

FEBRUARY 22, 1972

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, February 22, 1972 at 7:30 p.m. to receive representations in connection with the following rezoning proposals:

PRESENT: Mayor R.W.Prittie, in the Chair;
Alderman W. A. Blair;
Alderman W. R. Clark;
Alderman J. D. Drummond;
Alderman G. M. Dowding (7:37 p.m.);
Alderman D. A. Lawson (7:35 p.m.);
Alderman T. W. Constable;

ABSENT: Alderman J. Dailly;
Alderman H. G. Ladner;

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

(1) FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (PM1)

Reference RZ #91/71

Lot 65, D.L. 29, Plan 38396

(7460 - 13th Avenue -- Located on the South side of 13th Avenue, approximately 313 feet East of Kingsway)

Armando Allegretto and five other property owners adjacent to the subject property submitted a petition in opposition to the proposed rezoning for the following reasons:

- (a) Residential properties in the area would be devaluated.
- (b) Existing properties in the area might be subjected to vandalism by increasing the area's population of youngsters.
- (c) Because of the limited area to be rezoned, lanes and roads would become playgrounds.
- (d) The addition of people with cars will compound the traffic problem which currently prevails in the area.
- (e) Proceeding with the rezoning would force the residents in the area to desert their homes and find new accommodation elsewhere.

ALDERMEN LAWSON AND DOWDING ARRIVED AT THE MEETING.

Mr. Allegretto, who resides at 7725 Mary Avenue, then spoke and elaborated on the points in the petition. He added that the land involved should be rezoned to permit the development of apartments for young couples only.

Mr. L. McLaren, 7749 Mary Avenue, then appeared and stated he was not impressed with the efforts of the intending developer of the property in question at other locations in the Lower Mainland (College Park and the Loughheed-Sperling Area).

Mr. Boyd of Inter-Continental Holdings Ltd., the intending developer of

The property, appeared and stated that the project at Lougheed Highway and Sperling Avenue is a limited dividend scheme and that is why it was built as it was. Mr. Boyd suggested that the addition of 15 more families in the area would not produce that many more children or cars.

In response to a question, he stated that the ~~tot~~ lot to be provided would be 35 by 70 feet.

Mr. Boyd also commented that he was not certain whether condominium units or apartments would be built; if condominiums were provided, they would be sold for about \$24,000.00 and if rented premises were constructed, the monthly rental would be between \$225.00 and \$230.00.

Mr. Boyd also commented that the developer would be providing a considerable amount of landscaping to screen the development from neighbouring properties.

(2) FROM RESIDENTIAL DISTRICT FIVE (R5) TO GENERAL COMMERCIAL DISTRICT (C3)

Reference RZ #92/71

- (a) Lots 1 to 13, 25, 29 to 32, 35 & 36, Block 12, D.L. 121, Plan 1054
- (b) Lot "A", Block 12, D.L. 121, Plan 7842
- (c) Lots "B" and "C", Block 12, D.L. 121, Plan 16620
- (d) West 13 feet of Lot 23, Block 12, D.L. 121, Plan 1054
- (e) Lot 24, Block 12, D.L. 121, Plan 1054

~~4440 Hastings Street, 4459 and 4455 Pender Street.~~ Located on the North side of Pender Street approximately 145 feet West of Willingdon Avenue

Mr. W. F. Clipperton of Canada Safeway Limited, the applicant for this rezoning proposal, appeared and stated that the Company will comply with all the prerequisites which Council has established in connection with the matter.

(3) FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARK AND PUBLIC USE DISTRICT (P2)

Reference RZ #5/72

- (a) Lots 11, 18, 20, 21, 22, 24 and 26, Block 24, D.L. 152, Plan 2001
- (b) Lots 19, 23 and 25, Block 24, D.L. 151/3, Plan 2001

(6590 Fern Avenue, 6691, 6663, 6649, 6635, 6607, 6579, 6671, 6621 and 6591 Lily Avenue)

Feb/22/1972
P.H.

Mr. G. Brown-John, 6692 Lily Avenue, spoke and expressed concern regarding the map which accompanied the report of the Planning Department on the subject rezoning proposal. In that regard, he pointed out that the road system and subdivision pattern shown on the map does not exist.

Mr. Brown-John also mentioned that the plan for future development of the area in question, which was outlined in a report "Apartment Study '69", was not being followed by the Planning Department. He suggested that Department and the Parks and Recreation Commission were not acting in good faith because of this digression from the Apartment Study '69 plan.

