

AUGUST 21, 1973

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, August 21, 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 E. L. Burnham  
Alderman M. M. Gordon  
Alderman B. M. Gunn  
Alderman D. A. Lawson (7:50 p.m.)  
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. B. D. Leche, Municipal Clerk's Assistant  
Mr. R. F. Norcliffe, Municipal Clerk's Assistant

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

Reference RZ #33/73

Lots 5, 6, 7, 8 and 9, Block 85, D.L.'s 127/218, Plan 4953

(5361 and 5381 Hastings Street; 5470 Empire Drive; 5395 Hastings Street and 5360 Capitol Drive -- Located at the Northwest corner of Hastings Street and Empire Drive)

Mr. F. L. Stricker, 5395 Empire Drive, Burnaby 2, addressed the Public Hearing and advised that his property was opposite to the proposed rezoning property. Mr. Stricker advised that due to construction of several apartments in the area over the past few years the streets in the area were now continually congested with parked cars. Mr. Stricker estimated that 75% of the tenants of these apartments did not use the parking facilities available. This had resulted in a potential danger to kindergarten and school children in the area. In addition, Mr. Stricker estimated that the noise level in the neighbourhood had approximately doubled over the past few years. Mr. Stricker added that he was concerned about the height of the proposed structure as this would interfere with his view.

Mr. R. H. McLeod, 5423 Capitol Drive, Burnaby 2, advised the Public Hearing that he had been a resident of the area for approximately 18 years. Mr. McLeod was most concerned with this matter as he believed that his view of Burnaby Mountain would be blocked by this proposal. He was of the opinion that the residents of the area should be considered first before any rezoning proposal. In addition, Mr. McLeod complained of the parking problems on Capitol Drive due to tenants parking on the streets system.

Mr. G. Ast, 139 North Ellesmere Avenue, Burnaby 2, advised the Public Hearing that he was the President of the Capitol Hill Community Hall Association. He advised that much discussion had taken place of late regarding parking problems in the area. Although parking was presumably available, tenants of the apartments were not taking advantage of these facilities. In addition, Mr. Ast added that traffic was becoming severe in the area and another apartment block would only add to this traffic congestion. Mr. Ast suggested that this particular piece of property be purchased by the Municipality and used for community facilities for the area which were sorely needed.

**(2) FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMMUNITY COMMERCIAL DISTRICT (C2)**

Reference RZ #39/73

Lot 52, D.L. 127, Plan 27911

(516 Howard Avenue -- Located on the East side of Howard Avenue approximately midway between Hastings Street and Frances Street)

A letter was received from the Boys' Clubs of Vancouver which indicates that they would be complying with the four prerequisites of the Planning Department.

Mr. E. R. Hine, 515 Ellesmere Avenue, Burnaby 2, advised the Public Hearing that he was the owner of the property immediately behind the property that was the subject of the Public Hearing. He was worried that the proposed lane would immediately abut his property interfering with his privacy. Mr. Hine felt that a setback should be required for the lane with appropriate planting.

Mrs. E. R. Hine, 515 Ellesmere Avenue, Burnaby 2, was also opposed to the rezoning proposal as it would interfere with her peace and quiet and enjoyment of her property.

Mrs. L. A. M. Booth, 591 Howard Avenue, Burnaby 2, also indicated opposition to the proposal.

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

**(a) Reference RZ #36/73**

Lots 10, 11, 12 and 13, Block 4, D.L.'s 116/186, Plan 1236

(4095, 4085, 4075 and 4065 Albert Street -- Located at the Northwest corner of Albert Street and Gilmore Avenue)

A letter was received from Mr. R. A. Parliament, 4085 Albert Street, Burnaby 2, opposing the proposed rezoning. Mr. Parliament was of the opinion that this area had a sufficient number of apartment buildings at the present time. Construction of another apartment building would only add to the parking congestion in the area.

**(b) Reference RZ #41/73**

Lots 1 to 9 inclusive, Block 4, D.L.'s 121/187, Plan 1354

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

A petition was received containing 38 signatures which expressed opposition to the proposed rezoning.

