

JUNE 12, 1973

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, June 12, 1973 at 7:30 p.m. to receive representations in connection with the following rezoning proposals:

PRESENT:

Alderman W. R. Clark
Alderman T. W. Constable
Alderman J. D. Drummond
Alderman D. A. Lawson
Alderman G. H. F. McLean
Alderman J. L. Mercier

STAFF PRESENT:

Mr. A. L. Parr, Planning Director
Mr. B. D. Leche, Municipal Clerk's Assistant

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

"That Alderman McLean act as Chairman of the Public Hearing."

CARRIED UNANIMOUSLY

ALDERMAN MCLEAN ASSUMED THE CHAIR.

(1) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMMUNITY COMMERCIAL DISTRICT (C2)

North 22.9 feet of Lot 14, Block 4, D.L. 99, Plan 1320

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

Lot 14 Except the North 22.9 feet and South 10 feet, Block 4, D.L. 99, Plan 1320

Reference RZ #66/72

(6849 Waverley Avenue -- Located on Waverley Avenue 101.1 feet South of Imperial Street)

Mr. G. Houlden, 7440 Waverley Avenue, Property Representative, Standard Oil Company of British Columbia Limited spoke in favour of the rezoning proposal. He stated that his Company was making this presentation without malice towards any resident of the area involved but rather with gratitude to the way in which the majority of the residents have supported the dealer and in turn the Company over the past 17 years. The Company sincerely hoped that the residents will not feel that this support is backfiring with this application to improve our premises in order to serve them and others more efficiently.

Mr. Houlden noted that Council on December 18, 1972, when considering the Company's original application for rezoning, would be prepared to consider the matter further after the Company had arrived at a mutually satisfactory arrangement with the residents of the area.

Mr. Houlden presented a petition signed by 23 residents of the area and had verbal approval of the other 5. He pointed out that, out of the possible 41 signatures that could have been obtained, he had obtained approval by signature or verbally from 28 or approximately 68% of the affected owners.

Mr. Houlden stated that the current proposal provided a definite demarcation line between the service station and the abutting residential area. This is brought about by the 20 feet of P8 zoning abutting the rear of the service station building. Ten feet of this will be curbed and landscaped with 10-foot cedars at 10-foot centres and 6-foot cedars at 2-foot centres. The remaining 10 feet has been made purposely ^{narrow} to prevent the movement of vehicles. In the revised plan and intensified landscaping there is harmony with the adjacent residences.

He stated that the proximity of service stations on Imperial Street appears to be well spaced. The situation whereby one station is now closed has reduced further the proximity of these commercial establishments.

Referring to the objection of the possibility of increased traffic on Waverley Avenue, the Company has taken action to control it where possible within the scope of the business. The revised plan includes only the present single crossing to Waverley Avenue. Through the co-operation of the dealer, parking of trucks has been eliminated, testing of repaired cars has been eliminated from Waverley Avenue, and the use of Waverley Avenue by the wrecker has been eliminated except when serving customers in the immediate area. Mr. Houlden felt that beyond this the Company had no control over traffic situations.

Mr. Doug Evans, 6926 Waverley Avenue spoke in adamant opposition to the proposed rezoning. Mr. Evans was of the opinion that any expansion to the service station should take place on property which is owned by the Company on Imperial Street and should not extend into the residential area on Waverley Avenue. He stated that there were too many service stations on Imperial Street now and that it was not necessary to enlarge the site under consideration. Mr. Evans was of the opinion that the rezoning, if approved, would increase traffic on Waverley Avenue which is improved to an interim standard only. He was particularly concerned with an abandoned service station in the close proximity which had been allowed to deteriorate into an eyesore in the neighbourhood. He stated that the pumps had been removed from this abandoned service station but the tanks were still in the ground and could be possibly used again.

Mr. G. McKenzie, 7080 Waverley Avenue supported the remarks of the previous speaker.

Mr. Ron Kaban, 3393 Dalebright Drive stated that Mr. Evans was in error regarding the tanks at the abandoned service station site referred to. The tanks had been removed from the premises.

Mr. A. Leconte, 6871 Waverley Avenue spoke in favour of the proposed rezoning. He noted that when the rezoning was originally considered in December, 1972 he had been strongly opposed because he felt that his property would suffer devaluation. He was now convinced that the revised proposal as presented would be a very suitable development and would enhance the general appearance of the neighbourhood. He noted that the service station would have only 2 pump islands, no parking of trucks and derelict vehicles, etc. There would be only 1 crossing from the service station onto Waverley Avenue which presently exists and he did not feel that the traffic situation on Waverley Avenue would be adversely affected.

