

October 22, 1974

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, October 22, 1974, at 7:30 P.M.

**PRESENT:**

Mayor T. W. Constable, in the Chair  
Alderman G. D. Ast  
Alderman A. H. Emmott  
Alderman D. A. Lawson  
Alderman W. A. Lewarne  
Alderman G. H. F. McLean  
Alderman J. L. Mercier  
Alderman V. V. Stusiak

**ABSENT:**

Alderman B. M. Gunn

**STAFF:**

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

The Public Hearing was held to receive representations in connection with the following rezoning proposals:

(1) FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #30/74

- (a) Lots 113, and 114, D.L. 135, Plan 4484
- (b) Lot 115, Parcel "A", Explanatory Plan 14061, D.L. 135, Plan 4484
- (c) Lot 115 Except Parcel "A" and Except Explanatory Plan 14061, D.L. 135 Part, Plan 4484
- (d) Lot 49, Except Plans 42113 and 42589, D.L. 135, Plan 3234

(1420, 1450, 1470, 1544, 1548 Augusta Avenue and 7321 Kitchener Street -- Located on the Southeast corner of Kitchener Street and Augusta Avenue)

*The proposed development comprises 39 condominium townhouse units on a 3.2 acre site.*

Mr. D. A. S. Gordon, representing Claymore Development Company Limited, then addressed the Public Hearing. Mr. Gordon stated that the proposal was for the construction of 39, 3 bedroom, condominium units on the 3.2 acre site. This represented a density of 12 units per acre. The project would be family oriented, with adventure playground and other facilities provided for children. The subject site was within the adopted Community Plan Area "E" and was designated as low density multiple family housing and a unit density of 10 to 12 units per acre. At the present time, apart from a small parcel of land owned by the Municipality, there were five older type homes on the site which were in a dilapidated condition. The proposed development was directly adjacent to a proposed neighbourhood park, adjacent to future commercial facilities, and within a five to eight minute walking distance of an existing school/park, and the proposed secondary school site to the east. Mr. Gordon added that the proposal called for the retention of the existing trees on the site, plus the construction of an earth berm along Augusta Street, which would ensure minimum disruption to the neighbouring single family dwellings.

A letter was received from Mr. T. W. Kirby, 7241 Kitchener Street, Burnaby 2, which strongly protested against the proposed rezoning proposal, because of the lack of adequate parking.

No one else appeared in connection with this rezoning proposal.

(2) FROM HEAVY INDUSTRIAL DISTRICT (M3) TO LIGHT INDUSTRIAL DISTRICT (M5)

Reference RZ #46/74

Lots 3 and 18, Block 13, D.L. 117W $\frac{1}{2}$ , Plan 1008

(1630 and 1650 Boundary Road -- Located on the East side of Boundary Road, midway between First Avenue and Graveley Street)

*The proposed development is a two storey office building with underground parking.*

Mr. R. W. Paddack, representing Ledingham Construction Limited, 1758 W. Eighth Avenue, Vancouver 13, the applicants, addressed the Public Hearing in favour of the rezoning proposal.

No one else appeared in connection with this rezoning proposal.

(3) FROM TRUCK TERMINAL DISTRICT (M6) TO GENERAL INDUSTRIAL DISTRICT (M2)

Reference RZ #45/74

Lot 12, D.L. 74N Part, Plan 3782

(5332 Still Creek Avenue -- Located on the South side of Still Creek Avenue, approximately 470 feet West of Douglas Road)

*The proposal is to use the site for a masonry contractor's operation including the construction of a new office building.*

Mr. R. L. Rees, representing the applicant, addressed the Public Hearing in favour of the rezoning proposal. Mr. Rees advised that the subject property had originally been designated as M2 zoning, and the proposal called for a return to this zoning. Mr. Rees added that the proposal as it stood, would upgrade the area, and his company was prepared to grant an easement over the southerly 20 feet of the subject property, if required by the Planning Department.

No one else appeared in connection with this rezoning proposal.

