

JUNE 25, 1974

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C., on Tuesday, June 25, 1974, at 7:30 p.m. to receive representations in connection with the following rezoning proposals:

PRESENT: Mayor T. W. Constable  
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

ABSENT: Alderman V. V. Stusiak

STAFF PRESENT: Mr. M. J. Shelley, Municipal Manager  
Mr. A. L. Parr, Planning Director  
Mr. J. Hudson, Municipal Clerk  
Mr. B. D. Leche, Municipal Clerk's Assistant

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

Reference RZ#28/74

Lot 1, D.L. 4, Plan 23581

(9544 Cameron Street -- Located between Cameron Street and Erickson Drive West of Bartlett Court)

Mr. Rod Ramage, 3362 Noel Drive, on behalf of the Sullivan Heights Rate-payers' Association, read from a prepared Brief expressing opposition to the proposed rezoning. Sullivan Heights Ratepayers' Association based its opposition to the rezoning of this land on the following:

1. Increased population density.
2. The effect on Cameron School.

Mr. Ramage noted that this area had experienced an incredible population explosion and between 1966 and 1977 will have multiplied nine times. Adding to the auto traffic and people traffic generated locally there is a significant amount of traffic around the Lougheed Mall and rush hour traffic through this area to and from Coquitlam. He noted that Cameron School is a single storey building presently bordered on three sides by commercial development or apartment development. If the proposed rezoning was to be approved it would completely enclose the school grounds with high-rise development. Mr. Ramage presented a petition containing 334 names of residents of the area objecting to the proposed rezoning.

Mrs. Anita Morris, 9375 Cameron Street, speaking on behalf of the Lougheed Town Community Association, also spoke in opposition to the proposed rezoning. Mrs. Morris was of the opinion that this site should be used for a Regional Library and presented a petition containing 645 names of residents of the Lower Mainland to support her contention. She also stated that the site had historical significance and that this matter should be investigated thoroughly prior to any redevelopment of the site taking place. She was also concerned with the traffic which would be generated by the proposed development.

Mr. Gordon MacKenzie, speaking on behalf of the developers, Canadian Freehold Ltd., outlined the development concept.

Mrs. Helen Stroh, 9573 Cameron Street, spoke in favour of the proposed rezoning.

Mrs. L. E. Mann, 9637 Cameron Street, stated that she generally favoured the Community Plan and the Apartment Study issued by the Planning Department in April of 1969 and felt that it should be fully implemented in due course. This would include the road system as set out on those plans. Mrs. Mann stated that she had had to live with the zoning changes right to her Easterly boundaries and now, with this proposed change 80 feet West of her, she felt that there should be no turning back of development and, therefore, the Community Plan drawn in 1969 should be carried out in its entirety. Mrs. Mann further stated that if she had the prospects of adequate compensation for her property, she would be in favour of the proposed rezoning.

A LETTER DATED JUNE 15, 1974, WAS RECEIVED FROM H. & L. STROH.

Mayor Constable noted that a Special Meeting of Council was scheduled for 8:30 p.m. this evening and requested a motion that the Public Hearing adjourn and that a Special Meeting of Council be convened.

MOVED BY ALDERMAN LEWARNE:  
SECONDED BY ALDERMAN McLEAN:

"THAT the Public Hearing be now adjourned."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:  
SECONDED BY ALDERMAN McLEAN:

"THAT a Special Meeting of Council be now convened."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:  
SECONDED BY ALDERMAN MERCIER:

"THAT the Special Meeting of Council be adjourned until later this evening following completion of the Public Hearing."

CARRIED UNANIMOUSLY

THE PUBLIC HEARING RECONVENED AT 8:35 P.M.

(1) FROM RESIDENTIAL DISTRICT ONE (R1) TO SPECIAL INSTITUTIONAL DISTRICT (P7)

Reference RZ#21/74

Block 13 except Part on Plan 18170, D.L. 10, Plan 3054

(8786 Government Street -- Located on the East side of the tangent of Government Street and the Great Northern Railway right-of-way)

Mrs. L. Glosli, 3462 Keswick Avenue, spoke in opposition to the proposed rezoning. She was of the opinion that the site was not suitable for a development by a religious society such as the International Society for Krishna Consciousness Incorporated and that such a development would not be compatible with the adjacent residential neighbourhood. It was her opinion that the site under consideration would lend itself well to the development of an equestrian centre and recommended that consideration be given to such a development or one along similar lines.

Mr. Peter Chatterton, President, International Society for Krishna Consciousness Incorporated, then spoke in support of the proposed rezoning; he stressed that the site was extremely suitable for the Society's purposes and was of the opinion that it would not interfere with the surrounding area in any manner. He outlined the proposal in detail and stated that in his opinion the proposed development was the most suitable that could be conceived for this particular site.

Mrs. Anita Morris, 9375 Cameron Street, speaking on behalf of the Loughheed Town Community Association, stated that if Council considered that this proposal was the most suitable development for this particular piece of property, her Association would not be opposed to the proposed rezoning.

Mrs. Patricia Walls, a member of the Krishna Society, stated that the aims of her organization were misunderstood by the majority of people. She considered that the development proposed by the Krishna Society would be completely compatible with the site and the surrounding area and that no areas of conflict existed. She was in favour of the proposed rezoning.

