

February 19, 1974.

A Public Hearing was held in the Council Chamber, Municipal Hall, 4249 Canada Way, Burnaby 2, B. C. on Tuesday, February 19, 1974 at 7:30 p.m. to receive representations in connection with the following rezoning proposals:

PRESENT:

Mayor T. W. Constable, in the Chair  
Alderman G. D. Ast  
Alderman A. H. Emmott  
Alderman B. M. Gunn  
Alderman D. A. Lawson  
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 FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (R13)

Reference RZ #69/73

Lots 31, 32 and 33, Blocks 55/58, D.L. 33, Plan 1825

(4619 Grange Street; 5878 and 5868 Elsom Avenue -- Located on the Northeast corner of Elsom Avenue and Grange Street)

Mr. Richard Bemben, Architect, appearing for the owners, presented a number of sketches and photographs of the proposed development. Mr. Bemben advised Council that to develop Lots 31 and 32 alone had been found to be economically unfeasible as the total size area would only be 12,040 square feet and this would only permit a two-story structure. In addition, the maximum number of units obtainable from development of the two lots would be eleven. Therefore, Mr. Bemben was proposing to include Lot 33 in the development and this would have the advantage of increasing the side area thereby allowing a three-story structure which would in turn increase the proportionate number of units and decrease the land cost per unit. Mr. Bemben advised that at the present time the two older homes on Grange Street were in very poor condition and would possibly be doomed to remain and deteriorate to an unacceptable standard if the proposal were not approved. The proposed development included the following features:

- (a) A three-story structure, reducing to two storeys on Lot 33 in order to help achieve the physical transition to a lower density area.
- (b) A proposed roof garden over the two-storey portion as well as a fully landscaped garden in the rear yard.
- (c) A communal facility area of 700 square feet, on the third floor overlooking the roof garden area, which would probably include such facilities as a sauna and a games room.
- (d) Large trees presently existing on the site would be retained and protected during construction.
- (e) Additional communal facilities would be provided in the form of a work shop on the parking level.

Mr. Bemben added that the Planning Department had indicated that development of Lots 31 and 32 alone would be an under utilization of the property.

Mr. John Drysdale, 5856 Elsom Avenue, Burnaby 1, addressed the Public Hearing and advised that he was the owner of Lot 34 which was immediately North of the proposed development. Mr. Drysdale noted that an earlier application on these three lots had been turned down by the Planning Department as they wish to limit the extent of the R13 development and prevent its intrusion Northwards into the adjacent single family area. Mr. Drysdale was concerned as to why this particular application was being entertained when an earlier application had been refused. Mr. Drysdale had lived in the area for approximately 35 years and felt that his

property was being boxed in by the construction of apartments in the area. Mr. Drysdale, therefore, was of the opinion that if this development were to be given approval then it should be a prerequisite that the developer purchase Lot 34, Mr. Drysdale's property. In addition, Mr. Drysdale felt that Grafton Street would be a more logical boundary between the R13 zoning and the single family area.

Mr. Drysdale therefore suggested that there were two alternatives in this matter:

- (i) develop Lots 31 and 32 only;
- (ii) develop Lots 31, 32, 33 and 34.

No one else appeared in connection with this rezoning proposal.

(2) Reference RZ #59/72

FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4)  
TO COMMUNITY COMMERCIAL DISTRICT (C2)

The Southerly 188 feet of:

- (a) Lots 2 and 3 Except Part on Plan with By-Law 30078,  
D.L. 94, Plan 440
- (b) Lots "A", "B" and "C", Block 4, D.L. 94, Plan 1117
- (c) Lots 1 and 2, Block 1, D.L. 94C, Plan 7150

AND

The remainder of the parcels to PARKING DISTRICT (P8)

(5667, 5633 Kingsway; 6616, 6650 Elgin Avenue and 5607 Kingsway;  
6643 Dufferin Avenue and 5691 Kingsway -- Located on the North side  
of Kingsway between Elgin and Dufferin Avenues)

Mr. Mike Barley, Architect, Cooper, Tanner and Associates, representing the owners of the property, Glaspie Properties Ltd. addressed the Public Hearing and presented a small sketch of the proposed development.

Mr. Barley advised that all the prerequisites to the development had been or will be met in the near future. The proposed development was one of low profile with parking at the rear, and attractive landscaping. Access to the parking lot would be from Elgin and Dufferin Avenues. Alderman Mercier asked the Planning Director if the dedicated 20-foot strip could be used as a landscaped buffer rather than a lane. The Planning Director advised that it was the opinion of the Planning Department that there was need for a lane for vehicular circulation parallel to Kingsway.

A short discussion ensued concerning the advantages of a landscaped buffer as opposed to a paved lane. The Planning Director advised that there were a number of alternatives that could be examined if the lane were of concern.

Mr. Arnold F. C. Hean then addressed the Public Hearing and advised that he represented Mr. and Mrs. Towns, 6625 Dufferin Avenue, owners of the property immediately North of the proposed development. Mr. Hean requested that a 20-foot landscaped strip be substituted for the paved lane in order to ensure quiet enjoyment by his clients of their property at least until the time came when the property to the North were redeveloped.

