

FEBRUARY 16, 1971

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, February 16, 1971 at 7:30 p.m to receive representations in connection with the following proposed amendments to Burnaby Zoning By-law 1965:

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

ABSENT: Mayor R. W. PrITTLE;
Aldermen Dailly, Emmott, and Mercier;

(1) FROM RESIDENTIAL DISTRICT THREE (R3) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

Reference RZ #44/70

Lots 48B to 52B inclusive, S.D. 19, Block 6, D.L. 745 $\frac{1}{2}$, Plan 1852

(3717, 3737, 3757, 3777, 3797 Banff Avenue -- Located on the West side of Banff Avenue between Canada Way and Woodsworth Street)

No one appeared in connection with this rezoning.

(2) FROM RESIDENTIAL DISTRICT FOUR (R4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

Reference RZ #65/70

(a) Pcl. "A", Expl. Plan 15768, S.D. 18, Block 2, D.L. 207, Plan 4032

(b) Lot 18, Except Parcel "A", Expl. Plan 15768, Block 2, D.L. 207, Plan 4032

(259 and 271 Duthie Avenue -- Located on the West side of Duthie Avenue 217 feet South of its intersection with Pandora Street)

Mr. J. H. Wyman, 7169 Maureen Crescent, submitted a letter strongly objecting to the construction of more apartments in this area until some of the major objections that he and others have previously brought to the attention of Council are rectified.

The problems of concern to Mr. Wyman were:

- (a) dumping of sewage into Burrard Inlet,
- (b) the traffic problems due to on-street parking from existing apartments in the area,

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- (c) a lack of sufficient recreational facilities for the increased population due to existing apartments
- (d) the very acute overcrowding in the schools which has not been overcome by the opening of the new school.

Mr. and Mrs. John L. Bell, 290 Duthie Avenue, submitted a letter expressing extreme distaste and opposition to the proposed rezoning.

Mr. E. M. Williams, 7125 East Hastings Street, spoke in support of the proposed rezoning. He stated that the development of this area with apartments would eliminate the existing unsatisfactory condition and appearance of the area. He stated that he could not see how good apartment development would, in any way, be detrimental to residents of the area.

Mr. John L. Bell, 290 Duthie Avenue, spoke in opposition to the proposed rezoning. Mr. Bell was of the opinion that abutting owners had received insufficient notice of the Public Hearing and that the Notices of the Public Hearing should have received a wider circulation. He then presented a petition to Council signed by himself and twenty-two other residents of the area in which their reasons for opposing the rezoning were outlined in detail. A copy of Mr. Bell's petition is attached hereto and forms part of these Minutes.

Mr. Bell also stated that the majority of homes in this area had been built within the last fifteen years and that the area was in reasonable condition.

Mr. William Thomas, 250 Duthie Avenue, stated that he had recently purchased his home at the above address with a view to improving and upgrading the property. He stated that if the proposed rezoning was approved he would have to abandon his plans because he did not wish to live in an apartment area.

He endorsed Mr. Bell's petition and opposed the rezoning.

Mr. A. R. Nilson, 7016 Maureen Crescent also expressed distaste for the proposed rezoning. He stated that he could see no real reason for rezoning this particular site for apartment development and considered that the area could be developed for low density residential purposes. He also endorsed Mr. Bell's petition.

Mr. R. O. Lamb, 270 Duthie Avenue, stated that he lived directly across the street from the proposed development. He stated that the view had already been spoiled by existing apartments. He pointed out that 259 Duthie Avenue had been bought on speculation and had been allowed to degenerate very badly. He was also concerned about the problems created by apartment residents utilizing on-street parking.

Mr. Lamb was opposed to the proposed rezoning.

Mrs. E. Fershau, 7145 East Hastings Street, spoke in favour of the rezoning. She was of the opinion that the area as it presently stands is an eyesore and that the construction of apartments would be a definite improvement.

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Mr. K. W. Battersby, 7131 Trudy Court, spoke in opposition to the proposed rezoning and endorsed Mr. Bell's petition. He was mainly concerned with the quality of the proposed development and the traffic problems that would be generated.

Mr. E. B. Goy, 538 Duthie Avenue, noted that in 1967, as President of the Lochdale Ratepayers Association, he had submitted a petition opposing apartment development in this particular area.

