

APRIL 18, 1972

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, April 18, 1972 at 7:30 p.m. to receive representations in connection with the following rezoning proposals:

PRESENT: Mayor R. W. Prittle, in the Chair;
Alderman W. A. Blair;
Alderman W. R. Clark;
Alderman J. D. Drummond;
Alderman D. A. Lawson;
Alderman T. W. Constable;
Alderman H. G. Ladner;

ABSENT: Alderman G. M. Dowding;
Alderman J. Dailly;

STAFF PRESENT: Mr. M. J. Shelley - Municipal Manager
Mr. A. L. Parr - Planning Director
Mr. B. Leche - Municipal Clerk's Assistant
Mr. R. F. Norcliffe - Municipal Clerk's Assistant

Mayor Prittle explained the procedure Council must follow when processing applications for rezonings.

Due to the large number of people present the Mayor ruled that Item (5) on the Agenda for this Public Hearing would be heard first.

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

Reference RZ #11/72

Lots 1 to 9 Inclusive, Block 4, D.L. 121 & 187, Plan 1354

(204 Rosser Avenue South; 4412, 4418, 4424, 4430, 4440, 4456, 4470 and 4476 Pandora Street -- Located on the South side of Pandora Street between Rosser Avenue and Willingdon Avenue)

Mr. and Mrs. G. A. Roden, 4462 Triumph Street, submitted a letter indicating their opposition to the proposed rezoning of the 4400 Block Pandora Street for apartments. They were of the opinion that apartments in this area would create more traffic problems and would also put a strain on the local schools whose staffs have been recently cut. They felt very strongly that apartments should not infringe on homeowner's rights to live in this area. Apartments create a feeling of being fenced-in.

Mr. Roden also addressed the Public Hearing in support of his written submission.

Mr. and Mrs. F. Garland, 4407 Pandora Street, also wrote to express their unalterable opposition to the proposed rezoning for apartment development. Mr. Garland explained that his chief complaint concerning the proposed rezoning was a matter of priorities. He stated that he and his neighbours were aware that rezonings in this particular area, for apartment use in the future, was inevitable, but that the present proposal was definitely premature. His contention was based on his opinion that more suitable sites exist further West on Albert Street which should be developed first. Mr. Garland

was also greatly concerned with potential traffic problems which will be generated by the apartments under consideration.

Mr. Garland also addressed the Public Hearing and reiterated the comments outlined in his letter.

Mr. and Mrs. K. S. Whitter, 4385 Triumph Street, submitted a letter expressing extreme opposition to the proposed rezoning of the 4400 Block Pandora Street or any other block in the immediate neighbourhood. They pointed out that this area is Residential with good well kept homes and they believe that such homes should not be torn down to make way for apartments.

Mr. and Mrs. D. Wotherspoon, 4418 Triumph Street, submitted a letter expressing their opposition to the proposed rezoning. They express the opinion that this was an ideal locality for the raising of small children in single family dwellings. The proximity of school facilities, parks, shopping, bus transportation and medical and dental facilities added to the attractiveness of the area. They indicated that should apartments be allowed in this area, they would be forced to sell their home and move to another municipality.

Mrs. B. Banich, 4435 Pandora Street, wrote to advise that she very much disagreed with the proposal for rezoning this block for apartment dwellings. She indicated that she had been a resident on this street for the past seventeen years and would like to remain a resident in a residential area. She felt that a rezoning of the block for apartment dwellings would force her to relocate and she did not wish to do so.

Miss B. A. Cooper, 4411 Pandora Street, wrote to express her adamant opposition to the proposed rezoning. Miss Cooper strongly resented the 4400 Block Pandora Street, a street of well kept homes and gardens, being included as potential apartment property. She noted that some property owners are interested in selling their property but failed to see why the remaining residents should be hemmed-in with apartments. She noted that most of the residents have been at their present address for a considerable time, have planned for their retirement, paid their taxes promptly, and she wondered why they should be forced to start all over again, while someone else profits by their work and sacrifices.

Mr. and Mrs. Tony Neratini, 4417 Pandora Street, submitted a letter adamantly opposing the proposed rezoning. They pointed out that there are many reasons why they, as long time residents of the area, do not wish to see the zoning changed to apartments. One of the very valid reasons is the traffic congestion. They pointed to the traffic situation on Albert Street as an example of what would happen. Mr. and Mrs. Neratini were also concerned with the increased school population resulting from apartments and were of the opinion that the increase of the school age population would put an added burden on the resident taxpayers who will have to share in the cost of additional school facilities that will no doubt be required.

