

December 16, 1975

A Public Hearing was held in the Council Chamber, Burnaby Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Tuesday, December 16, 1975 at 7:30 p.m.

PRESENT: Mayor T. W. Constable, in the Chair
Alderman G. D. Ast
Alderman B. M. Gunn (7:40 p.m.)
Alderman D. A. Lawson (7:50 p.m.)
Alderman W. A. Lewarne
Alderman G. H. F. McLean
Alderman V. V. Stusiak

ABSENT: Alderman J. L. Mercier
Alderman A. H. Emmott

STAFF: Mr. M. J. Shelley, Municipal Manager (7:50 p.m.)
Mr. A. L. Parr, Director of Planning
Mr. J. Hudson, Municipal Clerk
Mr. B. D. Leche, Municipal Clerk's Assistant

(1) FROM RESIDENTIAL DISTRICT (R5) TO GENERAL COMMERCIAL DISTRICT (C3)

Lots 19, 20, 21 and 22, Block 12, D.L. 121, Plan 1054

(4499/77/65 East Pender Street -- Located at the Northwest Corner of Willingdon Avenue and East Pender Street)

There were no submissions received in connection with the foregoing rezoning proposal.

(2) FROM RESIDENTIAL DISTRICT (R5) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #47/75

Lot 5, Block 15, D.L. 79N, Plan 536

(4059 Sperling Avenue -- Located on the East side of Kensington Avenue Just North of the Kensington Avenue/Trans Canada Highway Overpass)

There were no submissions received in connection with the foregoing rezoning proposal.

(3) FROM RESIDENTIAL DISTRICT (R5) TO PARKING DISTRICT (P8)

Reference RZ #56/75

Lots 100 and 101, D.L. 94, Plan 48700

(5280/82 and ~~5327/24~~ Irving Street -- Located on the South Side of Irving Street between Royal Oak Avenue and Selma Avenue)

Mr. Bill Price, 6337 Pearl Avenue, presented a petition signed by 23 residents of the immediate area surrounding the subject property strongly opposing the proposed rezoning. Mr. Price stated that he and his fellow petitioners were very disturbed at the continuing encroachment on their residential area by commercial enterprise. Mr. Price was of the opinion that traffic problems created by the construction of the proposed parking lot would create severe parking problems in the area of Royal Oak Avenue and Irving Street and that the parking lot would not be utilized fully by the patrons of the Medical Clinic. A majority of the traffic would park as close as possible to the clinic and would park on both sides of Royal Oak Avenue and Irving Street.

Mr. Price, on behalf of the petitioners who he is representing requested that the proposed rezoning be refused.

Mr. Al Gregson, 6376 Burns Street, advised that he was the owner of property located at 5335 Irving Street which is located directly across the street from the site of the proposed rezoning. Mr. Gregson stated that the proposed rezoning would have the effect of devaluating the adjacent properties, increase traffic, increase noise, and problems arising from the operation of an unsupervised parking lot will seriously impair the quality of the neighbourhood. Mr. Gregson was of the opinion that the regulations of the P8 Parking District did not provide for significant landscaping or buffer zones on the perimeter as stated in the report of the Director of Planning on this rezoning proposal. Mr. Gregson was also concerned that the proposed rezoning would permit the construction of a parking garage on the property and that the maximum height of such a structure was 40 feet. Mr. Gregson also noted the landscaping associated with such developments usually amounted to a few scrubby evergreen which are left to die at will. Ground coverage often consists of crushed rock or bark mulch underlain by black polyethelene. The end result is that within a few months this so called screening and landscaping has the appearance of a recently convened outdoor rock concert and does nothing for the preservation and enchantment of the neighbourhood.

Mr. Gregson stated that the residents of this community have the right to expect that a Town Centre in this area will become a reality and that the Planning Department and Council will see fit to direct that development such as that envisaged by this rezoning proposal will be directed to this Town Centre. The land proposed for rezoning is a residential area presently zoned R5, duplex or single family, and in Mr. Gregson's view it should remain as it is. Mr. Gregson noted that the present owners of the property had paid \$130,000.00 for the purchase of this property. This amount is at least \$40,000.00 more than the market value of the property but would be a bargain providing rezoning was assured. Mr. Gregson was concerned that the purchaser may have been given considerably more encouragement than would be normal for a rezoning application.

Mr. Gregson requested that Council reject this rezoning application.