Mr. Goy supported Mr. Bell's current petition opposing the proposed rezoning now under consideration. He also enquired if the granting of City Status to Burnaby would enable the Corporation to maintain a better control over such proposed developments.

At the request of the Mayor, Mr. Armstrong of the Planning Department outlined the background to the selection of this particular area as a suitable site for apartment development.

Mr. Armstrong noted that the area had been proposed in the Apartment Study in 1967 and had been confirmed in the Apartment Study in 1969. It was considered that the availability of nearby park, school and commercial facilities, and the close proximity of Simon Fraser University, make the area well suited to apartment use, particularly for family type accommodation. At that time, existing and proposed school facilities were considered adequate.

Mrs. Margaret Bell, 290 Duthie Avenue, contended that even with the addition of the Duthie Union Elementary School, facilities would be overtaxed by new apartment development. The junior and senior secondary school situation was already unsatisfactory.

Mrs. Maureen Hellier, also expressed concern regarding the school situation and contended that severe over population would occur through the proposed apartment development. Mrs. Hellier was opposed to the proposed rezoning.

Mr. J. H. Wyman, 7169 Maureen Crescent, reiterated his remarks contained in his letter referred to earlier in these minutes. He pointed out that he had been opposed to apartment development in this area since 1967. He urged that no action be taken until at least 1973 when sewage disposal facilities should be available and legislation covering off-street parking for apartment dwellers has been finalized.

Mrs. L. Melani, 7163 Maureen Crescent, stated that she had bought her home approximately eighteen months ago on advice from the Planning Department that the area was zoned for low-density residential development. She expressed concern regarding the over crowded schools in the area and expressed the opinion that the area should be redeveloped for low-density single family dwellings rather than apartment development. Mrs. Melani was opposed to the proposed rezoning.

Alderman Drummond requested a show of hands from those present who had not already spoken on the proposed rezoning to indicate their opposition to the proposal. The majority of those present were opposed.

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

Reference RZ #76/68 and 38/70

Lots 14, 15 and 16, Block 77, D.L. 127, Plan 4953

(381, 361, 351 Holdom Avenue -- Located on the West side of Holdom Avenue from a point approximately 132 feet North of Hastings Street)

No one appeared in connection with this rezoning.

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

Reference RZ #64/70

(a) Lots 10, 11 and 12E $\frac{1}{2}$, Block 1, D.L.'s 121/187, Plan 1354
(b) Lot 12W $\frac{1}{2}$, Block 1, D.L. 121, Plan 1354

(4197, 4193, 4165, 4153 Albert Street -- Located on the North-West corner of Albert Street and Carlton Avenue)

No one appeared in connection with this rezoning.

(5) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMMUNITY INSTITUTIONAL
DISTRICT (P5)

Reference RZ #68/70

(a) Lots 35 and 36W $\frac{1}{2}$, Block 4, D.L. 90, Plan 555
(b) Lot 36E $\frac{1}{2}$, Block 4, D.L. 90S. Prt, Plan 555

(7909, 7915 Wedgewood Street and 7182 -6th Street -- Located on the North-East corner of Sixth Street and Wedgewood Avenue)

Mr. McLennan, 7224 - 6th Street was not too concerned with the actual rezoning. He was, however, concerned for the safety of prospective residents of the proposed rest home because of the extreme hazard caused by parked cars in the vicinity of the intersection of Wedgewood Avenue and Sixth Street.

Mr. B. Loveless, 7925 Wedgewood Avenue, spoke in opposition to the proposed rezoning. Mr. Loveless was concerned with the future alignment of Wedgewood Avenue and maintained that any additional land required to widen Wedgewood to a 28 foot standard should be obtained from the owners on the South side of Wedgewood Avenue. He was also concerned with what use this land could be put to should the rezoning be approved and the proposed rest home not be proceeded with.

Mr. A. W. Davis, 7076 - 6th Street, stated that he was conditionally in favour of the proposed rezoning if his own property was to be similarly rezoned. He pointed out that without such rezoning his property would be locked-in.

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(6) FROM MANUFACTURING DISTRICT (M1) TO PARKING DISTRICT (P8)

Reference RZ #69/70

Lots 8 and 9, Block 1, D.L. 119, Plan 2855

(4372 and 4392 Halifax Street -- Located on the South-West corner of Halifax Street and Rosser Avenue)

Mr. E. Kroon, representing Rader Pneumatics and Engineering Co. Ltd., spoke in opposition to the proposed rezoning. He expressed concern that the proposed parking lot would cater to large diesel trucks and the resulting noise would place his client in an untenable position.

