

August 19, 1975

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Tuesday, August 19, 1975 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 (7:35 p.m.)  
Alderman W. A. Lewarne  
Alderman V. V. Stusiak

ABSENT: Alderman B. M. Gunn  
Alderman G. H. F. McLean  
Alderman J. L. Mercier

STAFF: Mr. D. G. Stenson, Assistant Director - Current Planning  
Mr. J. Hudson, Municipal Clerk  
Mr. B. D. Leche, Municipal Clerk's Assistant

The Public Hearing was held to receive representations in connection with the following proposed amendments to the Burnaby Zoning By-Law:

(1) FROM SMALL HOLDINGS DISTRICT (A2)  
TO RESIDENTIAL DISTRICT (R2)

Reference RZ #13/73

Lots 53, 54, 64, 73, 74, 75, 76, 85, 86, 87, 88 & "A", D.L. 138, Plan 1256

Lot "I" Exc. Ex. Pl. 25861; Lot "J"; Lot 4, Blk. "K"; Lot "L"; Lot "M";  
Lot "N" Exc. Ex. Pl. 26234; Lot "O" Exc. Ex. Pl. 36462, Lots "P", "Q"  
and "R", D.L. 138, Plan 12221

(7431, 7451, 7471, 7489, 7498, 7509, 7529, 7539, 7569, 7589, 7609,  
7610, 7630, 7631, 7659, 7660, 7679, 7680 Kitchener Street; 7615, 7631,  
7657 & 7679 Winch Street - Located on the Southwest Slope of Burnaby  
Mountain in the Vicinity of the Intersection of Kitchener Street and  
Belmont Avenue)

*This proposal is for the rezoning of the above described properties in  
order to facilitate the development of a single family residential  
subdivision based on the R2 Zoning Regulations.*

Mr. C. Apland, Block Bros. Realty Ltd. submitted a letter dated August 12, 1975,  
in which he noted that because so many members of the group of Aubrey Street  
are on vacation, it has not been possible to hold a meeting to get their reaction  
to the proposed levy of \$475.00 per lot upon rezoning of their properties.

The few members who are not on vacation have voiced objection to the proposal  
but it is hoped that the reaction of all group members will be available within  
the next two to three weeks.

There were no other submissions received in regard to the foregoing proposed  
rezoning.

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

Reference RZ #23/75

Lots 1 & 2, D.L. 69, Blk. 43, S.D. "A", Plan 4369.

(3707 & 3713 Canada Way - Located at the Southeast Corner of Norfolk  
Street and Boundary Road)

*This proposal is for the rezoning of the above described properties in  
order to bring the existing use into conformity.*

There were no submissions received in regard to the foregoing proposed rezoning.

(3) FROM SERVICE COMMERCIAL DISTRICT (C4) AND DRIVE-IN RESTAURANT DISTRICT (C7)  
TO DRIVE-IN RESTAURANT DISTRICT (C7)

Reference RZ #24/75

Lot 52, D.L. 122, Plan 44042.

(4556 E. Hastings Street - Located at the Southwest Corner of East Hastings and Alpha Streets)

*This proposal is for the rezoning of the above described property in order to bring the existing use into conformity.*

Mr. James Foster, 4560 Pender Street, submitted a petition signed by thirty-three residents of the area abutting the property under consideration objecting to the proposed rezoning. Mr. Foster stated that he and his fellow petitioners were concerned that if the subject rezoning was approved, it would permit an expansion of the McDonald's Drive-In Restaurant and would allow the restaurant to gain access to Pender Street. The matter of access to Pender Street was the primary concern of the petitioners. Noise from the restaurant premises was also a matter of concern.

At the request of His Worship, The Mayor, Mr. Stenson of the Burnaby Planning Department explained that The Corporation of the District of Burnaby was applying for this rezoning to correct an error that had been made when the properties had originally been rezoned from Service Commercial District (C4) to Drive-In Restaurant District (C7). At that time only two of the five properties concerned had been rezoned to C7 and the current proposal was to bring the remaining properties into conformity. There would be no change or expansion to the present use of the properties as a result of this rezoning.