Mr. and Mrs. Neratini stressed that they were strongly opposed to this proposal and again requested that Council abandon the application as still being premature. They requested that Council take steps to ensure that the residents of this area will not have to be harassed by developers every few months and that applications will not be considered for future proposed areas until such time as developments have been completed in the areas where they were assured work would commence.

Mr. and Mrs. O. Olynyk, 4437 Pandora Street, submitted a letter in which they vociferously objected to the proposed rezoning. They noted that they had lived in this area since 1957 and that the reason for this decision was they they had a son that is paraplegic. The area had been selected because of the proximity of schools - at one end of the block is Rosser Elementary and at the other end is Burnaby Secondary - to which their young son is now attending in a wheel chair. The library and Confederation Park being close at hand were other inducements. The thought of only one street to cross to get to school was a most attractive consideration. He noted

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that he, as homeowners, had shared with his neighbours the growing pains of higher taxes, sidewalks, paving, etc. and felt that he should be allowed to stay without being pressured and intimidated by the developers to move elsewhere. If he was forced to vacate, it would create family hardship and as a good citizen of Burnaby, he felt that this would be unjust and unfair.

Mrs. Elva Fraser, 4433 Pandora Street, wrote to strongly protest the demolishing of homes in the vicinity of the 4400 Block Pandora Street and replacing same with multiple or family dwellings for the following reasons:

- (a) The traffic problems caused by the presence of the building and occupancy of multiple dwellings in this block would be not only hazardous to school students but outright impossible at times.
- (b) Classes at both Rosser Elementary School and Burnaby North Junior Secondary School are operating at the capacity level now. Multiple family dwellings housing children would put an impossible strain on both schools.
- (c) Occupants of apartment buildings, for the most part, are transient groups, seldom interested or helpful in community affairs. They do not have the same interest in community progress or environment that home owners have.

Mrs. Fraser was strongly critical of the demolition of almost new homes to make room for another type of housing.

Mrs. Fraser was also very critical of the tactics employed by the developers in attempting to assemble the required properties.

Mrs. G. Beatrice Crantson, 4376 Pandora Street, also submitted a letter registering her opposition to the apartments being built in the 4400 Block Pandora Street.

A petition containing 61 signatures was also received indicating opposition to the proposed rezoning.

Mr. Scarlett speaking on behalf of the applicant displayed artist's renderings of the proposed apartment buildings. He noted that the development would be composed of two buildings and would occupy the entire block on the South side of Pandora Street. The buildings would be 50 feet apart and would be equipped with two swimming pools and the necessary open spaces required. He noted that this location was designated in the 1969 Apartment Study as a prime location for this type of development. He noted that it was close to major transportation routes, one block to shopping, doctors, dentists, etc. He stated that in view of Burnaby's fast growth rate there was an obvious demand for this type of accommodation. Parking is to be provided in accordance with the By-law requirements.

Alderman Ladner enquired as to the precise parking ratio.

Neither Mr. Scarlett nor Mr. Parr, the Planning Director, could provide this information at this time.

Mr. Scarlett was of the opinion that the apartments would create no invasion of privacy of abutting residences and that little or no view obstructions would be created by the development.

Mr. Scarlett also stated that he was in possession of the petition bearing 30 signatures of people affected by the rezoning indicating their approval of the rezoning application. Mr. Scarlett did not produce the petition.

Mrs. R. Mile, 4440 Pandora Street was adamantly in favour of the rezoning application.

Mr. E. M. Morth, 4470 Pandora Street, also spoke in favour of the rezoning application.

(1) FROM RESIDENTIAL DISTRICT ONE (R1) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Reference RZ #8/72

Lot 1, S.D. 2, Block "B", D.L. 10, Plan 12317

(8765 Government Street -- Located on the North side of Government Street approximately 600 feet East of Cariboo Road)

Mr. Albert Banner, 8786 Government Road, expressed doubt as to the economic viability of this rezoning application. He was of the opinion that because of the proximity of the site to arterial highways and a railway spur it would make better economic sense to consider an industrial zoning.

Mr. S. Bonnettemaker, speaking on behalf of the applicants, outlined the proposal for the benefit of those present. He stated that there would be three indoor tennis courts with appropriate supporting facilities. He was of the opinion that these was a great need for this type of facility within the municipality. He also stated that because of the type of operation no traffic problems would be generated.

Mr. and Mrs. V. L. Love submitted a letter in which it was indicated that they did not object to the rezoning of this isolated one acre parcel as long as it did not hinder or reflect on the future rezoning of their own property. They also expressed doubt as to the economic feasibility of this project. They suggested that the building be built to warehouse specifications so that if the project proves unprofitable it can be put to use in conjunction with the adjoining Lake City spur line.