(2) FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO GENERAL INDUSTRIAL DISTRICT (I2)

Reference RZ #20/73

- (a) Parcel "B" Reference Plan 6223, Block 14, D.L. 74, Plan 2603
- (b) Lots 1, 2 and 3, Block 15, D.L. 74½, Plan 4173
- (c) Lot "A" Sketch 5572, Block 15 South Part, D.L. 74½, Plan 2503

(2812, 2822, 2838, 2848, 2878 Douglas Road -- Located on the East side of Douglas Road between the Trans-Canada Highway and Norland Avenue)

Mrs. M. Fergusson, 131 North Holdom Avenue, speaking on behalf of the owners and the applicants for the rezoning, stated that the purpose of the application was to make the parcel more useable as industrial property.

There were no other comments received in connection with this rezoning application

(3) FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #27/73

Lot 2 South 55.08 feet Except Explanatory Plan 11436,
Block 9, D.L. 97, Plan 10161

(6944 Buller Avenue -- Located on the East side of Buller Avenue approximately 215 feet South of Kingsway)

Mr. Raymond McCormick, 5523 Ewart Street submitted a letter strongly objecting to the proposed rezoning of the subject property from Special Industrial District (M4) to Service Commercial District (C4) for the purpose of extending mobile home sales. He noted that he was the property owner directly across from this "trailer sales" lot and that he had seen the proposed plot plan of the site and the layout of this mobile home sales lot on the front of Lot 2. He noted that the access is to be from Buller Avenue and that the Kingsway access is to be closed off. He advised that he would be out of town on the day of the Hearing and was taking this method of expressing his views.

Mr. McCormick stated that when he first became aware of the type of sales that were going to occupy this property he went to the Planning Department and made objections on behalf of himself and his neighbours. He understood that the original intention was to allow the sale of "travel trailers" and not mobile homes which are used as residences. He did not consider that mobile homes came under the same classification as trailers and thus the sale of such units would not be conforming to the Zoning By-Law for the C4 zoning. He noted that zoning in this area is Service Commercial catering mostly to car uses and these mobile homes do not fit in the area and should be sold in the area where they are going to be used.

He was of the opinion that traffic problems would be created because of the location, angle and width of the property involved.

It was his understanding when he had his property rezoned two years ago that under no circumstances would further rezoning to the C4 category be permitted in this area.

Mr. McCormick went on to say that he had been informed by the Planning Director about 1½ months ago that the applicant would have to conform to all the conditions set out by the Planning Department insofar as the proposed layout, landscaping, etc. is concerned. It was his feeling that these conditions were not being met by the applicant and that this application for rezoning was premature.

Mr. McCormick suggested that this application for rezoning be held back for a period of six months and that it then be reconsidered when the intentions of the applicant have been proved to his and the Municipality's satisfaction.

Mr. R. Kaban, 3393 Dalebright Drive, an abutting owner, stated that he was not opposed to the rezoning. He was, however, concerned with the prerequisite which required the dedication of 16.5 feet of the property under consideration for the future widening of Buller Avenue. If the same dedication is required from his own property it would seriously impair the usefulness of the site.

(4) FROM NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1) TO
ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Reference RZ #18/73

Lot "A" Except South 122 feet and Except Explanatory
Plan 14336, Block 36, D.L.'s 122/3/4, Plan 4912

(1001 Delta Avenue -- Located on the Southwest corner of
Parker Street and Delta Avenue)

Mr. Bayliss, Architect, 1553 Robson Street, Vancouver, stated that due to increased operational commitments, it had become necessary to plan extensions to the Cypress Telephone Exchange Building of the B. C. Telephone Company on the subject property. Great care had been taken to ensure that the proposed extension would be completely compatible with the existing structure. The present landscaping would be repeated with even greater density to provide adequate protection for surrounding residents.

Provision has been made to provide 75% of the available parking in underground facilities with a further four spaces located on the property as surface parking. It was not possible to provide 100% underground parking due to the location of underground cables. Mr. Bayliss stated that the parking provided was in excess of by-law requirements.

Mr. Bayliss was of the opinion that the proposed extensions would be completely compatible with the surrounding residential area.

Mr. Schaby, Divisional Manager, B. C. Telephone Company stated that there would normally be 10 to 12 employees working at this site. This number could possibly increase on a temporary basis should operational requirements so dictate. Normally there would be no requirement for heavy vehicles unless cable is being pulled or some other specialized operation is under way.