Letters were received from:

- (i) Mr. and Mrs. O. Olynyk, 4437 Pandora Street
- (ii) Mr. and Mrs. T. Neratini, 4417 Pandora Street
- (iii) Mr. M. Banich, 4435 Pandora Street
- (iv) Mr. and Mrs. Sorensen, 4416 Triumph Street
- (v) Mr. F. Garland, 4407 Pandora Street
- (vi) Mr. and Mrs. D. Wotherspoon, 4418 Triumph Street
- (vii) Mr. G. B. Crantson, 4376 Pandora Street
- (viii) B. A. Cooper, 4411 Pandora Street
- (ix) Mrs. E. Fraser, 4433 Pandora Street

which all expressed opposition to the proposed rezoning.

A letter was received from Frank Kriz, the owner of 4421 and 4451 Albert Street, which welcomed the rezoning proposal.

Mr. Brian Prentice advised the Public Hearing that he was appearing on behalf of the developer Bosa Bros. and the residents of the 4400 Block Pandora Street on the South side. Mr. Prentice advised that Bosa Bros. had been active in Burnaby for a number of years and had built 6 apartments in the Municipality and others in the Lower Mainland. The proposal was to build two medium density apartment blocks 3 storeys in height. There would be an open area between the two apartment blocks 56 feet in length and in this area would be constructed a swimming pool and a play area. Parking would be provided in a ratio of 1.3 parking spaces per unit. Facilities were available in the area and included schools, shopping centres, a park complex a public library and a recreation centre. In addition, transportation facilities were in easy reach. Mr. Prentice added that he had a petition with 30

signatures which were in favour of the proposed rezoning. Mr. Prentice advised that this type of accommodation was badly needed in Burnaby and the proposal closely followed the concepts in the Burnaby Apartment Study.

Mr. G. Roden, 4462 Triumph Street expressed opposition to the rezoning on the grounds that this proposal would add to the parking congestion in the area. Mr. Roden advised that the residents wished to keep their neighbourhood as single family dwellings.

Mr. F. Garland, 4407 Pandora Street advised the Public Hearing that he represented the residents of the area who had signed the petition against the rezoning proposal. Mr. Garland stressed that these residents were from the immediate neighbourhood and were most concerned. Mr. Garland wished to reaffirm the opposition of the residents to any further apartment development in this area. Mr. Garland added that traffic problems would increase if this proposal were to go ahead and parking on the street system was already a hazard to school children. Mr. Garland took exception to some of the facts presented by Mr. Prentice and advised that the majority of the residents on the North side of the 4400 Block Pandora Street were actually against the rezoning proposal.

**(4) FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)**

**Reference RZ #35/73**

- (a) Lot "A", D.L. 34, Plan 15029
- (b) Lots 1, 2 and 4, Block 2, D.L. 34, Plan 1441
- (c) Lot 3, Blocks 2/3, D.L. 34, Plan 1441
- (d) Lot 1A, Block 2, D.L. 34, Plan 1441

(3907 Kingsway; 5625, 5651, 5673, 5691 and 5607 Jersey Avenue -- Located at the Northwest corner of Kingsway and Jersey Avenue)

Mr. T. Higashi advised the Public Hearing that he was the proprietor of Camp Grocery, 3907 Kingsway. Mr. Higashi was concerned as to the future of his business if this proposal should be approved. Mr. Higashi advised that he had a two year lease on the premises. Mr. Higashi was advised to discuss this matter with the owner of the property or alternatively seek legal advice.

Mr. A. M. McInness advised that he was representing his mother who was the owner of 5644 Jersey Avenue which was directly across the street from the proposed rezoning. Mr. McInness advised that this street had been neglected. There were no sidewalks in the area and many commercial vehicles were parked on the boulevards. Mr. McInness advised that he would support the construction of a two storey apartment building but was opposed to the proposed 3 storey apartment.

