

MAY 17, 1971.

A Public Hearing was held in the Council Chambers, Municipal Hall, 1049 Canada Way, Burnaby 2, B. C., on Monday, May 17, 1971 at 6:45 P.M. to receive representations in connection with the following proposed rezonings:

PRESENT: Aldermen Dailly, Drummond, Emmott, Mercier, McLean;

Alderman Blair arrived at 7:00 o'clock and Alderman Clark at 7:10;

Acting Mayor Ladner was in the Chair.

ABSENT: Mayor Prittie.

(1) FROM RESIDENTIAL DISTRICT ONE (R1) TO NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI)

Reference RZ #14/71

- (a) 0.151 acre portion of Right-of-Way Plan 10599, Block "H", D.L. 91N, Plan 3243
- (b) Block "H", Except Right-of-Way Explanatory Plan 10599, D.L. 91N Pt., Plan 3243
- (c) Portion of abandoned Buckingham Avenue Road Allowance
- (d) Portion of abandoned North-South Lane East of Buckingham Avenue

(6560 Buckingham Avenue, 7603 Morley Street -- Located on the South-East corner of Buckingham Avenue and Morley Street)

Mrs. I. Warfield, 7615 Morley Street, Burnaby 1, B.C., appeared and stated that though she had no objection to a church, per se, being located on the property/question, she was opposed to the variety of community services that take place during the week in a church.

She added that the anticipated increase in traffic, and the concomitant increase in noise, resulting from the presence of the church building would be bothersome to those residing in the area.

Mrs. Warfield pointed out that there were already four churches in the immediate area and that there is other land not too far distant that would be suitable for church development.

Mr. I. Warfield, 7515 Morley Street, Burnaby 1, B.C., then spoke and indicated he concurred with the remarks expressed by his wife.

He also pointed out that Morley Street is relatively narrow and has only one exit, although it is understood that another is being considered. He hastened to add that, even with another exit, the street would not be adequate to handle the traffic volume that would be expected if the church was built.

Mr. Warfield drew attention to the fact that, at the moment, it is difficult to enter Canada Way from Morley Street during busy times, and even worse going the other way, so the situation would be compounded if additional traffic generated by the presence of the church was produced. He mentioned too that there have been quite a number of accidents at Canada Way and Morley Street.

Mr. Warfield indicated that most of the residents in the area, because of the traffic congestion problem at Canada Way and Morley Street, travel via a circuitous route to the traffic light on Burris Street at Canada Way.

P.H.
May/17/1971

Mr. Marfield concluded by pointing out that the proposed parking lot of the church would be directly across from his property.

In response to a query, he stated that the nearest church to him at the present time is ~~5~~ blocks away.

Mr. P. Luciak, 7042 Morley Street, next spoke and advised that, in addition to normal Sunday services at a church, there are many other activities that are not necessarily connected with worshipping God. He suggested that the large crowds, the noise and the traffic volume would disturb the quiet enjoyment of those residents in the area.

He suggested that a church should be located close to a main thoroughfare; e.g. Canada Way and Burris Street.

Mr. Luciak concluded by urging that the property retain its residential zoning.

Mr. Bray, Barrister and Solicitor, representing a number of owners of property in the area, then spoke and stressed that the area is a very pleasant single family area and should remain thus.

He indicated that the main point of concern to those he represented was that there would be a lack of adequate ingress and egress to the site, a situation that could cause intolerable nuisance to those residing in the area.

He pointed out that the P1 Zone requires that only one parking zone be provided for each ten seats in a church, which would be totally inadequate, and therefore those attending would likely park their vehicles on the streets in the area.

Mr. Bray also suggested that blacktop does not provide an aesthetic appearance.

Alderman Blair arrived at the Meeting

Mr. Bray suggested that the Municipality would likely need to provide considerable street improvements (e.g. sidewalks, curbs, additional pavement) to accommodate the increased vehicular and pedestrian traffic that can be expected.

He also made reference to the point mentioned earlier concerning traffic congestion at Canada Way and Morley Street.

Mr. Bray remarked that the presence of a church would have a depreciating effect on residential properties in the area.

He commented that the land in question could be put to a better use.

Mr. H. Greenberg, 7132 Morley Street, next spoke and reiterated the point made earlier regarding anticipated traffic problems in the area if the church was built on the site/question.

