

FEBRUARY 25, 1975

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, February 25, 1975 at 7:30 P.M.

PRESENT: Mayor T. W. Constable, in the Chair
Alderman G. D. Ast
Alderman A. H. Emmott
Alderman B. M. Gunn
Alderman D. A. Lawson (7.31 P.M.)
Alderman G. H. F. McLean
Alderman J. L. Mercier

ABSENT: Alderman W. A. Lewarne
Alderman V. V. Stusiak

STAFF: Mr. M. J. Shelley, Municipal Manager
Mr. A. L. Parr, Director of Planning
Mr. J. Hudson, Municipal Clerk

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

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

Reference RZ #29/73

Lots 18 and 19, Blocks 12 & 13, D.L. 79, Plan 2298
Lot 17N $\frac{1}{2}$, Blocks 12 & 13N, D.L. 79S, Plan 2298
Lot 17S $\frac{1}{2}$, Block 12, D.L. 79, Plan 2298

(4930, 4940, 4308, 4326 Canada Way, located on the North East corner of Canada Way and Norland Avenue)

This proposal is for the rezoning of the above described properties to allow the development of a four building office park with underground parking for business and professional use on a phased basis.

Mr. B. Freschi, Architect, addressed the meeting and displayed artist's drawings showing thereon the proposed project with Mr. Freschi advising that the project reflects the report produced by the Burnaby Planning Department titled "Central Administrative Area Development Concept" dated February 1974 with the proposed development having a sound pedestrian system with a bridge connection to the Municipal complex. The concept being to distribute office space in a form to achieve the objectives as enumerated in the said Planning Department report of February 1974 which formed Item 20 of Manager's Report No. 15 to the Council Meeting on February 25, 1974.

Mr. Freschi further advised that they are endeavouring to integrate the building at 4333 Ledger Avenue registered in the name of Operating Engineer U Building Ltd. with the new development and the buildings are in terraced form with bronze glazing in the windows. A perspective of the interior area was displayed and the Architect, Mr. Freschi, advised it might be possible at the ground floor to have services such as restaurants and that same has been designed to meet the pedestrian environment and the public will have complete access to the site at all times. This development should complement the municipal administration buildings. The pedestrian bridge will be some 20' in the air where it reaches the corner of the site at Canada

Feb. 25/75

- 2 -

Way and it is therefore proposed to terrace same to assist in blending it into the site area.

No one else appeared in connection with this rezoning proposal.

(2) FROM SERVICE COMMERCIAL DISTRICT (C4)
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #17/74

Lot 8, .073 acre, Pt. Sk. 929, Blocks 1 & 3, D.L. 95N, Plan 556

(7342 Kingsway, located on the South East corner of Kingsway and Edmonds Street)

This proposal is for the rezoning of the above described properties to allow for the construction of a two-storey office/retail development with full underground parking on a 0.48 acre net site.

Mr. Ronald Knight, 7222 - 18th Avenue, Burnaby, B.C., addressed the meeting and advised that the proposed building site is triangular in shape and that the present road junction is extremely hazardous and that if the proposed building goes in same will kill that crossing location for the next 20 years.

It was drawn to the attention of Mr. Knight that the part of Britton Street situate between Kingsway and Edmonds Street was proposed to be closed off and incorporated within the development site and by means of a road exchange for this closed off portion of Britton Street the parts of the site abutting Kingsway and Edmonds Street would be dedicated for a road widening.

Mr. Knight was of the opinion that this development will increase traffic density in the area and suggested that where Britton Street enters Kingsway, to the south of the development site, same should be cut off. Mr. Knight voiced concern with a development taking place in that area which will force traffic into the adjoining residential area.

Mr. J. A. Handja then addressed the meeting and stated that he was representing the owners of the property proposed for rezoning and advised that Britton Street has in effect being closed off. It was drawn to the attention of the meeting that Mr. Handja was speaking only of that portion of Britton Street located between Kingsway and Edmonds Street.

No one else appeared in connection with this rezoning proposal.