Mr. Foster then requested an assurance that as a result of this rezoning proposal McDonalds would not be permitted to expand their present operation and that no access to Pender Street would result from the approval of the rezoning.

His Worship, The Mayor, then guaranteed, on behalf of Council, that as a result of this rezoning proposal there would be no change to the current use of the subject properties and that no access to Pender Street would be permitted.

Mr. Mike Horton, 830 Alpha Avenue requested confirmation that residents of the area under consideration would be advised in writing of any future development proposals involving the McDonalds Drive-In Restaurant Premises.

His Worship, The Mayor, noted that any future rezonings involving the subject property would require a further Public Hearing and that all immediately affected property owners would be notified in accordance with the existing procedures governing Public Hearings. His Worship further noted that Council could only, in fact, give guarantees as far as the current use of the property is concerned and not with regard to further expansion onto other properties.

There were no other submissions received in regard to the foregoing proposed rezoning.

(4) FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD)  
TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #25/75

Lot 116, D.L. 130, Plan 47649.

(6250 Lougheed Highway - Located on the South Side of the Lougheed Highway Between Holdom and Sperling Avenues)

*This proposal is for the rezoning of the above described property in order to allow additional greenhouse facilities to be constructed on the site.*

There were no submissions received in regard to the foregoing proposed rezoning.

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

Reference RZ #27/75

Lot 1, D.L.'s 73 & 81, Plan 40648 exc. Plans 43519, 44669 & 46739.

(4098 Wayburne Drive - Located on Garden Grove Drive at the Village Drive Intersection)

*This proposal is for the rezoning of the above described property in order to develop Phase V of Greentree Village for cluster housing.*

R. J. and B. P. Shank, 4911 Thornwood Place, submitted a letter dated August 19, 1975, endorsing the recommendations of the Director of Planning as outlined in his report dated July 21, 1975, as prerequisites to the proposed rezoning.

Mr. Murray Atherton, 4651 Garden Grove Drive, noted that he had attended the last Public Hearing concerning Greentree Village and that he was under the impression that Daon Developments Limited could not proceed with Phase IV until the Recreation Centre was 75% completed. Mr. Atherton noted that Phase IV was almost completed and he was wondering about the Recreation Centre.

Mr. Stenson, Burnaby Planning Department, stated that during consideration of the Recreation Centre there were amendments to the plan which were brought to Council and which have undergone a Public Hearing and that progress is expected on that. One of the prerequisite conditions of the current rezoning application is that final adoption of the rezoning for the current phase, Phase V, is not to be granted prior to the release of occupancy permits for the communal recreational facilities. Thus, there is a positive tie to the final completion and occupancy of these facilities.

There were no other submissions received in regard to the foregoing proposed rezoning.

(6) FROM RESIDENTIAL DISTRICT (R5)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)

Reference RZ #30/75

Lot 5, D.L. 95, Blk. 1/3, S.D.'s 34/38, Pl. 1152; Lot 6, D.L. 95, Blk. 37, Pl. 1152; Lot 4, D.L. 95, Blks. 37 & 38, Pl. 1152; Lots 2 & 3, D.L. 95, Blk. 38, Pl. 1152.

(7145, 7149, 7155, 7163 & 7169 Edmonds Street - Located immediately to the West of the Junction of Edmonds Street and the B. C. Hydro and Power Authority Right-of-Way)

*This proposal is for the rezoning of the above described properties in order to permit the construction of a condominium apartment building on the site.*

Mr. G. E. McShane, Solicitor for M. J. and T. W. Bennett, 7183 Edmonds Street, stated that his clients were opposed to the subject rezoning proposal. Mr. and Mrs. Bennett are the owners of the lot immediately abutting the five lots covered by this rezoning proposal. Mr. McShane pointed out that in this area on the north side of Edmonds Street there were thirteen residences between Salisbury Avenue and the junction of Edmonds Street and the B. C. Hydro and Power Authority right-of-way. On the south side of Edmonds Street there are twenty residences, six of which are duplexes, making 14 actual residences. At his suggestion, Mr. and Mrs. Bennett had canvassed their neighbours to obtain their feelings on this rezoning proposal. In approximately two hours this afternoon, they were able to find sixteen of the thirty-three residents at

