

December 18, 1973

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, December 18, 1973, at 7:30 P.M. to receive representations in connection with the following rezoning proposals.

PRESENT:

Mayor T. W. Constable, in the Chair  
Alderman M. M. Gordon  
Alderman B. M. Gunn  
Alderman W. A. Lewarne  
Alderman G. H. F. McLean  
Alderman J. L. Mercier  
Alderman V. V. Stusiak

STAFF PRESENT:

Mr. A. L. Parr, Planning Director  
Mr. M. J. Shelley, Municipal Manager  
Mr. R. F. Norcliffe, Municipal Clerk's Assistant

(1) FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4)  
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #78/72

- (a) Lots 1, 4, 5, 6, 7, and 8, Block 33, D.L. 34, Plan 1355
- (b) Lots "A", "B", "C", S.D. 9, Block 33, D.L. 34, Plan 3979
- (c) Lots "A", "B", "C", and "D", S.D. 2/3, D.L. 34, Plan 1911

(Located in the area bounded by Patterson Avenue on the West, Barker Avenue on the East, Sardis Street on the North and Grange Street on the South.)

Narod  
Mr. Alvin Narod/Developments Ltd. appeared as the developer for the project. Mr. Narod submitted drawings and a model of the proposed development for the information of the Public Hearing. Mr. Narod advised that the proposal was for a condominium apartment project composed of three twenty-two storey towers bounded by Sardis Street, Barker Avenue, Grange Street, and Patterson Avenue adjacent to the Burnaby Centre and the apartments will be composed of 126 two bedroom suites, 249 one bedroom suites, and 63 bachelor suites, totalling 438 in all. Only 9½% of the available land would be covered by the towers themselves and the towers would be grouped around a number of communal facilities which would include a swimming pool partly enclosed, an exercise room, men's and women's change rooms, saunas, washrooms, a party room, and a billiard room along with other facilities. In addition, a play lot was to be constructed for the children of guests, as the apartment complex itself was to be adult-oriented. No tower would be closer than sixty feet to any of the streets and buffers will be provided.

Mr. Narod added that condominium By-laws would be formulated limiting the number of persons allowed to reside in the various types of apartments. Mr. Narod advised the Public Hearing that 617 underground parking spaces would be available plus 40 spaces above ground giving a total of 657 parking spaces or an average of 1.5 parking spaces per unit. It was proposed to construct each of the towers approximately six months apart and the entire project should be completed in about 30 months. Mr. Narod pointed out that initially each tower would constitute a separate phase of the overall development and have its own Strata Council. Alternatively, the three separate Strata Councils would be required to amalgamate to form a single Council for the entire finished project.

In response to questions from the members of the Municipal Council, Mr. Narod advised that double glazing will be provided throughout the complex, security would be provided in the underground parking areas and Mr. Narod estimated that the complex would contain approximately 718 people. At this point Mr. Narod displayed for the Public Hearing a number of slides featuring a similar project that the company had constructed in Vancouver.

Mr. J. L. Jankola, 4136 Bond Street, Burnaby 1, addressed the Public Hearing and advised that he had been canvassing the surrounding area over the last

few days and had found that most people were against the proposed rezoning. Mr. Jankola added that he had a petition against the rezoning signed by approximately fifty of the surrounding residents. Mr. Jankola advised that the main concerns of the residents appeared to be the effect of this development on the traffic patterns in the area and the unreasonable height of the proposed towers.

Mr. R. E. Guy, 5516 Patterson Avenue, Burnaby 1, advised the Public Hearing that he lived three houses away from the proposed rezoning. Mr. Guy advised that there were no lanes in his block and consequently it was necessary for him to back out of his driveway onto Patterson Avenue when leaving his home. Mr. Guy was concerned as to what effect this development would have on the traffic situation on Patterson Avenue. In addition, Mr. Guy was of the opinion that not enough time had been given the residents of the area to make an effective protest against the proposal or to indicate an approval of the proposed rezoning. Mayor Constable pointed out that the Municipality was limited by the Municipal Act as to the time that notices could go out to surrounding residents. Mr. Guy advised that he had not made up his mind if he was for or against the proposed rezoning.

Mr. G. Houlden, 7440 Waverley Avenue, Burnaby 1, expressed opposition to the proposed rezoning. Mr. Houlden was of the opinion that projects of this size should be limited to twelve storeys and located in those areas where they would be least noticeable. Mr. Houlden suggested that the areas where high-rise buildings are proposed should be reviewed and the subject location in particular. Mr. Houlden was of the opinion that the construction of approximately 75 townhouses on the subject site would make for a much better development and more compatible with the area and the surrounding residents.

