arrangements for the existing apartments in the area, and referred also to problems experienced with the children living in the apartments. Mr. Stiles requested that Council consider utilizing the land under application for park use or to provide facilities for Old Age Pensioners.

Mr. C. G. Kitchen, Caretaker Manager of Parkwood Terrace Apartments Ltd., then spoke relative to the points raised by the previous speaker, and advised that the garbage pickup was carried out in the morning. He agreed that there was a problem relative to parking, with extra cars from the apartment.

Mrs. K. Y. Cope, 8338 - 12th Avenue, also expressed strong opposition to the proposed rezoning for the reasons stated by the previous speakers.

Mr. J. P. Bodrug, 8314 - 12th Avenue, indicated opposition to the proposed change and expressed concern relative to the parking situation.

Mr. D. C. Houghton, 8433 - 10th Avenue, on a question of zoning of the subject property, was advised that as far as was understood the residential category had been applied since the inception of Zoning By-laws.

(3) FROM RESIDENTIAL DISTRICT FIVE (R5) TO NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI)

Reference RZ #15/70

- (a) Lot 3, Block 59, D.L. 98, Plan 15517
- (b) Lot 5, Block 60, D.L. 98, Plan 6965
- (c) Lot 6, S.D. "A", Block 60, D.L. 98, Plan 6965

(5155, 5165, and 5175 Victory Street -- Located on the North side of Victory Street from a point 100 feet West of Royal Oak Avenue Westerly a distance of approximately 160 feet)

Mr. and Mrs. F. F. Tegg, 5145 Victory Street, submitted a letter expressing opposition to the proposed rezoning. The following reasons were given for their objection to the application :

- (1) No street lighting or sidewalk on the 5100 Block Victory Street.
- (2) A larger area than that proposed for parking was required to improve the very bad situation presently existing in this respect.
- (3) Lack of communication by the applicants on how they intend to abut the Tegg property.
- (4) That the proposed rezoning would devalue their property.
- (5) Home life - Their dissatisfaction in retaining the property as it looks as if the parking lot will be at their back door.
- (6) The social activities of the Church were not an occasional affair but on a pretty steady basis.

P.H.
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The letter also indicated that the complainants would expect a substantial decrease in their taxes if the proposal was approved.

In a memorandum from the Planning Director, it was indicated that an additional prerequisite be set against the application, that the rezoning be subject to a submission that all existing improvements be removed within six months of rezoning.

Mr. J. de Graaf, 7990 Gray Avenue, then spoke and advised that he was the General Sunday School Superintendent for the Alta Vista Baptist Church, and was present in support of their application. He explained that existing facilities were totally inadequate for their present membership. Mr. de Graaf also advised that the cost of the addition proposed was in the region of \$250,000.00, and would provide, in the main, facilities for younger people who represented a large proportion of the Church membership. He outlined the programme to be pursued by the Church in this respect, and emphasized the need for activities and facilities for children, teenagers, and for benefit of the community.

Mr. de Graaf agreed that a parking problem existed but the proposal under application would provide 30 to 40 parking spaces and alleviate to some degree the problem.

(4) FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT FIVE (RM5) TO
GENERAL COMMERCIAL DISTRICT (C3)

Reference RZ #19/70

Lots 13 to 16 inclusive, Block 8, D.L.'s 151/3, Plan 2155

(4256, 4280 and 4292 Kingsway -- Located on the South-East corner of Kingsway and Olive Avenue)

Mr. R. Brownlee, Architect, advised that he was present on behalf of the developers of property on the North side of Kingsway, opposite that under application. He expressed opposition to the proposed rezoning and the development envisaged, submitting that it was not in keeping with the community plan proposed for the area, and in no way compatible with the high quality development to be pursued by his principles. Mr. Brownlee indicated that the development he represented was in the region of \$7,000,000.00.

Mr. A. Quon, then spoke for the application, and advised that he represented owners of Lots 13, 14 and 15. In support of the application, he noted that enquiries had been made to develop the site at a higher density and within the concept of the community plan, but financing for the development could not be obtained. He pointed out that in view of its location, and being adjacent to a service station and tire company, mortgage money for higher density development was not available.

Mr. Quon advised that the owners of the property were elderly and wished to dispose of their holdings, but, he submitted, the only way the property could be sold was by rezoning it to the category requested. He referred to an earlier application to rezone the site for drive-in use, and pointed out that the original application had been amended and it was now proposed that a sit down restaurant be accommodated on the property.

(5) FROM GASOLINE SERVICE STATION DISTRICT (C6) TO SERVICE
COMMERCIAL DISTRICT (C4)

Reference RZ#10/70

Lot 12, D.L. 2, Plan 33637

(4191 North Road -- Located on the North-West corner of
Lougheed Highway and North Road)

No one appeared in connection with this rezoning.

The Hearing adjourned at 8:30 P.M.

Confirmed:

Certified Correct:

Robert W. Pittie
MAYOR

J. Shaw
CLERK

GM/hb