(3) FROM SPECIAL INDUSTRIAL DISTRICT (M4) AND RESIDENTIAL DISTRICT (R5)
TO MULTIPLE RESIDENTIAL DISTRICT (RM3)

Reference RZ #53/74

Lots 1S $\frac{1}{2}$ and 2, Blocks 42 & 43, D.L. 153, Plan 1566

Lot 3, Blocks 42 & 43, D.L. 153, Plan 1566

Lot 4, Block 42, D.L. 153, Plan 1566

(6450/72/78 Telford Avenue - Located on the South East corner of Telford Avenue and Beresford Street)

Feb. 25/75

- 3 -

This proposal is for the rezoning of the above described properties to allow for the construction of a three-storey condominium apartment development.

The meeting was advised that late this afternoon this rezoning application had been withdrawn and that same would therefore not be dealt with at this Public Hearing.

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

Reference RZ #66A/70

Lot 55, D.L. 125, Plan 45960

(5123 Lougheed Highway, located on the North West corner Lougheed Highway and Springer Avenue)

This amendment to original Comprehensive Development District Zoning is to permit relocation, within the site, of the proposed communal facilities building and swimming pool with appropriate design adjustments.

No one appeared in connection with this rezoning proposal.

(5) FROM RESIDENTIAL DISTRICT (R5)
TO COMMUNITY COMMERCIAL DISTRICT (C2)

Reference RZ #59/74

Lots 5 to 7 inclusive, S.D. 10, Blocks 1 & 3, D.L. 95, Plan 4277

(7114, 7134, 7150 Walker Avenue, located on Walker Avenue approximately 90 feet North of Kingsway)

This proposal is for the rezoning of the above described property to allow the construction of a two-storey frame office building.

A letter dated February 12, 1975 was received from Mr. R. A. Griffin, Manager, Lewis Realty Ltd., acknowledging the District of Burnaby letter dated January 28, 1975 and advising therein that the proposed prerequisites are all acceptable to his principals with the exception of item #3. The letter further advised that subsequent to the receipt of the Burnaby letter they had been in touch with Mr. Sanderson of the Planning Department, and the figures for the dedication of a portion of Lot 5 for the extension of Arcola Street now stand at 25.5 feet from the front and 27.5 feet from the rear with a ten foot radius on the front corner.

The letter from Mr. Griffin further advised that it is unfortunate that the financial arrangements with the owners of the properties were made on the basis of a 20 feet dedication contained in the original proposals made by the District of Burnaby to the owners. This new requirement has raised the cost of the site above that of equally attractive alternatives and

Feb. 25/75

- 4 -

Mr. Griffin did not feel justified in proceeding on this basis. However, should the District of Burnaby offer compensation for the property Mr. Griffin felt sure that a price could be arrived at that would be much less than if the road were acquired under the Capital Improvement Program.

Mr. J. L. Keogh addressed the meeting and advised that he was appearing as the owner of 7134 and 7150 Walker Avenue and that as the owner of these properties he was objecting to prerequisite No. 3 which is the dedication of a portion of Lot 5 for the extension of Arcola Street. This will include approximately 30' at the western property line and 33' at the eastern property line.

Mr. R. A. Griffin, Manager, Lewis Realty Ltd., then addressed the meeting and advised that 20' was the figure given to the owner when he had originally approached the Municipality in connection with his proposed development. Mr. Griffin advised that he was representing the parties proposing to develop the building and that they intended to attract people who would service the apartment area adjoining and this location would also be popular for the locating therein of manufacturers agents but the extra prerequisites for the additional road dedication made the project pretty difficult.

Mr. Griffin was of the opinion that as the Municipality will be acquiring the road under a Capital Improvement Program in 1978 that the Council might consider bearing part of the cost of the road widening.

In response to a question, Mr. Griffin advised that he does not take exception to the extension of Arcola Street but that the development will be made more expensive and that if they have to comply with prerequisite No. 3 they will have to find additional funds to carry out the financing.

No one else appeared in connection with this rezoning proposal.

(6) FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
TO AMENDMENT TO EXISTING COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #1/75

Lot 3, Expl. Plan 6177 and Except Parcel "C", Ref. Plan 10610 and Ex. Pt. on Plan with By-Law 30078, D.L. 97, Plan 824.

(6077 Kingsway, located on the North East corner of Kingsway and Waltham Avenue)

This proposal is for the rezoning of the above described properties to allow the conversion of the existing 32 motel units and 93 apartment units presently under construction to senior citizens' rental accommodation.