Mr. John Waugh, 4135 Sardis Street, Burnaby 1, advised the Public Hearing that he was opposed to the proposal in its present form and suggested that the height of the project be limited to not more than three storeys. Mr. Waugh was also concerned as to what effect this proposal would have on his taxes. Mr. Waugh was also of the opinion that the proposal would cause problems in the immediate neighbourhood with regards to parking on the streets and expressed doubt that the three Strata Corporations would necessarily amalgamate once those three towers were completed.

Mr. Tony Montemurro, 4191 Price Crescent, Burnaby 1, expressed opposition to the proposed rezoning. Mr. Montemurro was concerned that once high-rise apartment buildings were established in the area they would continue to be constructed northwards. Mr. Montemurro was also concerned about the impact this development would have on his tax situation.

Mr. O. F. Isford, 4155 Price Crescent, Burnaby 1, expressed opposition to the proposed rezoning because he was of the opinion that this development would create additional traffic volumes down Barker Avenue and Patterson Avenue. Mr. Isford suggested that direct access to the development should be from Kingsway.

Mr. Craig Ferguson, advised that he was representing Shell Canada Limited, who were owners of the service station located at 4177 Kingsway, Burnaby 1, Mr. Ferguson inquired as to any alternate arrangements at the Grange-Patterson intersection, which would improve turning conditions for traffic.

Mr. Parr advised that it was not intended to concentrate traffic at any one point at the development, as the three points of access to the site were widely dispersed.

Mr. Ferguson requested to be put on the mailing list for any future correspondence on this location.

Alderman Stusiak inquired as to how the extra parking spaces were to be distributed to the residents of the proposed complex.

Mr. Narod advised that this would be in the hands of the Strata Council but in all probability they would rent the extra spaces to any resident who would require one.

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

Reference RZ #67/72

- (a) Lots 1, 2, 3, 4 and 9, Block 14, Plan 1558  
( 2710, 2720, 2730 and 2740 Boundary Road; 3731 Regent Street,
- (b) Lots "A" and "B", S.D. 11/12, Block 15, D.L. 69, Plan 1321  
3719 and 3729 Grandview Highway
- (c) Lots 1, 2, 3, 4, 5, 6, 7, 9, and 10, Block 15, D.L. 69, Plan 1321  
3738 Regent Street; 3745 and 3737 Grandview Highway
- (d) Lots 11 and 12, Block 16, D.L. 69, Plan 1321  
3753 and 3761 Grandview Highway

(Located in the area bounded by Boundary Road, Grandview Highway and Highway 401)

A request was received from Cedar Realty Limited, the applicants in this matter, which requested that the Public Hearing on this item be postponed until further notice.

It was decided to adjourn Reference RZ #67/72.

(3) FROM TOURIST COMMERCIAL DISTRICT (C5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #48/73

Lot 19 Except Parcel "A", Explanatory Plan 12407, Block 4, D.L. 125, Plan 3520

(5429 Lougheed Highway -- Located on the North side of Lougheed Highway 458 feet East of Springer Avenue)

A letter was received from Rhone and Iredale Architects, representing the developer which requested that before proceeding with presentation to a Public Hearing they would like to review certain aspects of the proposal submitted, therefore, they requested that the Public Hearing be postponed to January.

The Planning Department, submitted the following report.

"In a letter addressed to your office dated December 7, 1973, the architects of the captioned development acting on behalf of the owner have requested a postponement of the scheduled Public Hearing date, from December 19, 1973 to January 15, 1974, to facilitate the review of certain aspects of the proposal submitted.

We are advised by the Architects that amended plans are to be submitted following completion of this review, however, we are not able to say whether these plans will be suitable for Public Hearing purposes. We would therefore ask that instead of postponing the Public Hearing on this item until January as requested, that it be withdrawn from the agenda at this time without establishment of a new Public Hearing date. The department, upon review of the amended scheme and acceptance of the plan as being suitable, would then again report to Council with a request for a new Public Hearing date."

It was decided to adjourn Reference RZ #48/73.