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

Reference RZ #6/72

North 125 feet of Lot 5W½, Block 3, D.L. 74S½, Plan 1380

(5408 Laurel Street -- Located on the South side of Laurel Street approximately 600 feet East of Canada Way)

The Planning Director submitted a further report on this rezoning application, a copy of which is attached hereto and forms part of the minutes. In this report, the Planning Director recommended additional prerequisite conditions for this application as follows:

- (a) The dedication of sufficient land for a 45' radius cul-de-sac at the Southerly boundary of the property.
- (b) The deposit of sufficient monies to be held in trust to cover the cost of constructing and paving the above portion of the road.

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Mr. A. Topping, 6310 Broadway, representing the applicant, advised that he had not been notified of the additional prerequisites as recommended by the Planning Director. He was, therefore, unable to comment at this time.

Mr. J. Franklin, 5401 Laurel Street, was not opposed to the application but was concerned with the potential parking problems that may be created.

Mr. D. F. Babcock, 5407 Hardwick Street, expressed concern as to the effect on his own property if the present building on the subject were to be extended. He indicated that he could still be in favour of the proposal if additional prerequisites, recommended by the Planning Director, were adopted.

(3) FROM RESIDENTIAL DISTRICT FOUR (R4) TO NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI)

Reference RZ #18/72

Parcel "B", Ref. Plan 6657, Blocks 1/2, D.L. 33, Plan 944

(4848 Willingdon Avenue -- Located on the East side of Willingdon Avenue 210 feet North of Price Street)

Mr. Jim Champion, 4560 Gilpin Street, requested information as to how compliance with the prerequisites is obtained.

Mayor Prittle explained that, under normal circumstances, the By-law would be given two readings by Council but would not receive third and final reading until such time as the Planning Director reported that all prerequisites had been met.

Mr. Champion was invited to consult with the Planning Department as to the current status of this application at any time.

(4) FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #9/72

(a) Lot 9 except North 50 feet, Blocks 12 & 13N, D.L. 79S, Pl. 2298

(b) Lot 9 North 50 feet, Blocks 12 & 13N, D.L. 79S, Plan 2298

(3934 and 3908 Norland Avenue -- Located on the East side of Norland Avenue 132 feet South of Sprott Street)

No one appeared in connection with this rezoning application.

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

Reference RZ #2/72

Lots 3 and 4, Block 49, D.L. 98, Plan 11632

(5090 Victory Street -- Located on the South side of Victory Street approximately 500 feet West of Royal Oak Avenue)

Mr. R. G. Hughes, speaking on behalf of the applicant, presented the following points in support of the rezoning application.

- (a) The site is readily accessible to public transportation, churches, shopping etc.
- (b) The proposed population of 16 people is no more than would be permitted under R5 zoning, should duplexes be built on this property.
- (c) The present structure is an attractive and well built home. No major structural changes are contemplated to the existing home.
- (d) The owners will continue to live on the property and will also operate the facility. Supervision will be provided on a 24-hour basis.
- (e) There is a great need for rest home facilities in this locality.
- (f) Off-street parking will be provided and maintained. It was contemplated that at least 15 off-street parking spaces will be available. The applicant had already dedicated a lane allowance on the East side of his property.
- (g) Off-street loading facilities will be provided and maintained.
- (h) It is anticipated that guests of the rest home could be from the South Burnaby Area which would preclude a major upset in the lives of the people concerned.
- (i) The proposal would create no view obstruction or anything else detrimental to the neighbourhood as a whole.

Mr. L. E. Longbottom, 5070 Victory Street, presented a petition signed by 23 affected residents of the area expressing opposition to the project.

Mr. Longbottom also addressed the Public Hearing and stated that his main complaint on the application was the traffic problems which would be created.

He pointed out that Victory Street is the only through street between Royal Oak Avenue and Nelson Avenue. He was also of the opinion that the operation of this rest home would be a strictly commercial venture and not compatible with the residential district.

Mr. Danny Fleck, 5050 Victory Street, also spoke in opposition to the proposed rezoning. He was concerned with the traffic problems and the fact that the residential amenities of the neighbourhood would be further disturbed.

Mr. W. A. Gillies, 5105 Victory Street, spoke in support of the application. He was of the opinion that the proposal as presented would create no problem to himself or his neighbours.