When asked, Mr. Brown-John stated that he was not opposed to the rezoning proposal at hand but he did object to the road and development pattern for the area to the North and West of the subject properties.

Mr. T. P. Rotmeyer, owner of property at 6682 Lily Avenue, appeared and enquired about the type of swimming pool that was to be built at Bonsor Park where the subject properties are located, and was informed that it was to be an indoor pool.

Mr. Rotmeyer indicated he was opposed only to the road pattern planned for the area, but was also concerned about the adequacy of parking facilities for the use of those frequenting the swimming pool.

It was understood that the Planning Department would submit a report to Council on both of the points made by Mr. Rotmeyer.

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

Reference RZ #83/71

Block 8 except Pcl. "A", Ref. Pl. 8041, D.L. 74N $\frac{1}{2}$, Plan 2603

(5337 Regent Street -- Located on the North side of Regent Street approximately 409 feet East of its intersection with Royal Oak Avenue)

Jo-Al Investments Ltd., owner of property known as 5289 Regent Street, submitted a letter indicating opposition to the proposed rezoning for the following reasons:

- (a) Heavy trucks being driven over the subject properties, or the motors being reved-up, causes the ground to shake and the building of Jo-Al Investments Ltd. to vibrate.
- (b) Water from the subject properties drains from the parking lot there directly onto the land of Jo-Al Investments Ltd., thus frustrating the desire of the Company to blacktop its land because its soil is being eroded by the flow of water from the adjacent property.

Jo-Al Investments Ltd. also pointed out that water causing the drainage problem mentioned flows onto its property from both of the adjacent lots, which were built up to be higher than its lot. The Company enquired as to whether the drainage problem described would be remedied and the water made to flow directly into Still Creek, and whether the adjoining properties would be blacktopped to prevent seepage under the planned blacktopping of the Company's property.

Feb/22/1972
P.H.

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

Reference RZ #89/71

Lot 4, Block 10, D.L. 79S, Plan 4044

(4927 and 4929 Canada Way -- Located on the South side of Canada Way opposite the end of Norland Avenue)

No one appeared in connection with this rezoning proposal.

(6) Reference RZ #7/72

(a) FROM GENERAL COMMERCIAL DISTRICT (C3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Lot "B", Block 2 West part, D.L.'s 151/3, Plan 15880

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

Lot 18, Block 1, D.L. 153, Plan 1662
Lots 19 and 20, Block 1, D.L.'s 151/3, Plan 1662

(c) FROM RESIDENTIAL DISTRICT FIVE (R5) AND GENERAL COMMERCIAL DISTRICT (C3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Lot 1, Block 1, D.L.'s 151/3, Plan 1662

(d) That part of the Chaffey Avenue road allowance between Kingsway and Grange Street

(4325/45 Kingsway, 5757, 5775 and 5791 Chaffey Avenue, 4289 Kingsway -- Located between Grange Street and Kingsway approximately 528 feet East of its intersection with Barker Avenue)

Mr. R. J. McKay of Parkview Development Ltd., owner of property known as 4361 Kingsway, submitted a letter indicating support for the rezoning proposal because the facilities that will be provided as a result of the land in question being rezoned and a redevelopment of Canada Safeway Ltd. being built will produce complementary facilities for existing development in the area.

Mr. Arnold F. C. Hean, Barrister and Solicitor, submitted a letter on behalf of the owner of the subject Lot "B", Sun Life Assurance Co. of Canada, requesting that he be allowed sufficient time to prepare a Brief outlining the position of his client in opposition to the rezoning proposal. Mr. Hean mentioned in his letter that rezoning the land to CD would cause uneconomic restrictions and limitations to be imposed on his client that would compel the client to abandon its plans for the building of a modern facility on the property.

Mr. Hean appeared and elaborated slightly on the points made in his letter, in that regard stating that he would seek the opportunity to discuss the matter with the Planning Department over the next two or three weeks.


Feb/22/1972
P.H.

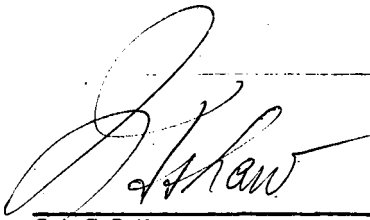
A spokesman for Towns Agencies Ltd., owner of the property known as 4289 Kingsway, appeared and stated that his Co pany supports the rezoning proposal.

The Hearing adjourned at 8:20 p.m.

Confirmed:

Certified Correct:


MAYOR


CLERK

EW/hb