Mr. Mike Day, 6120 Pearl Avenue, spoke in opposition to the proposed rezoning. Mr. Day stated that he had just recently purchased his property and he did not wish to see this type of development so close to a residential area. Mr. Day could see a great increase in the amount of traffic on Pearl Avenue if this development is permitted to proceed.

Mr. Nick Hatzisavva, spoke in opposition to the proposed rezoning. Mr. Hatzisavva noted that he was the owner of adjacent property which he had purchased approximately three months ago. The zoning at that time was R5 over the area and he would like to see it remain in its present zoning. Mr. Hatzisavva stated that when he had purchased the properties he now owns he had inquired from the Planning Department the possibility of having them rezoned to apartment sites but had been informed that this was not possible. Now, three months later, a rezoning of the adjacent properties to P8 was being considered.

Mr. Chu, 5347 Irving Street, spoke in opposition to the proposed rezoning. He had purchased this property two years ago and at that time the street was quiet and a nice place to live and he wished to protest the proposal to construct a parking lot at the proposed location.

Mr. Peter Cole, Architect for the developer, Royal Oak Medical replied to some of the objections raised by previous speakers with regard to the access to Beaver Lumber. There is a 30 foot registered easement which existed when the property was purchased which will remain in existence and which will be used as access to the new parking area. There will not be another vehicular access from Irving Street. The width of the easement is being reduced from 30 feet to 24 feet with the inclusion of six feet of landscaping. The parking area is an on-grade parking area and there is no intention to build a multi-level parking structure. A plan of development has been submitted to the Planning Department and has been in their possession for two weeks. Insofar as landscaping is concerned approximately double the required landscaping requirements will be provided. Nineteen feet of landscaping will be provided along the Irving Street frontage and 12 feet adjacent to the abutting property to the East. The requirements of the By-Law are for 17 feet and six feet respectively. The landscaping submitted indicates a very major extent of landscaping utilizing mature trees and shrubs. Mr. Cole had been requested by the Planning Department to include a six foot wooden fence along the easterly property line adjacent to the two duplexes and a similar fence at the rear of the 19 feet of landscaping. Mr. Cole suggested to Council that this was very generous

landscaping which will provide a definite improvement to that area and it is going to very adequately screen the proposed parking area. With regard to the relationship between the proposed parking area and the Medical Clinic, a further requirement of the Director of Planning is for a five foot sidewalk from the eastern extremity of the parking area to Royal Oak Avenue which is a distance of approximately 350 feet. This is to be constructed at the developers expense. It is proposed by the Doctors who own the Spectacular Productions Building that they, themselves will utilize the lot for their own and staff parking leaving the parking which is adjacent to the building as direct access into the Medical Clinic and reducing, obviously, the amount of vehicular traffic into this lot and the amount of pedestrian traffic back and forth from the Medical Clinic. The access to Beaver Lumber will not falter and that traffic will still exist.

Mr. Cole stated that he believed he could speak on behalf of the developers that they are prepared to accept a restrictive covenant on the subject properties with regard to the use of this site restricting it solely to an on-grade parking area. This would allow the developers to meet the requirements of the Burnaby Zoning By-Law in all respects and there would be no reason for the developers to construct a multi-level parking structure. In a reply to a question from Mayor Constable, Mr. Cole advised that the Medical Clinic would be established in the Spectacular Productions Building regardless of the outcome of Council's deliberation of this rezoning proposal but that modifications in the planned use of the building would be required in order to meet the parking requirements of the Burnaby Zoning By-Law. In other words, part of the building would remain as a straight commercial enterprise which would then reduce the parking requirement. Mr. Cole went on to say that as a means of reducing parking problems in the general area the Medical Clinic has offered to Beaver Home Centre the use of this parking facility to their staff on Friday evenings and Saturdays.

Mayor Constable stated that he would want to be assured that any agreement between the Medical Clinic and Beaver Home Centre, would not, in any way, compromise the parking facilities available to patrons of the Medical Clinic on Friday evenings or Saturdays.

There were no other submissions received in connection with the foregoing rezoning proposal.

