

July 9, 1973

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, July 9, 1973 at 6:30 p.m. to receive representations in connection with the following rezoning proposals.

PRESENT:

CHAIRMAN:

Alderman J. L. Mercier
Alderman E. L. Burnham
Alderman M. M. Gordon
Alderman B. M. Gunn
Alderman D. A. Lawson
Alderman W. A. Lewarne
Alderman G. H. F. McLean (6:50 p.m.)
Alderman V. V. Stuslak (6:50 p.m.)

STAFF PRESENT:

Mr. M. J. Shelley, Municipal Manager
Mr. D. Stenson, Planning Department
Mr. R. F. Norcliffe, Municipal Clerk's Assistant

(1) FROM RESIDENTIAL DISTRICT FIVE (R5) TO SPECIAL INSTITUTIONAL DISTRICT (P7)

Reference RZ #32/73

Lots 1, 2 and 3, S.D.48/49, Blocks 1/3, D.L. 95N, Plan 1643

(7006, 7020 and 7030 - 18th Avenue -- Located on the Southeast corner of 19th Street and 18th Avenue)

A letter was received from A. & S. Landriault, 7105 - 18th Avenue which expressed opposition to the proposed rezoning. A letter and petition was received from the residents of the surrounding area which advised that they strongly opposed the proposed rezoning of the property to Special Institutional District. Mr. R. Knight, 7222 - 18th Avenue, Burnaby advised the Public Hearing that he represented the residents of the area who had signed the petition opposing the rezoning. Mr. Knight advised that this area was firmly residential and the residents wished to keep it that way. He added that many young married couples were moving into the neighbourhood and spending considerable money on the upgrading of their property. Mr. Knight was of the opinion that if this rezoning proposal was approved property values in the area would decline. Mr. Knight felt that the Corporation should sell the land it owns in the area and leave the neighbourhood strictly residential. Mr. Knight asked a number of questions of the Planning Department concerning long term planning in the area.

Mr. M. Krawchuk, 7054, 56, 58 Edmonds Street, Burnaby expressed opposition to the rezoning. He advised that traffic problems were increasing in this area and property values were dropping sharply. Mr. Krawchuk was of the opinion that this rezoning proposal would only serve to downgrade the neighbourhood even more.

Mr. C. W. Mills, 7132 - 18th Avenue, Burnaby also spoke against the rezoning proposal.

Mrs. Thelma McPherson, #317 - 1850 Adanac Street, Vancouver 6 spoke in favour of the rezoning and advised that she was President of the Charlford House Society for Women, the applicants in this rezoning proposal.

Mrs. McPherson described the functions of the Charlford House Society and its financial arrangements. She advised that there was only one facility of this type for women in B. C. and past practice had shown that three to six months was the longest stay for a resident in the house. She added that no complaints had ever been received from neighbours at the present location. Mrs. McPherson advised the Public Hearing that it was proposed that twelve residents would be installed in the house initially.

(2) FROM NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

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. Harold L. Dean, Barrister and Solicitor advised the Public Hearing that he was representing Mr. and Mrs. J. C. Thomas, 4880 Parker Street, Burnaby 2 whose house abutted the property that was the subject of the rezoning. Mr. Dean spoke in opposition to the proposed rezoning as he felt that Comprehensive Development District was too broad a zoning category and allowed the applicant enormous leeway in his development plans. In addition, Mr. Dean was concerned about the effect that this proposal would have on the traffic patterns in the area. Mr. Dean explained that already many B.C. Telephone trucks were parking on the streets in the area causing an alleged traffic hazard.

Mr. Stenson on behalf of the Planning Department explained that the CD category did not allow a developer to depart from his plan in any way.

Mr. J. E. Bayliss, 1553 Robson Street, Vancouver, Architect for the applicant presented a model to the Hearing which showed the ultimate development of the property in question. Mr. Bayliss explained that the building would be of an extremely high standard and the grounds would be thoroughly landscaped. Eventually 23 parking spaces would be available and no trucks would be parked on the site.

Mr. J. E. Yamauchi, 4755 Westlawn Drive spoke against the proposed rezoning. Mr. Yamauchi explained that the lane at the rear of the subject property was used by many pedestrians and also children going to and from school. He believed that this would create a hazard because of the use of this lane by B.C. Telephone vehicles.

Mr. M. Anzulovich, 4865 Westlawn Drive also spoke in opposition to the rezoning.

Mrs. J. B. Reid, 4895 Westlawn Drive also expressed opposition to the rezoning. She explained that the present parking facilities were not being used by the employees and therefore the provision of additional parking spaces was no guarantee that the present parking on surrounding streets would end.

Mr. D. Lambert, 4823 Westlawn Drive was of the opinion that the neighbourhood was a prime residential district and should remain that way. He was also of the opinion that traffic in the lane would increase considerably and be a hazard to residents of the area. He was therefore opposed to the rezoning.

Mr. J. B. Reid, 4895 Westlawn Drive also spoke in opposition to the rezoning. He expressed dissatisfaction with the present practice of employees parking on residential streets in the area and was of the belief that this would increase if this rezoning proposal was approved.

(3) TEXT AMENDMENT:

PROPOSED ADDITIONS AND CHANGES TO SECTION 7.8

(a) The deletion of the existing Clause (4) and its replacement by:
"Every application for rezoning or a land use contract shall be accompanied by a fee of \$25.00 for the first 25,000 square feet or less of land included in such application, plus \$1.00 for each additional 1,000 square feet or part thereof."

(b) The addition of Clause (7) to Section 7.8 to read:

"Notice of the Public Hearing shall be mailed to the owners and occupiers of all real property within the area that is subject to the rezoning or land use contract and to the owners and occupiers of all real property which abuts the area that is subject to the rezoning or land use contract."

No one appeared in connection with this rezoning.

ADJOURNMENT:

The Public Hearing adjourned at 8:00 p.m.

Confirmed:

Certified Correct:

ACTING MAYOR

DEPUTY MUNICIPAL CLERK

RFN:sr