Mr. R. G. Kirkpatrick, 5119 Sidley Avenue, expressed opposition to the rezoning application because of the parking problems already in existence.

(7) Reference RZ #10/72

(a) FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING DISTRICT (P8)

Lots 8 and 15, Block 5, D.L. 28C, Plan 627

(b) FROM RESIDENTIAL DISTRICT FIVE (R5) TO SERVICE COMMERCIAL DISTRICT (C4)

Lot 9, Block 5, D.L. 28C, Plan 627

West 50 feet of Lot "B", Block 5, D.L. 28C, Plan 14558

(7864 - 18th Avenue; 7865 - 17th Avenue; 7874 - 18th Avenue;
7439 - 6th Street -- Located on the South side of 18th Avenue
between 6th Street and 7th Street)

Mr. and Mrs. L. Allegretto, 7856 - 18th Avenue, submitted a letter expressing approval of the rezoning application. They felt that the proposed new development will enhance the area and will be an asset to the municipality.

Mrs. R. Walton, 7857 - 17th Avenue, also submitted a letter expressing approval of the application.

Mrs. F. R. A. Lesley 7864 - 17th Avenue, submitted a letter objecting to the proposed rezoning because she felt that it would lower the value of her property.

Mr. Gordon Steen, speaking on behalf of the applicant, explained to the Hearing that it was the hope of his client to alleviate the present on-street parking situation by the construction of the proposed parking lot.

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

Reference RZ #24/72

Lots 9 and 10, Block 14, D.L. 116N½, Plan 1236

(555 S. Macdonald Avenue and 3980 East Pender Street -- Located on the South-West corner of Pender Street and Macdonald Avenue)

Mrs. C. A. Johnson, 3980 Pender Street, spoke in favour of the proposed rezoning. She felt that it was unfair for her to be paying property taxes on property zoned RM3, when in fact she was occupying a single family residence.

(9) (a) FROM RESIDENTIAL DISTRICT TWO (R2) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #12/72

- (I) Lot 290, D.L.'s 8/56, Plan 40316
- (II) Remainder of Lot 68, D.L.'s 6/8/56, Plan 31569

(The proposed rezoning will permit the development of the Stoney Creek Park/School site)

(b) FROM RESIDENTIAL DISTRICT ONE (R1) AND RESIDENTIAL DISTRICT TWO (R2) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #13/72

- (I) Lot 94, D.L.'s 4/6, Plan 38739
- (II) Lot 96, D.L. 6, Plan 38739
- (III) Lot "A", Sketch 12354, except portion on Plan 21111, Blocks 6/7, D.L. 4, Plan 845
- (IV) Lot 2, S.D. 6/7, Block "B", D.L. 4, Plan 12127
- (V) Remainder "A", D.L. 4, Plan 39819

(The proposed rezoning covers properties which have been acquired by the Corporation for the Stoney Creek Park Trail System)

(c) FROM SMALL HOLDINGS DISTRICT (A2) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #14/72

Lot 1 except Sketch 11875 and except Ref. Plan 14865 and except Plan 25870, Block 6, D.L. 2, Plan 3044

(The proposed rezoning would permit the development of the proposed Keswick School and Park site)

Mrs. B. J. Cairns requested information as to points of access to the proposed park land.

Mrs. V. Hobbs, 8839 Government Street, expressed doubt as to the suitability of the ravine areas in question as play grounds for children.

Mr. F. G. Williams, 2690 Noel Drive, enquired as to the respective areas within the total site which would be devoted to park purposes and school purposes.

(d) FROM SMALL HOLDINGS DISTRICT (A2) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #15/72

- (I) Lots 3, 4 and 7, Block 1, D.L. 14, Plan 3047
- (II) Lots 5 and 6, except Expl. Plan 17404, Blk. 1, D.L. 14, Plan 3047
- (III) Lot 1, Sketch 10174, Block 3, D.L. 14, Plan 3048
- (IV) Lot 1 except Sketch 10174 except part shown on Highway R/W 26009, Block 3, D.L. 14, Plan 3047
- (V) Lot 20, Block 3, D.L. 14, Plan 3047

(The subject properties have been acquired by the Corporation for the Burnaby Lake, Brunette River Park site)

No one appeared in connection with this rezoning proposal.