(3) FROM RESIDENTIAL DISTRICT FIVE (R5) TO MANUFACTURING DISTRICT (M1)

Reference RZ #75/73

Lot 20, Block 7, D.L. 70W $\frac{1}{2}$  of E $\frac{1}{2}$ , Plan 1397

(4511 Canada Way -- Located on the North side of Canada  
Way approximately 120 feet East of Willingdon Avenue)

No one appeared in connection with this rezoning proposal.

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

Reference RZ #50/73

- (a) Lots 14 and 15, S.D. "A", Blocks 23/24 Part, D.L. 32, Plan 4481
- (b) Lots 16, Blocks 23/24, D.L. 32, Plan 1444
- (c) Lot 17 Except North 10 feet, Blocks 23/24, D.L. 32, Plan 1444

(4969 and 4949 Newton Street; 6288 and 6262 Nelson Avenue  
-- Located on the Northeast corner of Newton Street and Nelson Avenue)

Mr. Wright, Architect, Eng and Wright Architects appeared for the applicants the I.O.D.E. and addressed the Public Hearing.

Mr. Wright advised that the proposed development was for a 15-storey structure of 122 units consisting of 52 hostel units, 28 bachelor units and 42-one-bedroom units with extensive communal facilities and underground parking for 20 vehicles. The basement would contain service rooms and the parking area and the main floor would contain a dining room, kitchen and lounge. The site would be extensively landscaped with four different types of landscaping.

Mr. D. S. Milos, Samuel Huberman & Company, Barristers and Solicitors, addressed the Public Hearing and advised that he represented E. and J. Lohn Ltd. the owners of the Horizon Towers, which were located on Sanders Street. Mr. Milos advised that he was not objecting to the rezoning as such, but his principles did object to the closure of the lane to the North of the proposed development. The reasons for opposing the closure of the lane were:

- (1) Fire Department access - it would be impossible for the Fire Department to gain access to any of the uppermost of Horizon Towers West on the Southern side. Accordingly, closing the lane would subject the tenants on that side of that particular building to an unnecessary danger.
- (2) Economic value - the placing of the proposed senior citizens high-rise tower closer to Horizon Towers West as a result of the lane closure would reduce the economic value of the suites with a Southern exposure. This is due to the fact that the view would be reduced as also the privacy.
- (3) Lack of access to maintain recreation area - the access to the recreation area by the maintenance crews would be seriously affected by the closure of the lane as it would impair present access from the rear.
- (4) Parking - reduced parking areas in the proposed senior citizens high-rise tower would result in an over-flow of on-street parking, thus affecting the present residents and their visitors to Horizon Towers.

A discussion ensued concerning ways of overcoming this problem. Planning Director took note of the concerns of the owners of Horizon Towers.

No one else appeared in connection with this rezoning.

(5) FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Reference RZ #71/73

Lot 7, Blocks 1/2/3, D.L. 94S, Plan 3754

(5276 Kingsway -- Located on the South side of Kingsway approximately 200 feet East of Royal Oak Avenue)

Mr. D. Wylie, representing G. B. Wylie, Architects, acting for the applicants in this matter, addressed the Public Hearing.

Mr. Wylie advised that the request was for a rezoning of Lot 7 to C2 to create, along with Lot 6 immediately to the West, which is already zoned C2, a viable piece of property suitable for the erection of a retail store. A one-storey retail structure was proposed to be constructed and the principle use of the building would be for retail paint sales. Parking would be available at the rear of the proposed structure with pedestrian access from Kingsway.

The prerequisite for the dedication of the North 16½ feet of Lots 6 and 7 for the future widening of Kingsway, would be complied with.

No one else appeared in connection with this rezoning.

(6) FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #45/73

Lots 13 and 14, Block 9, D.L. 32, Plan 7662

(4765 Kingsway -- Located on the Northeast corner of Kingsway and McKercher Avenue)

A letter was received from Gulf Oil Canada Limited which advised of the following:

"We wish to register our objection to the proposed rezoning of this location from Service Commercial District to Comprehensive Development District and request that this matter be tabled until:

- (a) a suitable alternative location is obtained for Gulf Oil Canada Limited as outlined in the General Observation section of the Manager's Report No. 7 of January 28, 1974 Council meeting; or
- (b) a comprehensive plan is developed that incorporates a retail gasoline facility.

No one appeared in connection with this rezoning proposal.

(7) FROM DRIVE-IN RESTAURANT DISTRICT (C7) TO GENERAL COMMERCIAL DISTRICT (C3)

Reference RZ #76/73

Lots 3 and 4, Block 15, D.L. 153, Plan 1109

(4590 Kingsway -- Located on the Southwest corner of Kingsway and Silver Avenue)

A letter was received from Mr. D. M. Doubleday which advised as follows:

"In reply to your letter of January 22nd, 1974 we are undertaking to consolidate the two properties into one site.

We will be able to accommodate the Northerly 16.5 feet for dedication to the future widening of Kingsway.

The owner agrees to remove the existing sign at a future date when required for street widening."

No one appeared in connection with this rezoning proposal.