Mr. A. K. Virani, 4600 Capilana Road, North Vancouver, B.C., advised the meeting that he was representing the owners of the property concerned and that the development was now some 80 to 85% complete and that they are in the process of completing same now. Mr. Virani displayed coloured photographs of the project and advised that it is desirable for the senior citizens as the site is close to public transportation, close to shopping. There will be a sitting out area within the development which will be landscaped and the plan meets all requirements of the Burnaby Planning Department.

Feb. 25/75

- 5 -

In response to a question as to ownership and why, if in fact Dunhill Development Corporation Ltd. is the owner, are they not making the rezoning application, Mr. Virani advised that Casa Loma Motel Ltd. has to complete the project and that for now they are shown as the registered owner of the property concerned.

In response to a question as to whether the site was in fact ideally located, Mr. Virani advised that there is public bus transportation on Kingsway, the bus stops are close by and that there is a major shopping centre located approximately 1 mile distant.

The question was also raised that if the people buying this development had determined that there was a need for further senior citizens' housing and as to why this housing would be located on a busy and noisy arterial highway and one mile from a shopping centre. Mr. Virani replied that he believed there is a need for additional senior citizens' housing in the Greater Vancouver Area and that the southern part of the property adjacent to Kingsway will be heavily treed and shrubbed in the front part in order to reduce noise levels and that the balance of the site will not be noisy and that the distance to the Simpsons Sears shopping centre is not too far for senior citizens.

In response to the question as to whether this is the subject property reported in the press where the owners of the same were paying out 40¢ on the dollar to the sub-trades involved, His Worship, The Mayor, advised that this question was not pertinent to the rezoning application and suggested to the Council that this was not a proper question.

In response to a question as to whether the Company has given consideration to double glazing along the Kingsway side of the project, Mr. Virani advised that not as yet but very heavy trees will be planted in front to avoid the noise problem and that if necessary double glazing will be carried out.

In response to the question as to the square footage in the motel, Mr. Virani advised that there is about 120,000 square feet within the 32 motel units and 93 apartment units and that as to a guarantee in reference to the planting of trees that before an occupancy permit will be issued the Company has to submit a landscape plan and if necessary they would be in agreement to putting up a bond.

Mr. Virani advised that the property had been sold to Dunhill Development Corporation Ltd. for \$3,177,500.00.

In response to a question as to the amenities for senior citizens, Mr. Virani advised that the swimming pool will be removed and a sitting out landscaped area created and that the space around the elevator area on each floor will be utilized for a sitting area with furniture located here and that the entrance hall area is large enough for a lounge area to be created.

Feb. 25/75

- 6 -

In response to a question as to whether the sale is subject to rezoning being achieved, Mr. Virani explained that Dunhill Development Corporation Ltd. had decided to acquire the property concerned when the Council were in agreement to proceeding to a rezoning hearing and that the agreement was drawn out on condition that Casa Loma Motel Ltd. completes the project and that to date they have received some \$556,000.00 as partial payment and in June after completion they will receive the outstanding balance with funds being available on a monthly draw basis.

In response to a question requesting clarification as to whether, if a rezoning does not go through, does Casa Loma Motel Ltd. retain ownership, Mr. Virani advised that Casa Loma Motel Ltd. is still the registered owner and they will remain so until the property is completed and rezoned.

No one else appeared in connection with the rezoning proposal.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LAWSON:

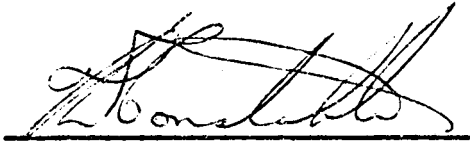
"That this meeting be now terminated."

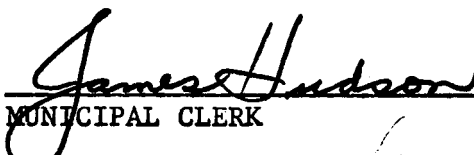
CARRIED UNANIMOUSLY

The meeting terminated at 8:20 P.M.

CONFIRMED:

CERTIFIED CORRECT:


MAYOR


MUNICIPAL CLERK

JH/lc