(e) FROM RESIDENTIAL DISTRICT TWO (R2) AND HEAVY INDUSTRIAL DISTRICT (M3) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #16/72

- (i) Lots 1 to 17 inclusive, Block 34, D.L.'s 188/189, Plan 4953
- (ii) Lots 21 to 27 inclusive, Block 34, D.L.'s 188/189, Plan 4953
- (iii) Lots 64 and 65, D.L.'s 188/189, Plan 26971
- (iv) Lots 1, 2, 3 and 4, Block 33, D.L. 189, Plan 4953
- (v) Lots 9 to 13 inclusive, Block 39, D.L. 189, Plan 4953
- (vi) Lot 3, Block 44, D.L. 189, Plan 4953
- (vii) Lots 23 to 42 inclusive, Block 35, D.L. 188, Plan 4953
- (viii) Block 8, D.L. 218, Plan 4953

(The Council on March 13, 1972 adopted a Planning Department report which recommended that the subject properties be rezoned to reflect their ultimate inclusion in a conservation park area)

Mr. Brian Gunn, 407 North Hythe, spoke in favour of the proposed rezoning. He mentioned the following points:

- (a) The site is presently a recreational area with a large portion of second growth timber. It is heavily wooded and serves as a sanctuary for birds and small animals.
- (b) The existing timber adds stability to the land on the North side of Capitol Hill.
- (c) The bush and trees provide a natural sound barrier for the industrial areas along Burrard Inlet.

Mr. J. L. Shadbolt, 461 North Glynde Avenue, also spoke in favour of the rezoning. He commended Council for initiating this rezoning action and felt that the preservation of this area as park land is a very definite necessity.

Mr. K. C. Lucht, 4881 Bessborough Drive, advised the Hearing that his property was already developed but any future development would be curtailed by the rezoning of the surrounding area for park purposes.

He requested information as to any future plans the municipality may have for his property.

(f) FROM HEAVY INDUSTRIAL DISTRICT (M3) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #20/72

- (i) Portion of Block 2, except Sketch 11574 and Expl. Plans 11555, 11573, 11626, 11656, 13382, 12015 & 15900, except plan 38021, D.L. 216, Plan 3083
- (ii) Block 2 part, D.L. 215, Plan 3082
(The proposed rezoning covers properties which have been acquired to form part of the Burrard Inlet Foreshore Park)

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Mr. David M. Herd, writing on behalf of Kask Bros. Limited, an abutting owner, expressed opposition to the rezoning of the mentioned property for park purposes for the following reasons:

- (a) The first 150 feet of this 200 foot strip is a very steep incline. The top 50 feet is not so severe and the back 25 feet tapers down to a 200 foot drop-off to the C.P.R. Tracks below.
- (b) We would prefer to see the time, effort and money, of the municipality spent on a park of "in depth" nature for the Kapoor Sawmill or Barnet Beach Area.
- (c) The strip of property described is in a constant state of erosion and large areas have been known to create miniature landslides.

Mr. H. N. Madison, 428 Northclife Crescent, stated that he did not oppose the proposed rezoning.

Mr. W. J. Cornelisse, 7329 Braeside Drive, was also in favour of the proposed rezoning.

(g) FROM RESIDENTIAL DISTRICT TWO (R2) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #21/72

- (i) Lot 177, D.L. 175, Plan 33793
- (ii) Lot 1 Except Expl. Plan 17437 and Except Filing A26673, Block 2, D.L. 175, Plan 9315

(The subject rezoning covers properties which have been acquired for a Ravine Park)

Mr. T. F. Brown, 3705 Carson Street, spoke in favour of the subject rezoning. He did, however, express concern over the future alignment of Boundary Road and any affect a realignment of Boundary Road in this area would have on the ravine in question.

(h) FROM RESIDENTIAL DISTRICT TWO (R2) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #19/72

Lot 42, D.L. 125, Plan 33705

(The subject property is owned by the Corporation and is proposed for use as a neighbourhood park)

No one appeared in connection with this rezoning proposal.

B. PROPOSED TEXT AMENDMENT

The addition of the C5 District Uses to the Comprehensive Development District Category

The following should be included in Clause 2, Section 700.1 (Uses Permitted) of the Comprehensive Development District (CD) category:

"(2) 'Uses permitted in C1, C2, C3 or C5 Districts'."

No one appeared in connection with the proposed text amendment.

The meeting adjourned at 9:55 p.m.

Confirmed:

Certified correct:

Robert W. Putte
MAYOR

J. Shaw
CLERK

BL/hb

THE CORPORATION OF THE DISTRICT OF BURBANK BY

INTER-OFFICE COMMUNICATION

TO: Clerk

DEPARTMENT:

DATE: Apr. 13, 1972

FROM: Planning Director

DEPARTMENT:

OUR FILE #

SUBJECT: Rezoning Reference # 6/72
Lot 5 W $\frac{1}{2}$, Block 3, D.L. 74 S $\frac{1}{2}$, Plan 1380
5408 Laurel

YOUR FILE #

Council at its March 20, 1972 meeting considered a Planning Department report on the subject rezoning and adopted the Department's recommendation that the rezoning of the North 125' of the subject property be approved for further consideration. As noted in our earlier report, a copy of which is attached, the zoning of only the front 125' provides for the future subdivision of a residential lot from the rear of the subject property.