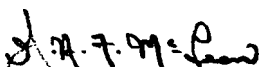
Mr. Kroon stated that his client would not strenuously object to a parking lot that was confined to the use of ordinary automobile traffic but felt that a buffer should be erected between his premises and the proposed parking lot.

Mr. Thomas Tidball, owner of the Lougheed Hotel informed the Hearing that it was not the intention to allow the use of this parking lot to heavy truck traffic. The entrance and exit would be designed to make the lot inaccessible to such traffic.

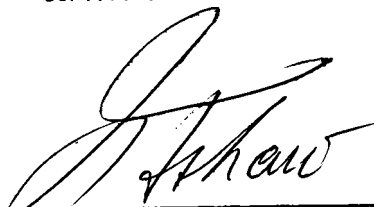
The Hearing adjourned at 9:15 p.m.

Confirmed:

Certified correct:



ACTING MAYOR



CLERK

BL/hb

February 15, 1971

Corporation of the District of Burnaby,
4949 Canada Way,
Burnaby 2, B. C.

Gentlemen:

Reference Rezoning #65/70
259 & 271 Duthie Avenue,
Burnaby 2, B. C.

We, the undersigned, wish to express and record the strongest possible protest against the rezoning as suggested by the proposals contained under the subject reference. We also have a serious objection to the method in which the Planning Department apparently in ~~collaboration~~ with one or more speculators, are planning to drive the initial wedge into this area so that eventually the whole area bounded by Hastings, Duthie, Barnet and Pandora will be rezoned. This will result in one mammoth collection of ugly, poorly constructed, low-cost, poor quality tenements which, based on the state of the present apartment blocks in the vicinity, will become tomorrow's slums. It is a well-known fact that the classic three-storey, frame construction apartments presently being constructed in Burnaby are a speculator's dream, providing high depreciation tax havens, especially for doctors, dentists, and other highly paid professions. We submit that the rezoning therefore be quashed for the following reasons:

1. Present area of single family homes will become a victim of rezoning blight whereby not only does one's biggest investment be badly jeopardized by the proximity of the apartments themselves, but also by the fact that homeowners will gradually lose interest in maintaining the quality of their homes anticipating perhaps future rezoning schemes.
2. Homes in this block of Duthie, with the exception of one home owned by an absentee speculator, are in good condition and should not be pulled down.
3. The area could be replanned to allow homeowners to subdivide their large lots into additional residential properties and also allow a Community Centre.
4. The residents of this area were told by previous Council that there would never be a piecemeal rezoning of the area, but this promise now appears to have been abandoned by the Planning Department.

5. Poor quality and ugliness of the present apartments in the area.

6. Judging by number of vacancy signs, there is no great demand for additional apartments.

7. There is no park area in the immediate vicinity, except a small overcrowded area across an extremely busy highway to which most mothers are afraid to allow their children to venture. A new play area is badly required now even without any additional residents.

8. Schools in the area will eventually be swamped by the number of new residents and school taxes will become increasingly burdensome as new capital expenditures are incurred. Quality of education will deteriorate under these conditions. Junior and Senior Secondary schools in the area are totally overcrowded at the present and this was not mentioned in the draft received from the Planning Department.

9. All improvement costs in the area, including sewers, sidewalks and road widening, have been borne by present homeowners on a single family dwelling basis.

10. On-street parking will be an eyesore, hazard and inconvenience to present homeowners.

11. The sewage system discharging below the Westridge area into Burrard Inlet has already caused a major pollution problem. Any additional mass housing schemes will only cause further and greater problems.

12. Apartments will completely destroy present residents' beautiful view of mountains and the inlet and decrease property values.

13. Poor building regulations.

14. There is statistical evidence to show a marked increase in all types of crime in dense apartment areas.

If any one of these problems cannot be solved, how can you possibly continue with this plan.

- J. H. Bell 290 Duthie Burnaby 2.
- J. H. Bell 290 Duthie Burnaby 2.
- R. G. Lamb 270 Duthie Burnaby 2.
- R. G. Lamb 270 Duthie Burnaby 2.
- A. Veckies 320 DUTHIE AVE BURNABY 2
- A. Veckies 320 Duthie Ave. Burnaby 2
- D. J. 340 DUTHIE AVE BURNABY
- Fran. Kypkin 340 Duthie Ave. Burnaby 2, B.C.
- William Jones 750 Duthie Burn BC.