home and of these sixteen that were at home all were opposed to the rezoning proposal. The principal factor involved with the rezoning is the residents' concern with the amount of traffic presently flowing along Edmonds Street and which could be effectively increased if the proposed widening of Edmonds Street is proceeded with. The traffic at this point moves along Edmonds Street at an excessive rate of speed well over the 30 m.p.h. limit and there are very great fears for the safety of the residents in that area if there is an increased traffic flow. The traffic flow now is heavy enough and there is a large volume of trucks that use this road. If this road is to be widened in the future this volume can only become greater. Mr. McShane noted that his clients were of the opinion that the matter for rezoning here is not in a terribly favourable area for such a rezoning. Mr. McShane also noted that no information was available on the number of people who will live in the proposed development and this would have an effect on the schools in the area. It was the feeling of the area residents that this area should be retained in its present single family and duplex dwelling state in order to preserve the value of their properties and the tone of the general neighbourhood.

Mrs. G. E. McAtee, 7350 Salisbury Avenue, then addressed Council and read a letter she had submitted in connection with the subject rezoning proposal. The following is the text of Mrs. McAtee's letter:

"I am owner of the property described as Rem. 1, D.L. 95, Blk. 38, Plan 7028, which lies west of the property noted above, adjacent to Lot 2 for a distance of 178.55 feet and sharing a common lane allowance, ten feet in width, running S.E. to Edmonds St. for a distance of 140 feet from the southern point of my property.

The 1969 Planning proposal indicates the area bounded by Edmonds, Salisbury and the Hydro right-of-way may eventually contain three apartment sites. Since R.Z. 30-75 is the first development in a single family area, may I submit three proposals for your consideration:

1. A widening of the present ten foot lane allowance, if this lane is to be used by the proposed apartment for servicing vehicles or for casual apartment parking, to ensure access to the lot described for tax purposes at 7137 Lane Allowance.
2. The erection of a fence along the 178.55 foot common boundary of the properties to discourage trespass across property which lies within the natural desire line of pedestrian access from R.Z. 30/75 to Kingsway and Middlegate Shopping Centre. The time of such fence construction should co-incide with the vacating of the dwellings.
3. Any vacant buildings in a transitional area attract vagrants and young people. Area RZ #30/75 lies south of the Hydro right-of-way, which is blocked off and unused between Salisbury and the Edmonds Loop. The Fire Department and the RCMP could substantiate the complaints stemming from the apartment site north of the right-of-way and directly north of RZ 30, between Acorn and the lane behind the 7200 Block Salisbury. Here dwellings were left vacant for approximately nine months. I would request that recommendation 4.0 (b) on page 2 of the proposal be changed from six months to 30 - 45 days from Third Reading for removal of existing buildings."

Mrs. McAtee stated that she realized that the redevelopment of the area was inevitable but that she was greatly concerned with the protection from vandalism, etc. of the remaining single family residences in the area during any transitional period.

Mrs. Elsie Walls, 7122 Edmonds Street, spoke in opposition to the proposed rezoning and stated that her chief objection was the traffic problem. Mrs. Walls requested more information on the proposed widening of Edmonds Street. Mrs. Walls was of the opinion that any widening of Edmonds Street would only compound the existing traffic problems. Truck traffic at all hours of the day was a matter of great concern. Mrs. Walls was also concerned that the proposed development on the land west of the subject rezoning site would also increase the amount of traffic on Edmonds Street.

Mr. Stenson, Burnaby Planning Department, noted that the widening of Edmonds Street is something that has been contemplated as a future necessity for a number of years. The widening does not grow out of the present zoning application or the Community Plan but is part of the overall road network of the Municipality as a secondary Municipal street. Mr. Stenson pointed out that the 1985 Conceptual Road Network document that Council has approved as a policy statement for future road development designated Edmonds Street from the 19th/20th Street diversion northward through to Sixth Street and beyond as a secondary Municipal street. It has long been contemplated that widening and improvement of this Street would be a necessity, not as a direct outgrowth of adjacent development but as part of the overall street network. It is true that the apartment development and condominium development within the portion of Area "O" south of the B. C. Hydro right-of-way will take access via Edmonds Street but the widening itself is not attributable to that factor.