(4) FROM GENERAL INDUSTRIAL DISTRICT (M2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #21/75

Lot "A" East 569.25 feet and Lot "B", Block 11, D.L. 70W₄, Plan 9892

(3119 and 3117 Willingdon Avenue -- Located on the Eastern Portion of the Block Bounded by Dominion Street and Norfolk Street)

Mr. John Dye, 4331 Dominion Street, stated that they were not opposed to the rezoning under consideration per se but were concerned with several aspects of this development. One of the questions concerns the adequacy of the requirement for 1 parking space for every 400 square feet in this area. Mr. Dye noted that if this parking requirement is the same as for the Highfield development on Canada Way it would not be adequate. Mr. Dye noted that the Villa Inn was continually receiving requests from tenants of the Highfield development to rent space in the Villa parking lot. The question of the traffic flow was also a matter of concern to Mr. Dye. Mr. Dye questioned the traffic flow down Dominion Street when Norfolk Street is a street which has very little traffic flow at the present time. Additional traffic flow will also occur once the Villa tower is developed. Of further concern to Mr. Dye was the proposed 12,000 square feet of commercial space provided in the structure proposed for the site under consideration. Mr. Dye was of the opinion that the developer should be required to be more specific as to the type of commercial development envisaged and felt that it should be restricted to the type of development which would serve the needs of the tenants of the building.

Mr. David Erhardt, representing the developers of the property, advised that it would appear that the proposed parking ratio of one space to every 400 square feet of floor space would be quite adequate and based on current projections should provide a parking space for every employee in the building. The type of businesses foreseen for the building would be mainly "in house" operations as opposed to the Highfield development which involves the general public to a large extent. With regard to the proposed access to the building, this had been arrived at at the suggestion of the Burnaby Planning Department and the building has been designed

accordingly. Mr. Erhardt advised that the 12,000 square feet of commercial space provided for the building as a result of his conversations with representatives of the Burnaby Planning Department who suggested that the developer mix in some of this type of space in the design of building. It was intended to provide in this space accommodation for such things as cafeterias, etc. for people employed in the building. It was not the intention to set up high cost or exclusive types of shops or anything of that nature. There would be no attempt to attract people from outside of the general building area.

Doubt was expressed by members of Council as to the economic viability of utilizing 12,000 square feet of commercial space in the proposed building when it was planned to cater to the work force employed in the building almost exclusively.

There were no other submissions received in connection with the foregoing rezoning proposal.

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

(a) Reference RZ #50/75

- (1) Portion of Lot 292, D.L.'s 56 & 148, Plan 41353
- (2) Portion of Road North of Lot 292, Plan 41115

(9180 Centaurus Circle -- Located North-East of Centaurus Circle Between Gaglardi Way, Aquarius Drive and Beaverbrook Crescent)

Mr. G. C. Cameron, Project Manager, Dunhill Development Corporation Ltd. submitted a letter dated December 12, 1975, confirming the Corporation's intent with regard to the prerequisites established by Council in connection with this rezoning proposal.

Mr. Cliff Proctor, Engineer employed by Dunhill Development Corporation Ltd. noted that this proposal called for the rezoning of approximately four acres from A2 Small Holdings to Comprehensive Development District. This will permit Phase II of the development known as Lake City East Site IIA to proceed. The second phase of this project will provide 60 units of low density cluster housing similar to that provided by Zoning Application #75/74. This Phase II would provide a total of 282 units. Phase I is under construction on a 12 acre site immediately south of the site under consideration. The design, in all respects, conforms to the adopted Community Plan for Lake City East.

There were no other submissions received in connection with the foregoing rezoning proposal.

(b) Reference RZ #45/75

Lots "A" and "B", D.L. 143, Except Reference Plan 14602, Plan 5360

(2468 Lakedale Avenue -- Located on the North Side of Broadway East of Lakedale Avenue and consists of Areas 10, 11, 12 and C1 as per the "Burnaby 200" Community Plan)

Mr. Bob Davies, 3004 Carina Place, representing the Lake City East Executive, noted that on the plans submitted that there is provision for a footbridge to connect Project "200" to Quesnel Green and on through to the Lake City East area with allowance for the future expansion of the road should it be deemed necessary. This road would proceed past an elementary school and a proposed secondary school and it was felt that this ^{was} not necessary at the present time and the increased traffic that would result should this footbridge be enlarged to a thoroughfare would create hazards to the children in the area together with increased traffic and noise is just not necessary. There appears to be in the plan adequate provision for people in the Project "200" area to get in and out.

Mary Knox, 6188 Marguerite Street, Vancouver, representing the Social Planning and Review Council of British Columbia, stated that the Council was concerned with the planning and development of social programs. The Council's attention is directed particularly to health care with particular reference to the problems of aging and to services to the handicapped. It is through the work of their Panel on the Handicapped that they were appearing before Council this evening. One of the

great concerns of this Committee has been access for the handicapped to public buildings and to private and public housing. These efforts have so far resulted in by-law changes in Vancouver, Prince George, Fort St. John and Kamloops in the process of developing new legislation. Mrs. Knox stated that they were here this evening because their efforts to negotiate with Dunhill Developments and the Minister of Housing were to no avail.

