

DECEMBER 21, 1971

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, December 21, 1971 at 7:30 p.m. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

PRESENT: Mayor R. W. Prittie;
Alderman W. A. Blair;
Alderman W. Clark;
Alderman J. Dailly;
Alderman J. D. Drummond;
Alderman A. H. Emmott;
Alderman H. G. Ladner;

ABSENT: Alderman D.M. Mercier;
Alderman G. H. F. McLean;

STAFF: Mr. M. J. Shelley, Municipal Manager
Mr. A. L. Parr, Planning Director
Mr. B. D. Leche, Secretary
Mr. F. Norcliffe

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.

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

Reference RZ #74/71

Lots 11 to 15 inclusive, Block 80, D.L. 127, Plan 4953

(381, 361, 353, 341, 331 Ellesmere Avenue South -- Located at the South-West corner of Ellesmere Avenue and Capitol Drive)

No one appeared in connection with this rezoning.

(2) FROM RESIDENTIAL DISTRICT FIVE (R5) TO LIGHT INDUSTRIAL DISTRICT (M5)

Reference RZ #52/71

- (a) Lots 1 to 3 incl., Block 14, D.L. 69, Plan 1558
- (b) Lot 4N $\frac{1}{2}$ and Lot 4S $\frac{1}{2}$, Block 14, D.L. 69, Plan 1558
- (c) Lots 9 and 10, Block 14, D.L. 69, Plan 1558
- (d) Lots "A" and "B", S.D. 11/12, Block 15, D.L. 69, Plan 21765
- (e) Lots 11 and 12, Block 16, D.L. 69, Plan 1321
- (f) Lots 1 to 5 incl., and 7 to 10 incl., Block 15, D.L. 69, Plan 1321
- (g) Lot 6 E $\frac{1}{2}$ and Lot 6 W $\frac{1}{2}$, Block 15, D.L. 69, Plan 1321

(2710, 2720, 2730, 2740 Boundary Road; 3731, 3721 Regent Street; 3719, 3729, 3761, 3753 Grandview Highway; 2810, 2820, 2830, 2840 Boundary Road; 3722, 3738, 3742 Regent Street; 3745, 3737 Grandview Highway and 3732, 3726 Regent Street -- Located in the area North-East of Grandview Highway and Boundary Road)

Mr. Hugh Brown, 2830 Boundary Road, spoke in favour of the rezoning. He was particularly concerned with the problems of noise pollution caused by traffic on the arterial roads bordering the area in question. He felt that if the area was to remain zoned R5 consideration should be given by Council to reducing the tax burden on the residents living therein.

He noted that concerned residents of the area had been trying to get a decision from the Department of Highways for a considerable length of time.

Mr. J. Romans, 3738 Regent Street, also spoke in favour of the rezoning proposal.

He concurred with the previous speaker and also noted that air pollution from the exhaust of vehicles on the arterial streets is creating a problem. He stated that the residents of the area should have a say in any ultimate decisions reached regarding this area.

Mr. S. B. Moznik, 3753 Grandview Highway, was also in favour of the rezoning proposal. He stated that the traffic using the arterial streets bounding this area made the area practically an island with access and egress extremely difficult.

Mr. S. W. Richardson, 3732 Regent Street, also spoke in favour of the rezoning. He was greatly concerned with the safety of his and other children who were forced to cross at Boundary Road and the Grandview Highway for any reason.

Mr. J. Hipwell, 2710 Boundary Road, was also in favour of the rezoning proposal. He was also concerned with the safety of the children of the area and maintained that access and egress from the area was extremely difficult and hazzardous.

Mrs. T. E. Bishop, 3729 Grandview Highway, noted that she had two properties in the area. The smaller of these parcels cannot be developed because the traffic situation makes tenants impossible to obtain. She expressed favour for the rezoning proposal.

Mr. C. Walters speaking on behalf of 17 families of the area, involving approximately 50 people, noted that the families concerned had been endeavoring for several years to obtain a firm answer from the Department of Highways on the ultimate plans for road patterns etc.

He stated that because the area is largely isolated due to the tremendous traffic volumes on Boundary Road and the Grandview Highway, the value of the properties concerned is greatly depressed as residential property. If the area was to be rezoned Light Industrial M5 the present owners could expect to receive full market value for their property and would be most pleased to sell and move to other more compatible areas.

He thanked Council for its endeavours to bring matters to a head with the Department of Highways and requested that Council maintain pressure on that Department to arrive at an equitable solution in the near future.

Mr. Walters was of the opinion that the Department of Highways was deliberately blaming the City of Vancouver and the Municipality of Burnaby for the delays encountered to date.

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

Reference RZ #73/71

Lots 5 and 6, D.L. 68, Plan 3431

(4126 and 4136 Canada Way -- Located on the South side of Canada Way approximately 430 feet East of Curle Avenue)

No one appeared in connection with this rezoning proposal.

(4) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #58/71

Lots 8 and 9, Block 2, D.L. 119E½, Plan 2855

(4479 Buchanan Street and 1731 Willingdon Avenue -- Located on the West side of Willingdon Avenue between Halifax Street and Buchanan Street)

No one appeared in connection with this rezoning proposal.