**(8) FROM DRIVE-IN RESTAURANT DISTRICT (C7) TO SERVICE COMMERCIAL DISTRICT (C4)**

Reference RZ #78/73

Lot 66, D.L. 97, Plan 37634

(6940 Kingsway --- Located on the Southeast corner of Kingsway and Waltham Avenue)

Mr. Brian Bignell, representing Beedie Construction Company Limited, addressed the Public Hearing.

Mr. Bignell advised that the rezoning was required in order to bring the existing development, Kejac's Burger Pit Restaurant, into conformity with the Zoning By-Law.

No one else appeared in connection with this rezoning.

**(9) FROM DRIVE-IN RESTAURANT DISTRICT (C7) TO SERVICE COMMERCIAL DISTRICT (C4)**

Reference PZ #79/73

Lot 23, D.L. 94S, Plan 720

(5580 Kingsway -- Located on the Southwest corner of Kingsway and MacPherson Avenue)

Mr. Jack Mansed, representing the owners of the development, advised the Public Hearing that the Company he represented had agreed to all the prerequisites as requested by the Planning Department. Mr. Mansed advised however that he would like to continue the access through the property from Kingsway as he was under the impression that MacPherson Avenue would be closed in the future. Planning Director suggested that access should be from MacPherson Avenue as there is no plan to his knowledge of the closure of MacPherson Avenue.

**(10) FROM MANUFACTURING DISTRICT (M1) TO LIGHT INDUSTRIAL DISTRICT (I15)**

Reference RZ #2/74

Lot 26, D.L.'s 69/70, Plan 36487

(4240/48 Manor Street -- Located on the South Side of Manor Street approximately 236.8 feet East of the intersection of Manor Street and Carleton Avenue)

Mr. A. Macdonald, representing the Burnaby Chamber of Commerce, addressed the Public Hearing.

Mr. Macdonald advised that he was concerned with regard to the erosion of industrial areas in favour of commercial uses. The complete area was zoned M1 at the present time and Mr. Macdonald could not see why this one property should be rezoned to light industrial. Mr. Macdonald urged Council to consider this application carefully and not rezone the property in question.

(11) FROM GENERAL INDUSTRIAL DISTRICT (I12) AND RESIDENTIAL DISTRICT THREE (R3) TO LIGHT INDUSTRIAL DISTRICT (L5)

Reference RZ #68/73

Lot 3, S.D. 1, Block 80, D.L. 124, Plan 16288

(4710 Lougheed Highway -- Located on the Southeast corner of Lougheed Highway and Beta Avenue)

Mr. P. N. MacConnachie, representing Landon Agencies Ltd., the applicant, addressed the Public Hearing.

Mr. MacConnachie advised that the Company he represented had been the owners of this subject property for a number of years. Mr. MacConnachie advised that a previous proposal submitted to the Planning Department had been turned down because the Planning Department indicated that they wished a higher use of the property. Mr. MacConnachie was of the opinion that the present plan was of a high use and would greatly enhance the area.

No one else appeared in connection with this rezoning.

(12) FROM HEAVY INDUSTRIAL DISTRICT THREE (H13) AND RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #57A/71

Lot 293, D.L. 56, Plan 41353

(Located in the area bounded by Centaurus Drive, a portion of Centaurus Circle, Aquarius Drive and Beaverbrook Drive)

No one appeared in connection with this rezoning proposal.

TEXT AMENDMENTS:

(a) SECTION 7.8

No one appeared in connection with this text amendment.

(b) PROPOSED MARINE DISTRICT 1 AND MARINE DISTRICT 2

Planning Director submitted a brief explanation of the proposed text amendments.

Mr. A. Macdonald, representing the Burnaby Chamber of Commerce, addressed the Public Hearing with regard to the text amendments.

Mr. Macdonald expressed concern that not enough information was available to clearly indicate which lands would be zoned P9 and which lands would be zoned M7.

Mr. Macdonald suggested that the owners of the lands in question might wish to comment on the matter prior to the adoption of any regulations. Mr. Macdonald suggested that the matter be tabled until the next Public Hearing.

The Mayor explained that the proposal was merely to establish two new categories in the Zoning By-Law and that it would be necessary for any rezoning proposals to follow the usual procedures.

Mr. P. N. MacConnachie addressed the Public Hearing and suggested that in Section 500.1 Sub-Section(2) there appeared as a permitted use boat motor repairs. Mr. MacConnachie suggested that this be amended to read boat and motor repairs.

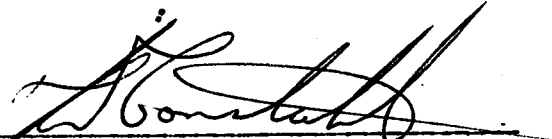
MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:  
"That the Public Hearing now adjourn."

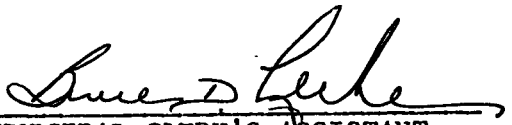
CARRIED UNANIMOUSLY

The meeting adjourned at 9:10 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
MUNICIPAL CLERK'S ASSISTANT

RFN/mc