He also commented that, with more people in the area as a result of the presence of the church, residents could expect problems from youths who would be attending activities at the church.

A Brief from the Parish of St. Alban The Martyr, the intending developer of the property in question, was then read. This Brief indicated the following:

- (a) The Diocese of New Westminster and the Parish wish to relocate St. Alban's Church from its present site at the corner of Canada Way and 19th Avenue to the subject property;
- (b) A bid to purchase the property would be made at the appropriate time;
- (c) In 1960, the Diocese analysed the growth patterns and physical needs of all parishes. At that time, discussions were held with the Municipality

P.H.
May/17/1971

and tentative agreement reached on the provision of a church in the vicinity of Imperial Street and Walker Avenue. Discussions with the Planning Department over the last three years have resulted in bringing this proposal to fruition.

- (d) The present site on Canada Way and 19th Avenue would be sold.
- (e) The property of St. Columba on Kincaid Street has been sold, and the two parishes have been combined; therefore, two properties will be placed on the tax roll for one that is not presently taxed.
- (f) In June, 1970, a Brief was submitted outlining the heavy use being made of the present facilities of St. Albans Church for community activities throughout the week. The congregation is very desirous of expanding their contribution to the community by the provision of free space to groups engaged in community services, but are restricted by limitations of the present buildings. The situation in that regard is:
 - (1) because of their age, the buildings require extensive renovations if their continued use is required
 - (2) the buildings are sprawling, uneconomic to operate, and present problems of security
 - (3) traffic on Canada Way is now so heavy that noise from it seriously disrupts services
- (g) A new structure, designed to serve not only the worship and Christian educational needs of the congregation but also suitable for community - oriented meetings and activities, would enable the church to be of still greater value and service in the Municipality.
- (k) It is considered that the location of the subject site adjacent to a proposed recreational park will enhance such utilization and will complement the program to be undertaken in the park .
- (m) The Parish of St. Albans extends from 10th Avenue to Royal Oak Avenue. The proposed site is more central and is also within an area of extensive residential development. It is on the border of (R2) and (R1) zones and is close to multi-family areas. It is also closer to the developing residential area that was previously served by St. Columba on Kincaid Street.
- (n) By relocating, a better distribution of church facilities would also be achieved in this part of the Municipality. At present, St. Albans is within a few blocks of East Burnaby United and Gordon Presbyterian. There is no church between this concentration and Deer Lake United on Sperling Avenue to serve the growing residential population in the area. It is still desirable for many groups that facilities for church activities and community functions be within reasonable walking distance of the home.
- (o) For the foregoing reasons, the Council was being urged to favourably consider the rezoning of the property in question to the (P1) category

ALDERMAN CLARK ARRIVED AT THE MEETING

(2) FROM RESIDENTIAL DISTRICT ONE (R1) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #15/71

- (a) Lots 8 to 11 inclusive, Block 1, D.L. 79, Plan 1995
- (b) Lot "B", Block 1, D.L. 79, Plan 6342
- (c) Lot "C" North 225 feet, Block 1, D.L. 79, Plan 6384

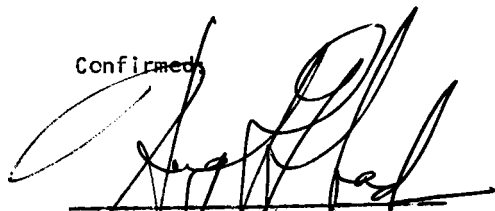
(5015, 4920 Deer Lake Avenue; 5029, 5019 Canada Way; 5003 Canada Way; 4985 Deer Lake Avenue -- Located on Canada Way on the South-East and South-West corners of Deer Lake Avenue)

No one appeared in connection with this rezoning proposal.

Acting Mayor Ladner pointed out that the rezoning proposal covered RZ 14/71, which was the first item considered at the Hearing, was scheduled for deliberation by Council later this evening at its Meeting.

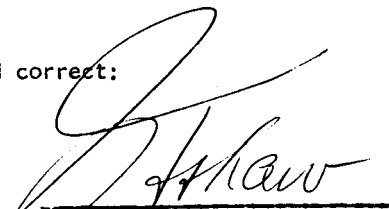
The Hearing adjourned at 7:15 P.M.

Confirmed:



ACTING MAYOR

Certified correct:



DEPUTY CLERK

EW/nb

The hearing adjourned at 7:15 P.M.