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

Reference RZ #48/74

West Part of Lot 1, Explanatory Plans 43519 and 44669, D.L.'s 73/81, Plan 40648

(4298 Wayburn Drive -- Located between Wayburne Drive and Garden Grove Drive approximately 1,700 feet to the North of Moscrop Street)

*The proposed development is comprised of a 62-unit condominium townhouse development on a 5.11 acre site.*

Mr. Thomas Meyer, representing the firm of consultants, acting for Daon Developments, developers of the project addressed the Public Hearing in favour of the rezoning proposal. Mr. Meyer advised that this was Stage IV of the project and consisted of a 62 unit condominium townhouse development on a 5.11 acre site. The condominiums were family oriented, three bedroom and two bedroom units, similar in design to the earlier phases of the project. In response to questions from Council, Mr. Meyer advised that Phase I of the project was completely sold out, while there were a number of vacancies in Phase II. Phase III of the project was approximately 30% completed. There had been little turnover in Phase I of the project and, a private survey taken by the Architect indicated no dissatisfaction with the project. Community facilities, consisting of a swimming pool and a commercial area, would be commenced in the near future, and should be completed prior to the completion of Phase IV of the project. Children play areas have been provided for each phase of the project. Mr. Meyer estimated that the price of the proposed units in Phase IV, would be between \$45,000 and \$50,000.

No one else appeared in connection with this rezoning proposal.

(5) FROM SMALL HOLDINGS DISTRICT (A2) TO RESIDENTIAL DISTRICT (R5)

Reference RZ #29/74

Lot 11S½, Block 10, D.L. 173, Plan 1034

(6483 Trapp Avenue -- Located on the Southwest corner of the intersection of Fenwick Street and Trapp Avenue in Southern Burnaby)

*The proposal is to subdivide the property to create two residential lots.*

Mrs. C. Rozman, 6483 Trapp Road, Burnaby 3, B. C., the applicant, addressed the Public Hearing in favour of the rezoning proposal. Mrs. Rozman advised that her property was approximately 146 feet long by 134 feet wide and was therefore large enough for subdividing. Mrs. Rozman added that they presently resided in the existing home on the property and she felt that the rezoning would be of assistance both to themselves and the surrounding area.

Mr. and Mrs. D. McPhie, 8175 Fenwick Street, Burnaby 1, submitted a letter which indicated opposition to the rezoning proposal because it was unwise to rezone a parcel of land as small as the parcel under consideration, at least until definite plans were available for the entire area.

A letter was received from Mr. and Mrs. T. E. Dalby, 8155 Fenwick Street, Burnaby 3, B. C. and Mr. and Mrs. J. R. Kidd, 6416 Trapp Road, Burnaby 3, which indicated no opposition to the rezoning proposal.

No one else appeared in connection with this rezoning proposal.

(6) FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #47/74

- (a) Parcel "D", Explanatory Plan 45380, Block 1, D.L. 12, Plan 3046 (9030 Government Street)
- (b) Part North of Highway Plan 24399, Block 8, D.L. 2, Plan 3044 (9256 Government Street)
- (c) Lot "A", S.D. 1 Part, Block 7, D.L. 2, Plan 9183 (9276 Government Street)
- (d) Lot "B", S.D. 1 Part, Block 7, D.L. 2, Plan 9183 (9306 Government Street)
- (e) Lot "C", S.D. 1 Part, Block 7, D.L. 2, Plan 9183 (9336 Government Street)
- (f) Lot "D", S.D. 1, Block 7, D.L. 2, Plan 9183 (9362 Government Street)
- (g) Lot E½ of East 96.35 feet, Block 7, D.L. 2, Plan 3044 (9382 Government Street)
- (h) Lot 2 Part North of Highway Plan 24399, Block 7, D.L. 2, Plan 3044 (9275 Trans Canada Highway)

(Located within a precinct bounded by Government Street to the North, the Keswick/Government School site to the East, the Trans Canada Highway to the South and the Burlington-Northern Railway right-of-way to the West)

*The project is composed of 192 cluster housing units and 24 courtyard houses on a 14.19 acre site. This project is part of a Community Plan which includes Senior Citizens High Rise Apartments.*

Mr. Michael Audain, representing the Department of Housing, B. C. Government, addressed the Public Hearing in favour of the rezoning proposal. Mr. Audain advised that the proposal was for the construction of 196 cluster housing units plus 24 units of courtyard houses. In addition, future plans called for the construction of two towers for senior citizens apartments. The project was proposed as rental accommodation, under the control of the B. C. Housing Management Commission. The project would have a varied income mix, with a certain percentage being subsidized by the B. C. Government.

Mr. Beinhaker, representing Beinhaker and Associates, Architects for the project, then addressed the Public Hearing and presented a number of slides outlining the features of the proposed project. Mr. Beinhaker noted that there would be adequate pedestrian circulation within the area with appropriate community facilities, greenspace, etc. The courtyard housing which would be situated closest to the Freeway has been constructed and sited in such a manner as to reduce noise problems to a minimum. The project would include a recreation center for young people, daycare center, meeting rooms, swimming pool etc.