Following the approval in principle by Council, our detailed examination has determined that in 1967 an extension to the then existing building was approved by the Municipality. This extension protrudes into the rear of the property to the extent that future subdivision is not possible although the lot has an area of 21,780 square feet.

In light of this information, it is necessary to revise the earlier recommendation for the rezoning of the front 125' of the property. The Department would now recommend that the entire property be rezoned to Community Institutional District (P5), and that the approval continue to be for a rest home accomodating 8 guests, the maximum that could be provided in the existing building. Furthermore, in order to facilitate the future subdivision of adjacent properties to the East and South, the Department would recommend to Council that the following be established as additional prerequisite conditions:

- 1) The dedication of sufficient land for a 45' radius cul-de-sac at the southerly boundary of the property.
- 2) The deposit of sufficient monies to be held in trust to cover the costs of constructing and paving the above portion of road.

Could you please arrange to have the above information presented at the April 18, 1972 Public Hearing during consideration of the subject application.


A. L. Parr
Director of Planning

cc: Manager
Engineering
Building

Attachment

GP/mc

PLANNING DEPARTMENT

REZONING REFERENCE #6/72

MARCH 20, 1972

Item #3

SUBJECT:

Application for the Rezoning of:

D.L. 74 S 1/2, Block 3, Lot 5 W 1/2, Plan 1380

From Residential District Three (R3)

To Community Institutional District (P5)

ADDRESS:

5408 Laurel.

LOCATION:

The subject property is located on the south side of Laurel Street approximately 373' east of Canada Way.

SIZE:

The parcel has a frontage on Laurel of 82.5' and an area of 21,780 square feet or 0.5 acres.

SERVICES:

Water and sanitary sewer service are available and adequate for the proposed use. Storm sewer facilities are not available.

APPLICANT'S INTENTIONS:

The applicant requests rezoning in order to operate a rest home in the existing structure. The applicant has not made a proposal as to the number of guests to be provided but has requested that the Planning Department consider a maximum.

SITE OBSERVATIONS:

The site is presently occupied by a large new 5 bedroom home. The lot is large and has the potential of subdivision. A single family home in good condition fronting on Laurel abuts the property for 125' on the west. The rear portion of the west property line abuts Harwood Park. The surrounding properties to the north, south and east are developed with substantial newer single family homes in good condition.

GENERAL OBSERVATIONS:

The property is located within an established residential neighbourhood of generally high quality. The majority of the houses in this area are situated on large lots which have subdivision potential. This lot, with an area of 21,780 square feet, has the potential for subdivision into two lots. If the entire lot was rezoned, under the regulations of the P5 District the applicant could accommodate a maximum of 23 guests, a figure which reflects the dedication of a portion of the rear of the property to permit the future subdivision of adjacent properties.

There are a number of locational features which suggest this could be a suitable location for a rest home. First, the property is close to bus service on Canada Way and therefore has relatively good access to necessary community facilities. Second, the subject property is located within a sector of the Municipality which has been occupied by other institutional development. Third, the area of the lot and the size of the existing dwelling are such that the introduction of a modest rest home could possibly be undertaken without drastically altering the texture and density of the immediate area.

The Department could therefore recommend in principle the use of the subject property for a rest home. However, in view of its location in the centre of a block of established residences we could only recommend the proposal on the condition that the existing scale and appearance of the building be maintained in its present state.

Specifically we could not recommend the maximum usage of the subject property to the density permitted in the By-Law if that were to entail major external structural changes. To this end we requested the Building Department to examine the building to determine its potential.

The Building Department has advised that without any major structural alterations it would recommend a maximum of eight guests. The By-Law parking requirement of approximately three spaces could be met by the existing garage and driveway. No alterations would therefore be required to the physical appearance of the building if the figure of eight were applied.

The Department feels that a maximum number of eight guests would be appropriate in terms of the density of the surrounding neighbourhood. However, as the area of the site is 21,780 square feet and the By-Law only requires an area of 9,600 square feet for eight guests we would recommend the rezoning of only the front 125' to P5. The remaining portion of the subject property would retain its existing Residential District Three (R3) zoning to permit its future subdivision.