Mr. Eric Trigg, 7131 Edmonds Street, stated that he considered that this area was ripe for redevelopment. Mr. Trigg agreed that there was a traffic problem on Edmonds Street but was of the opinion that the proposed development would have little effect on the problem. Mr. Trigg stated that while he did not have details of the current proposal he was glad to see it coming as it would go a long way towards improving the area.

There were no other submissions received in regard to the foregoing proposed rezoning.

(7) FROM RESIDENTIAL DISTRICT (R5)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)

Reference RZ #32/75

Lots 1 & 2, D.L. 95, Pl. 23285; Lots 4 & 5, D.L. 95, Blks. 1 & 3, S.D.'s 39/42, Pl. 2751; Lot 6, D.L. 95, Blks. 40/41, Pl. 2751; Lot 7, D.L. 95, Blks. 1 & 3, S.D. 40, Pl. 2751; Lot 10, D.L. 95, Blks. 1 & 3, S.D.'s 39/42, Pl. 2751; Lot 11, D.L. 95, Blks. 1 & 3, S.D. 40, Plan 2751; Lots 12, 13, 14, 15, D.L. 95N, Blks. 1 & 3, S.D.'s 39/42, Pl. 2751.

(7008, 7042, 7058 & 7076 Beresford; 7007, 7025, 7041, 7057 & 7075 Wilma; 7389 & 7369 Salisbury - Bounded by Beresford Street, Salisbury Avenue and Murrin and Wilma Street Rights-of-Way)

*This proposal is for the rezoning of the above described properties in order to permit the construction of an apartment building on the site.*

Mr. and Mrs. G. J. McAtee, 7350 Salisbury Avenue, submitted a letter dated August 18, 1975 in connection with this rezoning proposal. The following is the text of that letter:

"We are owner and occupants of the dwelling immediately east of and across Salisbury from the above described area. We would like to make the following suggestions which may have been considered already by your various Departments. We have been very impressed with the courtesy shown by your Planning Department.

1. That Recommendation 4.0 (b) as shown on Page 3 of the proposal be changed from six months for the reasons set out in my letter of even date in reference to your file R.Z. 30-75.
2. That the traffic pattern on Salisbury south of Kingsway be studied. At present this part of Salisbury is heavily used by traffic going to the southern slope and New Westminster, because of the pedestrian light at Kingsway and Salisbury. We feel there may be a need for a stop sign at the northeast end of 21st Ave. to slow traffic verging north onto Salisbury."

Mrs. Elsie Walls, 7122 Edmonds Street, spoke in opposition to the subject rezoning proposal on the grounds that it would aggravate an already existing severe traffic problem on Edmonds Street.

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Mrs. G. E. McAtee, 7350 Salisbury Avenue, reiterated her concern as expressed in connection with Rezoning Reference No. 3/75 that adequate protection be provided to existing residential properties during periods of transition.

Mr. Joe Madden, 7042 Beresford Street, was of the opinion that any changes made in the area could only be for the better. He was of the opinion that the subject site was ideal for high-rise development and was dismayed that such was not the case.

There were no other submissions received in regard to the foregoing proposed rezoning.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

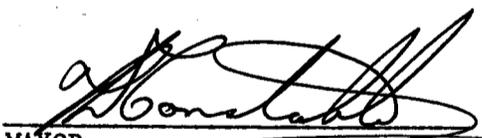
"THAT this Public Hearing be now terminated."

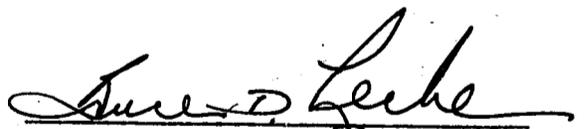
CARRIED UNANIMOUSLY

The Public Hearing terminated at 8:25 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
MUNICIPAL CLERK'S ASSISTANT

BL/JH/mc