(4) FROM DRIVE-IN RESTAURANT DISTRICT (C7) AND RESIDENTIAL DISTRICT FIVE (R5) TO TOURIST COMMERCIAL DISTRICT (C5)

Reference RZ #65/73

Lot 18, Block 2, D.L. 29, Plan 3035

(7585 Kingsway -- Located on the Western side of Kingsway approximately midway between 14th Avenue and Stride Avenue)

Mr. Robert J. Guthrie, 7297 Kingsway, Burnaby 1, advised the Public Hearing that he represented the owner of the property. Mr. Guthrie advised that the property was located on the western side of Kingsway approximately midway between 14th Avenue and Stride Avenue. The site was the former location of the Dog and Suds Drive-In Restaurant. It was proposed to construct a motel consisting of 26 to 28 units and a restaurant seating approximately 35 persons. The restaurant would be available for patrons of the motel and local residents and businessmen. Adequate parking would be provided above ground and side grounds would be landscaped. It was proposed that a two storey building would be constructed with a basement containing a swimming pool and storage facilities. After dedication of land for a lane at the rear of the property and for the widening of Kingsway, the site would consist of approximately 25,000 square feet.

Mr. G. Frederick, 7359 - 14th Avenue, Burnaby 3 addressed the Public Hearing and advised that he had no objections to the proposed rezoning, however, Mr. Frederick was concerned about the proposed lane at the rear of the site. Mr. Frederick expressed concern that the lane would be used by patrons of the existing service station to the north of the subject property.

Mr. R. R. Roberts, 7368 - 15th Avenue, Burnaby 3 addressed the Public Hearing and advised that he was not opposed to the rezoning as the area was due to redevelop, however, Mr. Roberts' problem was that of gaining access to his property on 15th Avenue. Mr. Roberts also questioned the matter of opening up the lane at the rear of the subject property as this may possibly be used by exiting patrons from the service station to the north thus jeopardizing his only access to his home.

It was generally agreed that the question of the traffic from the service station to the north travelling through the proposed lane and the question of access to Mr. Roberts' home would be taken into consideration by the Planning Director.

#### CHANGE IN DEVELOPMENT PLAN

##### Reference RZ #143/66

Lot 131, D.L. 136, Plan 34438

(7351 Montecito Drive -- Located on the Northwest corner of Montecito Drive and Phillips Avenue)

(This proposal was the subject of a previous Public Hearing on June 11, 1971, and the By-law relative to it, "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1971, which rezoned the property to COMPREHENSIVE DEVELOPMENT DISTRICT (CD), was finally adopted by Council on September 20, 1971. One of the requirements of Comprehensive Development zoning is that specific plans form an integral part of the By-Law. Some changes in the plan have recently been proposed but a further Public Hearing must first be held before the plan can be approved. Details of the changes proposed will be available at the Hearing.)

Mr. Ivor Cohen, Architect, Dawson Development Corporation, address the Public Hearing and advised that the purpose of this application was to request an amendment to the By-Law in order to construct a communal facilities building. The building would be a one-storey cabana with an area of 903 square feet and be composed of:

1. recreation room
2. washrooms
3. kitchen
4. storage

The new building would be located directly adjacent to an existing outdoor swimming pool and children's play area. The existing play equipment would be relocated within the communal facilities area.

No one else appeared in connection with this rezoning proposal.

Reference RZ #46C/68

Lot 89, D.L. 4, Plan 37535  
(9061 Horne Street)


(This proposal was the subject of a previous Public Hearing on August 11, 1969 and the By-Law relative to it, "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 44, 1969, which rezoned the property to COMPREHENSIVE DEVELOPMENT DISTRICT (CD), was finally adopted by Council on November 3, 1969. One of the requirements of Comprehensive Development zoning is that specific plans form an integral part of the By-Law. Some changes in the plan have recently been proposed but a further Public Hearing must first be held before the plan can be approved. Details of the changes proposed will be available at the Hearing.)

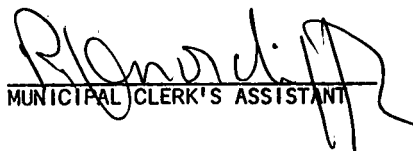
Mr. Koehll, the developers representing Community Builders Limited, 302 Oxford Street, Port Moody, addressed the Public Hearing. Mr. Koehll advised that the purpose of this application was to reduce the number of units on this development from 84 units to 73 units and to increase the parking ratio from 1.4 spaces per unit to 2 spaces per unit. In addition, communal facilities would be extensively increased. In addition, Mr. Koehll advised under the original scheme a number of units have faced directly onto the Loughheed Highway as close as approximately 28 feet from the Highway right-of-way. The amendment would provide for a minimum distance of 35 feet away from the right-of-way, maintain a low two-storey profile, and have only four units whose sides would be adjacent to the highway.

The Public Hearing adjourned at 8:55 P.M.

Confirmed:

Certified Correct:

  
MAYOR

  
MUNICIPAL CLERK'S ASSISTANT

RFN:sr