- 1) The dedication at the southern
- 2) The deposit of cover the cost of road

RECOMMENDATION: The Department would recommend that the rezoning of the north 125' of the subject property to P5 Community Institutional District be approved for further consideration and that the approval be for a rest home accommodating eight guests and that the submission of a suitable plan of development be established as a prerequisite condition.

GP:bp
Attach.

SCALE
DRAW
STE

M A P 7

R5

C1

R3

R3

ST D.L.

P3

HARDWICK

R3

P3

P2

R2

INGAID

STREET

P1

SPRUCE

D.L.

SCALE 1"=400'

DRAWN GP

DATE FEB/72

REZONING REFERENCE 6/72

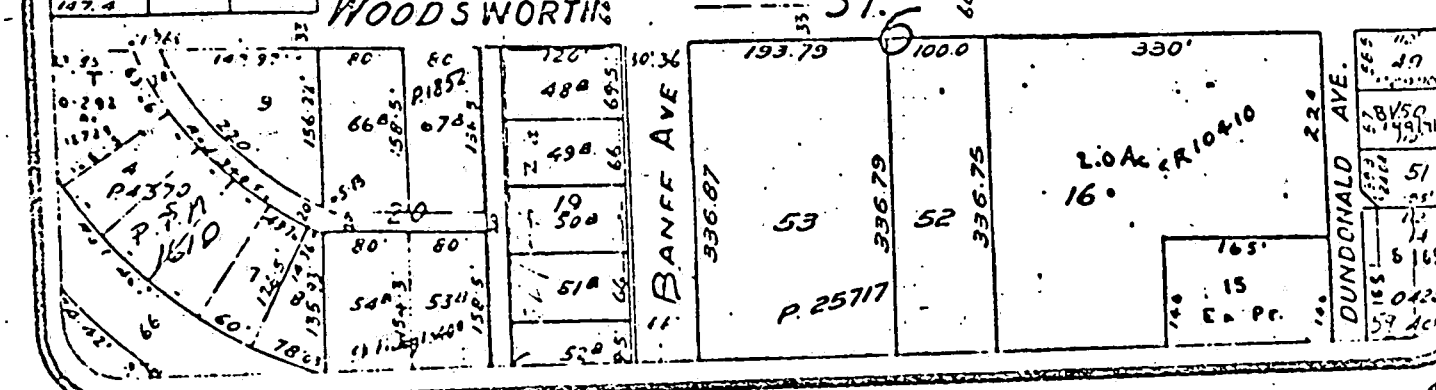
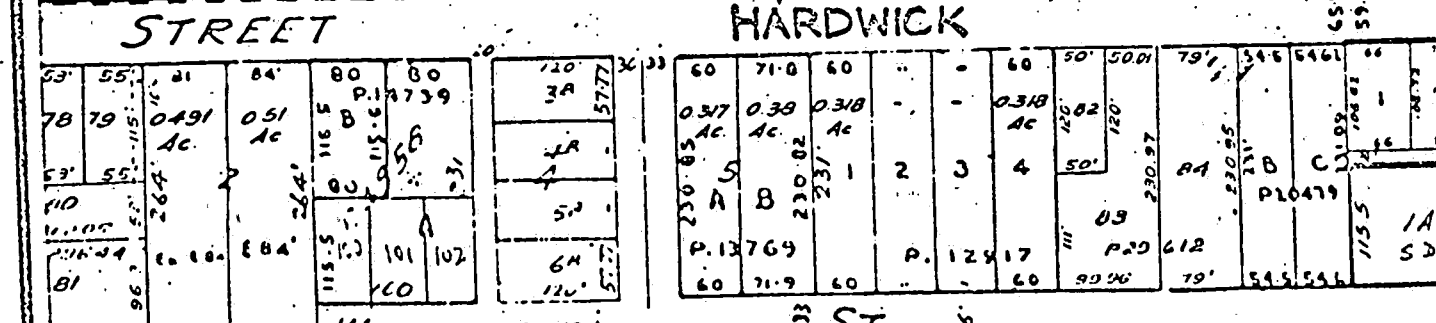
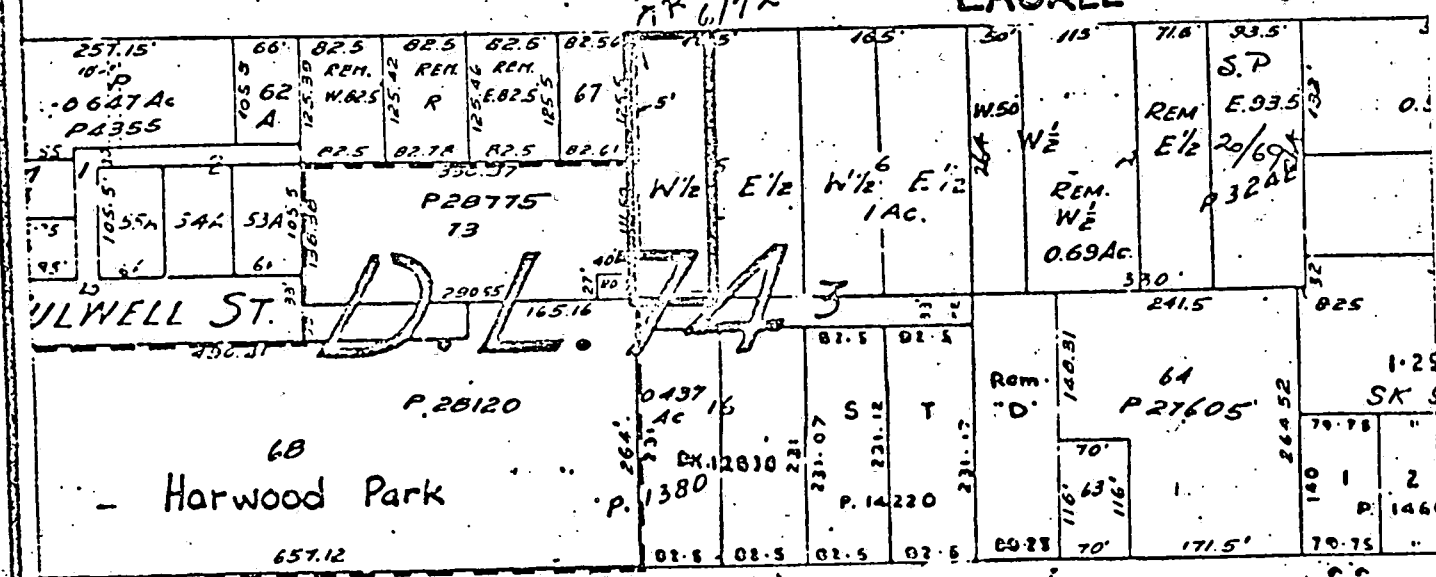
BURNABY PLANNING DEPARTMENT