(2) FROM RESIDENTIAL DISTRICT TWO (R2) TO PARKING DISTRICT (P8)

Reference RZ#18/74

Lot "E" Part of East Part, Sketch 1628, Except Reference Plan 34084, D.L. 8S½

(2849 North Road -- Located on the West side of North Road 132 feet South of Lyndhurst Street)

Mr. J. F. Atkinson, of 2790 Noel Drive, expressed concern that traffic from this parking lot would have access and egress from the site to Lyndhurst Street.

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It was drawn to Mr. Atkinson's attention that Council had already ruled that access from this site to Lyndhurst Street would not be permitted and that all access and egress would be from North Road.

Mr. Atkinson then stated that he had no objection to the proposed rezoning.

Mrs. A. Morris, 9375 Cameron Street, speaking on behalf of the Loughheed Town Community Association, spoke in opposition to the proposed rezoning.

Mr. C. Bonetmaker, Architect, explained in detail the development concept planned by the developer.

(3) FROM RESIDENTIAL DISTRICT FOUR (R4) TO PARKING DISTRICT (P8)

Reference RZ#25/74

Lot 10, Block 85, D.L. 127, Plan 4953

(5340 Capitol Drive -- Located on the South side of Capitol Drive adjacent to the intersection of Capitol Drive and Empire Drive)

Mr. F. Kritz, representing the owner of the subject property, advised that the proposed rezoning would accommodate parking for twenty automobiles on the site to serve a newly constructed apartment complex to the immediate East which is proposed by the applicant to be strata-titled.

There were no other comments received in connection with this rezoning.

(4) FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ#40/73 (To permit the construction of a 3½-storey office building).

Lot 7, Block 13, D.L. 79, Plan 8632

(4241 Ledger Avenue -- Located on the West side of Ledger Avenue approximately 920 feet North of Canada Way)

Mr. T. Thompson, Architect, outlined the concept of the development. He noted that the proposed building will reflect aspects of a sloping site by a series of various landscape levels and by locating a smaller ½-storey on the lower Easterly end of the site fronting on Ledger Avenue. Car parking is located 100% underground and truck loading and service areas are well screened and recessed into the slope.

Development would take place in accordance with the provisions of the Central Administrative Area Development Concept authorized by Council.

Mrs. M. Olson, 4175 Ledger Avenue, expressed adamant opposition to the proposed rezoning.

(5) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) USING ADMINISTRATION AND ASSEMBLY DISTRICT (P2) GUIDELINES

*(To permit the construction of a 2-storey recreational building, with outdoor sporting facilities, for Norwegian Seamen)*

Reference RZ#30/73

Portions of Lots 3 and 4, Block 15, D.L. 79N, Plan 536

(6540 and 6590 Thomas Street -- Located on the South-West corner of Thomas Street and Kensington Avenue)

Mr. Cliff Young, Architect, explained that the proposed development had been designed to complement the existing municipal sports complex in this area. It would also add to the campus-like effect as recommended by the Planning Department.

There were no other comments received in connection with this rezoning proposal.

(6) FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT FIVE (RM5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

*(To permit the construction of a 14-storey condominium tower with an attached 2-storey retail commercial facility fronting Kingsway).*

Reference RZ#74/73

Lots 13 to 16 inclusive, Block 8, D.L's 151/3, Plan 2155

(4256, 4280 and 4292 Kingsway -- Located ~~at~~ <sup>on</sup> the South-East corner of Kingsway and Olive Avenue)

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Mr. J. Jankola, 4136 Bond Street, spoke in opposition to the proposed rezoning.

Mr. A. Gordon, Architect, explained the concept of the development. Involved was a 14-storey residential tower with a smaller 2-storey retail commercial component.

LETTER DATED JUNE 17, 1974 WAS RECEIVED FROM SIDNEY C. SUEN, ARCHITECT.

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

Reference RZ#26/74

Lots 5, 6 and 7, S.D. "D", Block 1, D.L. 75, Plan 4147

(3050 Norland Avenue -- Located on the East side of Norland Avenue approximately 237 feet North of Darnley Street)

The Planning Department reported that this application for rezoning had been withdrawn by the applicant.

(8) FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO RESIDENTIAL DISTRICT SIX (R6)

Reference RZ#22/74

Lots 5, 6 and 7, S.D. 6, Block 4, D.L. 206, Plan 1323

(515, 539 and 579 Clare Avenue -- Located at the North-West corner of Clare Avenue and Frances Street)

No one appeared in connection with this rezoning.

A LETTER DATED JUNE 12, 1974 WAS RECEIVED FROM W. GRAHAM KIDD, BURRARD BROKERAGE.

(9) FROM COMMUNITY INSTIUTIONAL DISTRICT (P5) TO RESIDENTIAL DISTRICT TWO (R2)

Reference RZ#23/74

Lot 129, D.L. 136, Plan 32341

(7115 East Broadway -- Located on the North side of Broadway (extending Northward to Paulus Crescent) approximately 397 feet West of Duthie Avenue)

No one appeared in connection with this rezoning. COPY OF A LETTER DATED JUNE 21st, 1974, ADDRESSED TO PETER D. KEEFFE WAS RECEIVED FROM P. A. SCOTT.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing terminated at 10:15 p.m.

Certified correct:

James Hudson  
C L E R K

Confirmed:

[Signature]  
M A Y O R