Mr. Lyle Meredith then presented the following brief on the subject under discussion.

This is a request by the Social Planning and Review Council of B.C. to Burnaby City Council to include architectural accessibility as a requirement for dwelling units in the Burnaby 200 Project when rezoning the Crown Land on Burnaby Mountain. The proposed housing for the site is designed to suit the geographical setting and will be family oriented. As you know, the following three basic housing forms have been chosen as appropriate for the site: Row houses; higher density maisonettes; and the third type of housing, the terrace town house.

Statistics tell us that one in every seven Canadians has a permanent physical disability or infirmity associated with aging. Stairs, narrow doors and corridors are frequent barriers that prevent handicapped persons from participating fully in family and community life. We are attempting to minimize such barriers and thus assist the handicapped to make their rightful contribution to the nation's activities and economy. The elimination of physical barriers will not detract from the normal use of buildings by those who are not handicapped. In fact, a building accessible to handicapped people is also more easily accessible to children, mothers pushing baby carriages and elderly persons. By making buildings more accessible and safer for all those who use them, the handicapped and the aging will be ensured of a happier, fuller and more productive life.

If the initial designs take into account the importance of eliminating architectural barriers, the additional cost to the builder is minimal. Discussions with Central Mortgage and Housing's professional staff indicate that meeting the minimum criteria would cause an increase of less than 1% in building costs and would be minimal in comparison to using hindsight planning for the disabled or elderly. In terms of Burnaby 200 Project, if 7 per cent of the accommodation being built were adapted, then the additional costs would be 1% of this 7 per cent. Obviously this is an insignificant amount for a project of this size. We have learned that facilities of Burnaby Parks & Recreation Commission and the School Board will be barrier-free and that, in fact programs will exist for the handicapped. Much of the potential benefit of those programs will be lost if the handicapped cannot find suitable housing in the community.

Mr. Proctor of Dunhill Developments has stated categorically that the 12% slope in areas of this project, prohibits consideration of design for the handicapped and senior citizens. We disagree for the following reasons.

The ecology study which the developer made encouraged him to design this project along the contour lines of the slope. In other words, the roadways do not run vertically up and down the slopes. They run crosswise. Furthermore, the parking areas will be terraced and each one will be level. It is certainly conceivable that the main entrance of a residence will be on the same level as the parking area. This will occur in all areas of the project whether they have a 5 - 10% slope or a 25 or greater percent slope. Consequently, accessibility can easily be achieved from parking to entrance at the housing doorway with zero or minimum grade. Consultation with professionals in this field indicates that the current design is readily adaptable to the use of the elderly and disabled, simply by joining units together horizontally at the parking level, forming one accessible unit with another inaccessible unit below.

In conclusion, we suggest that for this project to include an actual cross-section of the community, it must include accessible, barrier-free housing. Although we are not suggesting that every suite be made accessible, we are pointing out that middle income families have disabled members, aging relatives, or possibly, handicapped friends who must not be excluded from normal family and social interaction.

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At the present time, B. C. Housing Management is recommending to the Government that 10% of all suites under their jurisdiction be made accessible for persons with special physical needs.

We urge you to recognize these concerns, and as a City Council take the lead in true total community planning by including architectural accessibility in this comprehensive rezoning by-law.

Further, our Committee would be pleased to meet with the developer at any time to point out the minimum criteria which would make this community project indeed a project for the whole community.

Mr. Gary Magarell, 130 North Sea Avenue, Executive Director of the Western Institute for the Deaf, then presented the following submission:

I wish to speak to the issue of the Project 200 to be built on Crown Land on Burnaby Mountain. From my living room window on Capital Hill the panorama of Burnaby Mountain opens before me. I must confess that the selfish part of one wishes no development there but that is not a realistic stance. Housing is needed and therefore we must look at each development carefully to see if it indeed helps to alleviate the housing crisis.

As Project 200 is to be built on Crown Land, there is a golden opportunity and I believe an obligation to build for all citizens. However, as the proposal reads, there is to be no consideration for the physically disabled. Surely the time has come for us to design housing that takes into account the fact that one in every seven Canadians has a permanent physical disability or infirmity associated with aging. Of course you can argue that this development is for the middle income families but many of these have elderly relatives or will age themselves. Stairs, narrow doors and corridors are frequently barriers that present these handicapped persons from participating fully in family and community life.