(5) REFERENCE RZ #77/71

(a) FROM RESIDENTIAL DISTRICT FIVE (R5) TO MANUFACTURING DISTRICT (M1)

The Southerly 50 feet of Parcel 1, Expl. Pl. 10599 except Plan 25451, Block 2, D.L. 73, Plan 4326, except the Easterly 50 feet thereof

(b) FROM MANUFACTURING DISTRICT (M1) TO TRUCK TERMINAL DISTRICT (M6)

Parcel 1, Expl. Pl. 10599 except Pl. 25451, Block 2, D.L. 73, Plan 4326, except the Easterly 50 feet, the Southerly 140 feet and approximately the Northerly 440 feet

(4878 Manor Street -- Located on the West side of Westminster Avenue between Manor Street and Canada Way)

Mr. A. F. C. Hean speaking on behalf of the applicant for rezoning, reviewed the prerequisites that had been recommended by the Planning Department. He noted that:

- (a) A suitable plan of development has been presented to the Planning Department.
- (b) His client is willing to dedicate a 20 foot strip along the Westminster Avenue frontage when the Municipality so requires.
- (c) The applicant is willing to provide adequate screening and landscaping at no cost to the Corporation.
- (d) With regards to culverting the existing watercourse, Mr. Hean stated that his client was not in agreement with this particular prerequisite and did not feel that this should be his responsibility.

Mr. Hean advised that his client would be willing to culvert that portion of the watercourse contained in the area zoned M1 at the time of actual development of this area.

Alderman Clark requested information as to whether the watercourse served other areas in addition to this particular parcel and might, therefore, qualify for cost sharing by the municipality.

(6) FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3) TO RESIDENTIAL DISTRICT SIX (R6)

Reference RZ #79/71

- (a) Lots 13 and 14, Block 29, D.L. 152, Plan 1292
- (b) The South 33 feet of Grimmer Street between Dunblane and Marlborough Avenues

(6567 Marlborough Avenue and 6568 Dunblane Avenue -- Located on the South side of Grimmer Street between Dunblane Avenue and Marlborough Avenue and also that portion of Grimmer Street described above.)

Mr. James Gray, 6583 Dunblane Avenue, requested information on the following points concerning this rezoning proposal. The answers provided to Mr. Gray are shown in brackets following each question.

- (a) Who is notified of the rezoning proposal?

(Notification of the Public Hearing to consider rezoning proposals are published in the Vancouver Sun and the New Westminster Columbian. In addition owners of properties immediately abutting the site under consideration are notified by letter.)

- (b) What type of housing is permitted in an R6 zone?

(Single Family dwellings, Two Family dwellings and Row Housing.)

- (c) Has parking been considered?

(The provision of adequate parking facilities is provided for in the Burnaby Zoning By-law.)

- (d) Will there be any change in the boundaries of Lobley Park as a result of this rezoning proposal?

(There will be no change in the existing boundaries of Lobley Park.)

- (e) Would the relocation of the watermain and the closure of this portion of Grimmer Street be effected through municipal resources or by contract?

(The method by which this work will be accomplished has not yet been determined.)

Mr. Gray advised that at the moment he had an open mind on this rezoning proposal.

Mr. M. M. Partriquin, 6568 Dunblane Avenue, owner of one of the parcels affected suggested that the owners of the subject properties not be required to purchase the redundant portion of Grimmer Street nor share in the cost of relocating the watermain as it would adversely affect the economic feasibility of the rezoning proposal.

The Planning Director was requested to re-examine this phase of the rezoning

proposal and to submit a further report for consideration by Council.

(7) FROM GENERAL INDUSTRIAL DISTRICT (M2) TO TRUCK TERMINAL DISTRICT (M6)

Reference RZ #69/71

Lots 2 and 3, S.D. "C", Block 1, D.L. 75, Plan 4147

(2822 and 2836 Norland Avenue -- Located on the North side of Norland Avenue roughly 750 feet East of its intersection with Douglas Road)

No one appeared in connection with this rezoning proposal.

(8) FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Reference RZ#72/71

- (a) Lot 10, Block 9, D.L.s151/153, Plan 2702
- (b) Lot "B", Block 9, D.L.s151/153, Plan 2702
- (c) Lot 1, Block 8, D.L.s151/153, Plan 2155

(6055 and 6079 Wilson Avenue -- Located on Wilson Avenue and Beresford Street immediately North of the B. C. Hydro and Power Authority right-of-way)

No one appeared in connection with this rezoning proposal.

(9) FROM SMALL HOLDINGS DISTRICT (A2) TO PARKING DISTRICT (P8)

Reference RZ #75/71

Lot "A", Expl. Pl. 11608, S.D. -I, Block 4, D.L. 2, Plan 4286

(9914 Government Street -- Located on the South side of Government Street 160 feet West of North Road)

No one appeared in connection with this rezoning proposal.

(10) FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #36/71

- (a) Parcel "B", Ref. Plan 9342 except Parcel 1, Explanatory Plan 10507 and except Parcel 2 and Road Reference Plan 12333 and except the Westerly 33 feet of Parcel "B", Block 4 N $\frac{1}{2}$, D.L. 4, Plan 845
- (b) Sketch 11400, Block 4N $\frac{1}{2}$, D.L. 4, Plan 845

(9235 and 9303 Lougheed Highway -- Located at the North-East corner of Bell Avenue and the Lougheed Highway)

No one appeared in connection with this rezoning proposal.

FROM GENERAL INDUSTRIAL DISTRICT (M2) TO TRUCK TERMINAL DISTRICT (M6)

Reference RZ #82/71

Block "A" North part, S.D. 2. acre part, Sketch 5641, D.L. 74N $\frac{1}{2}$,
Plan 2603

(2636 Douglas Road -- Located on the East side of Douglas Road
approximately 370 feet North of its intersection with Norland
Avenue).

No one appeared in connection with this rezoning proposal.

The Public Hearing adjourned at 8:35 p.m.

Confirmed:

Certified correct:

Robert M. Little

J. Shaw

BL/hb