Mr. James B. Reid, 4895 Westlawn Drive, presented a petition signed by himself and 63 other residents of the area strongly opposing the application for rezoning. Points of concern to the petitioners are as follows:

- (a) Rezoning to the P2 category would permit future expansion to observe minimal yard requirements and the possibility of a ten story building to be erected on the site.
- (b) The lane between Parker Street and Westlawn Drive will become an expressway for B. C. Telephone Company vehicles with the resultant noise problems, hazards to children and senior citizens, and conflict between residents and the B. C. Telephone Company.
- (c) B. C. Telephone vehicles are consistently parked in the lane and impede local traffic.
- (d) B. C. Telephone employees park on Parker Street, Westlawn Drive and also on Delta Avenue. The parking on Delta Avenue is particularly hazardous due to the grade of the street. Vehicles park extremely close to the lane entrance making access and egress from the lane onto Delta Avenue very dangerous.

(e) The lane is at present reasonably pedestrian oriented. School children use this lane for access to the schools since Parker Street is a major arterial route to Simon Fraser University.

Mrs. Z. Reid of the same address stated that repeated complaints to the B. C. Telephone Company and its employees on parking problems had been completely ignored in the past. She noted that at present employees did not utilize available off street parking.

Mr. K. A. Barclay, 4820 Parker Street, was concerned that the B. C. Telephone Company would be able to expand their facilities even further, with very little restraint, should this application for rezoning receive favourable consideration. He asked for information as to why the Company desired rezoning.

The Director of Planning advised that the present structure was non-conforming in the P1 zone but was a permitted use in the P2 zone. Rezoning was required to bring the subject property into conformity with the By-Law.

Mr. M. Anzulovich, 4865 Westlawn Drive, supported the previous speakers insofar as the traffic problems are concerned.

Mr. J. B. Colby, 4859 Westlawn Drive, inquired whether the B. C. Telephone Company would have to acquire additional property to accommodate their planned extension.

Mr. Bayliss advised that the extension would be entirely on property currently owned by the Company.

(5) FROM CEMETERY DISTRICT (P4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #19A/73

Approximately the 6.3 acre portion of Lot 1, D.L.'s 73/81, Plan 40648 located approximately 548 feet North of Hoscrop Street East from Wayburne Drive to the Forest Lawn Memorial Cemetery

Mr. Hnatiuk, of Dawson Developments, stated that the requested rezoning is to permit the second phase of the Green Tree Village Project to proceed. Phase I of the Project is well under way and the Company is desirous of proceeding with Phase II.

Under questioning by Alderman Mercier, Mr. Hnatiuk conceded that under the Proposed development two single family dwellings would occupy the equivalent of a normal 66-foot residential lot.

No other comments were received on this rezoning application.

(6) PROPOSED ADDITION OF "OFFICES" TO LIGHT INDUSTRIAL DISTRICT (M5)

"The deletion of the existing uses in Sub-Clause (g), Clause (1), Section 405.1 (Uses Permitted), i.e., "Architectural, data processing, drafting, engineering and surveying offices", and their replacement by: "Business and professional offices"."

Mr. Angus Macdonald, speaking on behalf of the Burnaby Chamber of Commerce, stated that the Chamber strongly endorsed the proposed Text Amendments which will allow offices as a permitted use in M5 zones.

He noted that many types of offices are truly ancillary to the manufacturing and distribution functions that are the main uses within the "M" areas.

The Chamber of Commerce urged Council to consider office use in all "M" areas. The Chamber would hesitate to suggest that professional offices such as Doctors and Dentists should locate in "M" areas, but it is unlikely that those businesses and professions who normally deal with the general public would locate in "M" areas so far from the general pattern of consumer traffic.

Other uses, such as Manufacturer's Agents, with minimal if any storage, Engineers, Architects, Consultants, Computer Installation Centres, Customs Brokers, etc. should be allowed to locate in "M" areas where they can better serve their customers.

The Chamber hesitated to suggest that Council include in the Bylaw a list of approved office uses for "M" zones because such a clause could become too restrictive.

The Chamber recommended the following amendments to the Burnaby Zoning Bylaw:

Sections 401.1 to 404.1 (1)

"Offices of businesses whose trade is with manufacturers and distributors."

Section 406.1 (1)

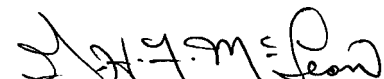
"Offices of businesses whose trade is with the truck transportation industry."

ADJOURNMENT:

The Public Hearing adjourned at 9:50 P.M.

Confirmed:

Certified Correct:


ACTING MAYOR


DEPUTY MUNICIPAL CLERK

BL:mc/sr