We are talking here at the initial stages of a development when the changes can easily be made with minimum cost. Any extra cost is obligatory to make this a valid use of Crown Land. If the city governments do not make a stand on the need for accessible housing then who will? Are we not governing for all citizens - we ourselves could one day be the disabled.

I do not believe that the terrain in Project 200 makes it difficult to build accessible housing. With very few changes, my house on the slopes of Capital Hill could be made accessible and had it been done so at the design stage, the costs would have been minimal. Architects when challenged with the need that is laid upon them can be among the most creative of people. I believe this Council should place such a challenge before Dunhill Developments before permitting them to build.

It is my understanding that B.C. Housing Management are recommending to Government that 10% of all suites under their jurisdiction be made accessible for persons with special physical needs. This project also I believe should make at least this minimum attempt at 10%.

Some developers will argue that where special concern has been taken to make housing units accessible, the units are not being utilized by the disabled. This may indeed be so but those

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units will be around for many years and as more and more housing is accessible, the problem for the one in seven citizens will be overcome. We build not only for 1975 and 1976 but hopefully also for many years after that.

In conclusion I urge the Council tonight to challenge developers in our community of Burnaby to take seriously their civic responsibility to respond to the need of the citizens when proposing a development on Crown Land or any area of our fine community. I hope Burnaby will take a lead here in this important area of accessibility of housing to the majority of citizens.

Mr. Tom Parker, Rehabilitation Counsellor with the Canadian Paraplegic Association, advised that his Association attempts to speak on behalf of those citizens who have physical handicaps. The Association saw Project "200" as an excellent Community Plan and welcomed the opportunity to speak to this Public Hearing. The Canadian Paraplegic Association encouraged the Municipality, in partnership with the developers, to incorporate design features which will be of benefit to future residents. It has been the Association's experience in working with the Housing and Urban Design Association of Canada and Central Housing and Mortgage Corporation that design features to accommodate those with physical handicaps in a project such as this one would amount to approximately 1% of the capital costs. It was Mr. Parker's understanding that in this project of 1200 odd units this would amount to an expenditure of about \$500,000.00 which would result in a cost to the tenant of the minimal amount of \$10.00 per year amortized over 50 years. Mr. Parker recommended that the minimal adaptations include such features as level entrances, wider doorways, and slightly rearranged floor plans. The Canadian Paraplegic Association requested that Council consider those with physical disabilities and in doing so place specific accessibility requirements on the developer. The Association was most willing to work with Council and the developer in regard to the incorporation of such design features.

Mr. Norman Rollerson, 5512 Clinton Street, stated that he represented Provincial Cerebral Palsy Association and that he was speaking in support of the previous speakers in connection with this rezoning proposal. Mr. Rollerson stated that his Association was concerned with children particularly in a family where one child is handicapped whether it be wheel chair, whether it be walker, whether it be crutches or whether it may be just a difficulty in walking. Such circumstances make accessibility important. The number of children which the Association is finding in the Province is growing tremendously. There are some 10% of children, and this has been proven by Public Health tests that have some form of motor impairment, from slight to severely handicapped. The numbers of affected children is increasing very quickly. In 103 Mile House, for example, where a program was instituted for one child it suddenly developed that there were five children who needed assistance. There were three to four hundred children in the Vancouver area affected, at a very conservative estimate. Now let's think of the children and make the home accessible to them. Mr. Rollerson stated that he fully supported this type of endeavour and that steps to correct this situation should have been taken sooner. Many of the Public buildings in Burnaby do not have accessibility and that he, as a citizen, must accept some responsibility for this. Mr. Rollerson requested that Council remember the growing number of children that are coming to the attention of the Cerebral Palsy Association and that as they are being trained and treated under the auspices of the Provincial Government, who are doing the funding, they are now becoming adults who want to be independent.

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Alderman Stusiak served notice that he would be asking specific questions on structural details of the proposed development during first and second reading of the appropriate Zoning By-Law and requested that the detailed drawings of the project be available to Council at that time.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

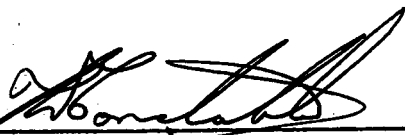
"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

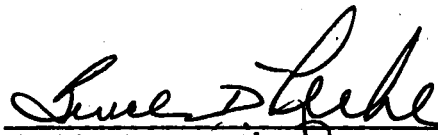
The Public Hearing terminated at 9:40 p.m.

Confirmed:

Certified Correct:



MAYOR



MUNICIPAL CLERK'S ASSISTANT

BL/mc