

August 6, 1974

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Tuesday, August 6, 1974, at 6:45 p.m. to receive representations in connection with the following rezoning proposal:

**PRESENT:**

Alderman G. D. Ast, in the Chair  
Alderman W. A. Lewarne  
Alderman J. L. Mercier  
Alderman V. V. Stusiak  
Alderman B. M. Gunn  
Alderman G. H. F. McLean (6:50 p.m.)  
Alderman A. H. Emmott (6:55 p.m.)  
Alderman D. M. Lawson (7:15 p.m.)

**STAFF PRESENT:**

Mr. M. J. Shelley, Municipal Manager  
Mr. J. Plesha, Administrative Assistant to the Manager  
Mr. E. E. Olson, Municipal Engineer  
Mr. A. L. Parr, Planning Director  
Mr. James Hudson, Municipal Clerk  
Mr. B. D. Leche, Municipal Clerk's Assistant

FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #24/74

Lot "A", Block 22, D.L.'s 151/3, Plan 5822

(6595 Bonsor Avenue -- Located at the Northeast corner of Beresford Street and Bonsor Avenue)

A petition was received signed <sup>by</sup> 67 tenants of the existing apartment building at 6555 Bonsor Avenue objecting to the rezoning of the subject property. The petitioners were of the opinion that this rezoning would permit a much higher structure to be erected on the lot than is allowable under the present zoning. The result could be and as presently planned will be very detrimental on the residential view and atmosphere of the apartment tower at 6555 Bonsor Avenue. It would to a large extent block out the very desirable view now enjoyed from the roof garden and from all suites that face the Southwest side of the building.

Mr. Terry Hale, Architect, 1070 West Broadway, speaking on behalf of the developer and with the aid of drawings and renderings explained in considerable detail the concept of the development. He noted that the proposed structure would be located 100 feet from the existing apartment building to the Northeast.

Mayor T. W. Constable arrived at the meeting at 6:58 p.m. and assumed the Chair.

Mr. Hale noted that the existing structure at 6555 Bonsor Avenue was slightly larger than the one under consideration. It has 9,000 more square feet of residential area and 2,000 feet more of commercial area and is three storeys higher.

The proposed development will be very similar to the existing apartment building and will be architecturally compatible. The roof areas of the commercial component and the parking area will be fully landscaped. The development has been designed to face Bonsor Park and to be oriented away from the future commercial area in the Simpsons-Sears/Kelly-Douglas area.

The development is planned as a condominium and will contain a total of 72 suites on 12 floors.

Alderman Stusiak noted that the developer was dedicating 28 feet for the widening of Beresford Street and enquired as to the present width of Bonsor Avenue and who would provide the land for any required future widening.

Mr. Parr advised that at the time of the initial development the standard of Bonsor Avenue and the land available for it was clarified with the Parks Department so that any further widening which may be necessary would actually be obtained from the Parks.

Alderman Gunn noted that the majority of the objections received to the rezoning proposal were concerned with the obstruction of the view from the existing apartment at 6555 Bonsor Avenue. He asked Mr. Hale if it would be possible to locate his structure on the property on such a manner as to lessen the effect on the view of the tenants of this building.

Mr. Hale replied that due to the restrictions of the site he did not think it would be possible to locate the structure in any other position.

Alderman Lewarne enquired if it would be possible to landscape the roof of the proposed tower so as to improve the view from the roofgarden of the apartment building to the Northeast.

Mr. Hale stated that this would be possible but that there would be an extremely high parapet around the structure which would reduce the view of the roof considerably from the adjacent building.

Alderman Lewarne further noted that difficulty was apparently being experienced in utilizing the commercial space in the existing structure at 6555 Bonsor Avenue and enquired if Mr. Hale anticipated similar problems with the commercial component of his structure.

Mr. Hale was of the opinion that in the initial stages some difficulty could be experienced in fully utilizing the commercial component of the planned structure. He was hopeful that this difficulty would be overcome with a planned intensive development of the Metro Town Concept in the Simpsons-Sears area.

Mr. John Bernhardt, Bernhardt Bros. Holding Ltd., owners of the existing apartment building at 6555 Bonsor Avenue, spoke in opposition to the proposed rezoning. He felt that the type of building allowed under this new zoning will have a very detrimental effect on the residential qualities of his building. The type of building proposed would effectively block the view of all suites faced to the Southwest. A large number of the tenants in these suites have indicated that if a high-rise is built on the site that they will vacate.

His building was built and designed while the lots to the Southwest were zoned C2 and he felt that at least the height restrictions of this zoning should be retained.

Mr. David Walls, Suite 107, 6555 Bonsor Avenue, spoke in opposition to the rezoning.

He noted that his suite was on the side of the building that would be affected by the proposed development. He was of the opinion that his hours of sunlight would be drastically reduced.

Mr. Doug Moffatt, Suite 606, 6555 Bonsor Avenue, also spoke in opposition to the proposed rezoning. Mr. Moffatt was greatly concerned with the problem of off-street parking. He noted that at the present time there was a problem in this respect and that this situation would be greatly aggravated by the construction of a new tower.

Mr. Johnathon S. Belter, Manager of the Bonsor Apartment, 6555 Bonsor Avenue, spoke in opposition to the rezoning.

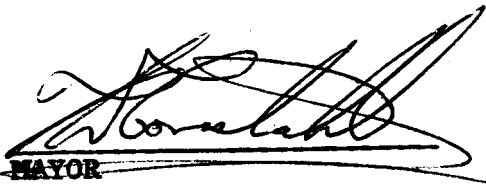
At the request of Council, Mr. Hale agreed to produce a diagram which would show the sight lines from the existing apartment at 6555 Bonsor Avenue to the proposed development on the subject property.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That this Public Hearing be now terminated."

CARRIED UNANIMOUSLY


The Public Hearing terminated at 7:50 p.m.

Confirmed:

  
MAYOR

BL/mc

Certified Correct:

  
MUNICIPAL CLERK'S ASSISTANT