2.81' 66' 66' 18.5' 16.5' 10.5' 60' 82.5' 82.5' 83' 14.5' 80' 50'

7/2/72

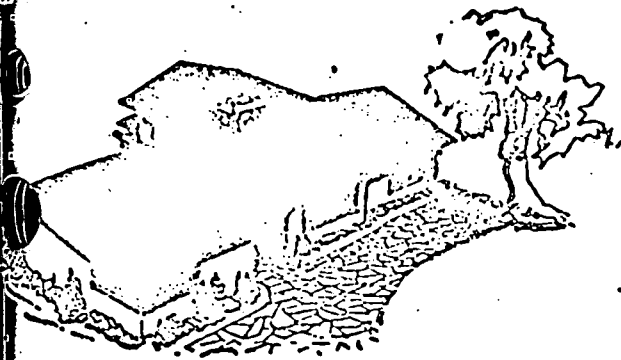
LAUREL



SCALE	1:200
DRAWN	GP
DATE	FEB/72

REZONING REFERENCE 6/72

BURBARY PLANNING DEPARTMENT



Chivers Realty

LTD.

TELEPHONE: 298-6484
AREA CODE 604

5901 E. BROADWAY, BURNABY 2, B.C.
(PARKCREST PLAZA)

February 8th, 1972.

Corporation of the District
of Burnaby
4949 Grandview Highway
Burnaby 2 BC

Attention: Mr. L. Armstrong

Dear Sirs:

Re: 5408 Laurel Street, Burnaby 2

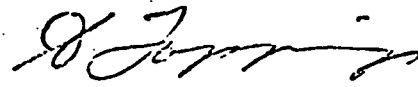
Enclosed please find an application to rezone the above property from R.3 to P.5 to accommodate a rest home, duly signed by Mr. T. Nuutinen the owner.

This property is 82.5 x 264 ft. and presently has a newer five bedroom home on it that could very easily be converted to a rest home.

Trusting you will find all in order, we remain,

Yours very truly

CHIVERS REALTY LTD.

Per: 
A. G. Toppings

AGT:b
Encl.

REAL ESTATE

INSURANCE

MORTGAGES

PROPERTY MANAGEMENT