Mr. M. Audain then responded to a number of questions from Council concerning the proposed project. Mr. Audain advised that the proposed units would be similar in design to the project presently under construction in Simon Fraser Hills. Mr. Audain agreed that the Simon Fraser Hills project could be regarded as a prototype. The Simon Fraser Hills project, would be completed apart from interior finishing, etc, by the end of 1974.

Alderman Lawson expressed concern as to the number of units which would be allocated to low income families. Alderman Lawson was of the opinion that no more than 25% should be under subsidy as past experience has proved that this could lead to social problems.

Mr. Audain indicated that 25% was still the figure that the Government had in mind for low rental families.

Alderman Lewarne suggested that the Municipal Manager and the Planning Director pursue this matter with the intention of obtaining a firm commitment from the Provincial Government in this regard.

Anita Morris, President, Lougheed Town Community Association, then addressed the Public Hearing and indicated opposition to the proposed rezoning proposal. Mrs. Morris was of the opinion, that excessive noise from the Trans Canada Highway, could injuriously affect the health of residents of this area. Mrs. Morris suggested that noise levels, at the site, exceeded the permissible levels as contained in the Noise Abatement By-Law.

Mr. Beinhaker then addressed the Public Hearing and advised that the noise factor at the site, had been a prime consideration. The siting of the units had been planned in such a manner as to reduce noise to a tolerable level.

No one else appeared in connection with this rezoning proposal.

(7) FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #42/74

Lot 5, Block 10, D.L. 79, Plan 4044

(4919 Canada Way -- Located on the corner of Iris Avenue and Canada Way just North of Burnaby Central High School)

*The proposed development is comprised of a 3-storey multi-tenant office building with underground parking, for business and professional use.*

Mr. John M. Quinlan, representing Highfield Holdings Limited, the applicant, addressed the Public Hearing in favour of the rezoning proposal. Mr. Quinlan submitted a rendering of the proposed structure. Mr. Quinlan advised that the proposal called for a small 3-storey low profile building, covering approximately 30% of the site. Underground parking would be provided for 94 cars with seven parking spaces available on the surface. No parking would be visible from Canada Way.

Mr. Jack Adams, 580 W. 64th Avenue, Vancouver, representing the B. C. Government Employees Union, addressed the Public Hearing in opposition to the rezoning proposal. Mr. Adams expressed concern with respect to the high density of the building which he estimated at 4 times the size of the B.C.G.E.U. building. In addition Mr. Adams was concerned with the effect that such a proposal would have on the traffic pattern in the area, access to Canada Way, etc. Mr. Adams was of the opinion that the parking provided would be inadequate to meet the need.

Mr. A. L. Parr, Planning Director, advised that the proposed parking was in excess of By-Law requirements. In his Department's opinion there has been no lowering of the objectives of the Municipality, and in addition the applicant was required to pay for the cost of completing Iris Avenue to a finished 28 foot paved standard.

No one else appeared in connection with this rezoning proposal.

(8) CHANGE IN COMPREHENSIVE DEVELOPMENT PLAN

Reference RZ #24A/70

Lot 119, D.L. 32, Plan 39167

(6175 Nelson Avenue -- Located on the West side of Nelson Avenue approximately 417 feet North of Kingsway)

*The project is composed of an 11-storey 40-unit condominium apartment.*

Mr. J. V. Bergins, Architect, representing the applicant then addressed the Public Hearing in favour of the rezoning proposal. Mr. Bergins submitted a plan of the proposed building. Mr. Bergins advised that the proposal called for 40 deluxe one bedroom units, 860 square feet per unit, on a 0.517 acre site. 62 parking spaces would be provided which was in excess of by-law requirements.

Mr. E. J. Lee, 6207 Miller Avenue, Burnaby 1, inquired if the proposed road to the South of the subject property was to be constructed at this time. In addition Mr. Lee was concerned with the deplorable condition of the site at the present time and advised that he had reported the matter to the Burnaby Health Department, and the Fire Department, with no results.

Mr. A. L. Parr, Planning Director advised Mr. Lee that the proposed road would not be constructed at the present time but was planned to be constructed ultimately.

Mr. Lee did not indicate an opinion on the rezoning proposal.

No one else appeared in connection with this rezoning proposal.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

"That this meeting be now terminated."

CARRIED UNANIMOUSLY

The meeting terminated at 9:25 P.M.

RFN/sr

CONFIRMED:

MAYOR



CERTIFIED CORRECT:

MUNICIPAL CLERK'S ASSISTANT