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POLLUTION OF INLET UNDER COUNCIL EYE

G.D. MacLennan 7136 Hastings ^{east}
 M. MacLennan 7136 E. Hastings
 Jessie Nicol 7174 " "
 Robert Nicol 7174 " "
 Mrs. J. Lambert 7144 E. Hastings
 Mr. J. Lambert 7144 E. Hastings
 P. Kell 7132 E. Hastings
 Janet Kitcher " "
 Salvatore Vitullo
 Maria Di Gosto
 Jack Lachman 7164 E. Hastings
 Vicki E. Leckare 7164 E. Hastings
 Robert L. Dyer 7154 E. Hastings
 J. J. J. J. J. 242 Lincoln

Beaches may become useless

Burnaby council has asked for a full report on pollution of the municipality's Burrard Inlet beaches following disclosure in The Columbian June 10 that indicate a "serious" condition.

The Columbian story quoted Burnaby Parks Superintendent Bart Wilkinson on results of water sample tests being made by the municipal sanitation department at the request of the commission.

He said that so far the tests indicate "very definite pollution" from colonic bacteria in the water at the foot of Willingdon avenue, "considerable pollution" at the foot of Penzance street and "definite pollution" at Barnett Beach and the Kapoor and Bestwood beach waters.

Wilkinson said the tests, which are being taken weekly, will be compiled and analyzed at the year's end for the future information of the parks commission in its studies of possible recreation sites along the inlet shore.

Councillors asked if the newspaper report was true and were assured by Councillor George McLean, who is also a parks commissioner, that it was "quite authentic."

"But we don't have to concern ourselves over it yet," he continued. "We will have no trouble as long as we don't entice the public to use the beaches."

Burnaby Engineer Ernie Olson informed council that there are three sewer outfalls from Burnaby into Burrard Inlet. These, he said, are located at the foot of Willingdon, foot of Gilmore, and below Westridge.

Councillor Jim Dailly asked if the sewage couldn't be diverted or if a pumping station might be put in, but Olson said he doubted this since the Greater Vancouver Sewerage and Drainage Board has "quite closely" figured its distribution system.

Ratepayers in the Lochdale area have forwarded a protest to council against proposed apartment construction in their area on the basis that increased population density will only increase the degree of pollution at the beaches.

Such increase in pollution, argues the association, would

Some 300 property owners of North Burnaby feel they will have been the victims of a municipal "sell-out" if the proposed apartment zoning plan for their area is permitted to proceed.

Spokesman for the group, which petitioned council this week in protest against the apartment plan for "Area C," bounded by Hastings, Duthie, Pandora and Inlet Drive, was Robert J. Harper, 7175 Maureen Crescent.

"Many of us have just bought homes here on the reasonable assumption that we would not find ourselves cheek-by-jowl with apartment blocks," stated Harper, "the planning and building of which must surely be of profit only to those who buy and sell the land in question."

He claimed that the value of single family homes declines when apartments are built adjacent.

"We cannot but protest most vigorously at the thought of a secure if costly investment turning into disaster by the vagaries of land speculation."

"We respectfully urge, therefore, that the application for re-zoning the area specified in our petition be refused."

The apartment study plan also sparked other protests from the north Burnaby sector.

G. D. McLennan, 7136 Hastings street, stated in a letter to council, "The only ones in the area who want apartments are those who wish to move anyway."

I. H. Wyman, 7169 Maureen Crescent, complained, "I simply cannot understand the reasoning behind zoning an area such as mine for expensive single family homes one year and then proposing to re-zone the area for medium density apartments the year following."

"It should be obvious to anyone that it would have been impossible to sell the homes in the area had the present proposal been made a year earlier, and you can hardly blame the residents for now feeling that they have been swindled."

William Fox, president of Westridge Community Center Association, asked council to incorporate in the zoning plan certain stipulations which would protect the value of existing homes and buildings.

He asked that the property owners in the Westridge area be protected against a loss in property value by ensuring that new apartment construction and appearance meet higher standards than the standards for those presently in Area C.

New apartments, suggest the association, should be limited to the one or two bedroom medium-density type as opposed to the "garden" or family type of apartment.

The apartment study plan is still under consideration by councillors who are assembling the various reactions to the zoning proposal.

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