Mr. H. Dove, 5691 Jersey Avenue concurred with the remarks of the previous speaker concerning the condition of the street however he added that he was in favour of the proposed rezoning.

Mrs. V. Edstrom, 5608 Jersey Avenue complained of the many commercial vehicles that were being parked on the boulevards along Jersey Avenue.

Mr. F. L. Lawrence, 5575 Jersey Avenue was of the opinion that not enough notice had been given concerning the proposed rezoning. The Mayor advised Mr. Lawrence that the time factor was governed by the Municipal Act. Mr. Lawrence expressed concern with regard to the widening of Jersey Avenue and requested a copy of the Minutes of the meeting.

**(5) FROM RESIDENTIAL DISTRICT FIVE (R5) TO LIGHT INDUSTRIAL DISTRICT (M5)**

**Reference RZ #37/73**

Lots 1, 2, 11 and 12, Block 10, D.L. 69, Plan 1321

(4008 and 4024 Myrtle Street; 4025 and 4007 Regent Street -- Located on the East side of MacDonald Avenue between Regent and Myrtle Streets)

No one appeared in connection with this rezoning proposal.

Alderman Lewarne requested that a map showing the municipal holdings in this area be supplied next time this matter was brought forward.

(6) FROM MANUFACTURING DISTRICT (M1) TO PARKING DISTRICT (P8)

Reference RZ #34/73

Lots 12 and 13 Except Reference Plan 37631, Block 6, D.L. 119, Plan 2855  
(4461 Sumas Street -- Located on the North side of Sumas Street 334 feet East of Rosser Avenue)

No one appeared in connection with this rezoning proposal.

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

Reference RZ #74/69

- (a) Lots 2 and 3, Block 1, D.L. 151, Plan 10051
- (b) Lots 4, 5E $\frac{1}{2}$ , 5W $\frac{1}{2}$ , 12, 13, 14 and 15, Block 1, D.L. 151, Plan 1662
- (c) Lots 6, 7W $\frac{1}{2}$ , 7E $\frac{1}{2}$ , Except South 16 $\frac{1}{2}$  feet, Block 1, D.L. 151, Plan 1662
- (d) Lot 8, Except Part on Plan with By-Law 30078, Block 1, D.L.'s 151/3, Plan 1662
- (e) Lot 9, Except South 16 $\frac{1}{2}$  feet shown on Plan with By-Law 30078, Block 1, D.L. 151, Plan 1662
- (f) Parcel "A", Reference Plan 5548, of Lot 16, Block 1, D.L. 151, Plan 1662
- (g) Lot 16, Except Parcel "A", Reference Plan 5548, Block 1, D.L. 151, Plan 1662
- (h) Lot 17, Except Reference Plan 33109, Block 1, D.L.'s 151/3, Plan 1662

(4205 - 4279 Kingsway inclusive; 4238 - 4298 Grange Street inclusive -- Located within the block bounded by Chaffey Avenue, Kingsway and Barker Avenue except for the properties facing Chaffey Avenue)

Mr. W. Vogel advised the Public Hearing that he represented Cloverdale Investments who owned property at 5800 Barker Avenue directly across the street from the proposed rezoning. Mr. Vogel was concerned as to the effect this rezoning would have on his property. Mr. Vogel was advised to contact the Planning Department to discuss this matter.

(8) FROM NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1) TO RESIDENTIAL DISTRICT ONE (R1)

Reference RZ #49/73

Lot 278, D.L. 91, Plan 42810

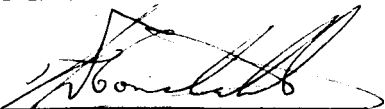
(6565 Humphries Avenue -- Located on the Northwest side of Humphries Avenue approximately 160 feet West of Imperial Street)

No one appeared in connection with this rezoning proposal.

ADJOURNMENT:

The Public Hearing adjourned at 9:30 p.m.

Confirmed:

  
MAYOR

RFN/mc

Certified Correct:

  
DEPUTY MUNICIPAL CLERK