

NOVEMBER 16, 1970

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, November 16, 1970 at 6:50 p.m. to receive representations in connection with the following proposed amendments to Burnaby Zoning By-law 1965.

PRESENT: Acting Mayor Herd in the Chair;
Aldermen Clark, Drummond,
Ladner, Mercier and McLean;

ABSENT: Mayor R. W. Prittle;
Aldermen Blair and Dailly;

(1) FROM RESIDENTIAL DISTRICT FIVE (R5) TO RESIDENTIAL DISTRICT ONE (R1)

Reference RZ #23/70

(a) The rear and Easterly 200 feet portions of lots:

- (i) Block 39 except Pcl. "A", Expl. Pl. 16876, D.L. 86, Plan 1203
- (ii) Block 40 except Expl. Pl. 16940, D.L. 86, Plan 1203
- (iii) Lot 1, D.L. 86, Plan 23399
- (iv) Block 42 except Plan 24296 and except Pcl. "A", Expl. Pl. 22819, D.L. 86, Plan 1203
- (v) Block 43, except Pcl. "A", Expl. Pl. 14196, D.L. 86, Pl. 1203
- (vi) Block 44 except Expl. Plan 13748, D.L. 86, Plan 1203

(The Easterly 200 feet of 6054, 6084, 6116, 6140, 6184 and 6238 Malvern Avenue -- Located 147 feet East of Malvern Avenue between Burris Street and Stanley Street)

(b) The Southerly 41.4 feet of Lot 246, D.L. 86, Plan 36916

(6005 Humphries Avenue -- Located on the West side of Humphries Avenue from a point approximately 251 feet South of Burris Street Southward a distance of 41.4 feet)

Mr. E. Schultz, the owner of the Easterly portion of the above described Lot 42, sent a telegram indicating he was in favour of the rezoning proposal.

Mr. E. R. Anderson, Agent for the owner of Lot 39 described above (Mr. T. Lesosky), then spoke and reviewed the attempts by Mr. Lesosky to subdivide his property and the subsequent events which led to the rezoning proposal now being considered.

Nov/16/1970
P.H.

Mr. Anderson stated that Mr. Lesosky objected to the rezoning proposal because of the devaluating effect it would have on the property in the area. He indicated that, in Mr. Lesosky's case, there would be a loss of between \$7,000.00 and \$10,000.00.

Mr. Anderson drew attention to Section 702 of the Municipal Act where it indicates, in part, that Council shall have due regard for the value of the land and the nature of its present and prospective use and occupancy when establishing zones.

He also advised that, though the D.L. 86 (Buckingham Heights) development scheme was known approximately ten years ago, Mr. Lesosky purchased his property some four years ago but knew nothing of the Buckingham Heights redevelopment scheme until recently.

He also stressed that, if the land was rezoned to the RI category, Mr. Lesosky will not be able to extend the sewer in the manner desired when subdividing his property.

He also suggested that perhaps Council could consider other residential categories, other than RI, for the area.

Mr. Anderson concluded by stating that he felt the rezoning proposal now at hand was designed to preclude the development plans Mr. Lesosky had for his property.

Mr. J. E. Robertson, 6140 Malvern Avenue, enquired as to the difference between the R5 and RI categories, and also when the land involved was zoned R5.

Planning Director replied that the land in question has always been zoned R5, and explained that the basic difference between RI and R5 is that the former permits Single Family development only on large lots whereas the latter allows for Two Family development on smaller lots.

Mr. Robertson again spoke and stated that he and others in the area wish their properties zoned for Single Family use only.

In response to a question, the Planning Director advised that the D.L. 86 (Buckingham Heights) area has always been zoned RI.

(2) TEXT AMENDMENT

Proposed Amendments to the Service Commercial District (C4)

- (1) The inclusion of the C4 District in Clause (1)(b) of Section 6.15 (Screening and Landscaping) on Page 20 of the By-law as follows:

"In C1, C4 and M Districts, all those portions of a required front yard not used for permitted parking or display areas shall be fully and suitable landscaped and properly maintained."

- (2) The deletion of Clause (11) and the amendment of Clause (7) of Section 304.1 (Uses permitted in the C4 District) on Page 50 of the By-law, as follows:

"Car washing establishments and drive-in businesses, subject to the following conditions:

P.H.
Nov/16/1970

- (a) The lot shall have an area of not less than 10,000 square feet.
- (b) The maximum area of land which may be built upon shall be 20 percent of the lot area.
- (c) No building shall be situated closer than 20 feet to the side property lines.
- (d) The lot shall have a street frontage of not less than 100 feet.
- (e) The entire customer service area shall be paved with a permanent surface of asphalt or concrete.
- (f) Screening of not less than six feet in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an A, R. or RM District, or is separated therefrom by a lane."

No one appeared in connection with this proposed amendment.

The Hearing adjourned at 7:00 p.m.

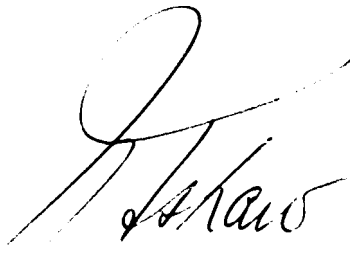
Confirmed:

Certified correct:



ACTING

MAYOR



CLERK

EW/hb