

AUGUST 17, 1976

A Public Hearing was held in the Council Chamber, Municipal Hall,  
4949 Canada Way, Burnaby, B.C., on Tuesday, August 17, 1976, at 7:30 P.M.

**PRESENT:**

Acting-Mayor V.V. Stusiak, in the Chair  
Alderman G.D. Ast  
Alderman D.P. Drummond  
Alderman D.A. Lawson  
Alderman G.H.F. McLean  
Alderman F.G. Randall

**ABSENT:**

Mayor T.W. Constable  
Alderman A.H. Emmott  
Alderman B.M. Gunn

**STAFF:**

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

**(1) FROM MANUFACTURING DISTRICT (M1) AND HEAVY INDUSTRIAL DISTRICT (M3)  
TO MARINE DISTRICT 2 (M7a)**

Reference RZ #15/76

D.L. 26&31 W pt., Plan 23362; D.L. 31 N, Block B, Plan 3859  
D.L. 31 N, Rem. of Block D, Plan 3859; D.L. 31 N, Block H. Ex.  
Plan 13823, exc. pt. on R/W Plan 12829 & ex. pt. Plan 21334, Plan 3859.

631, 431 North Road and 9951, 9950 Barnet Road - The subject site is located at the far northeast portion of the Municipality adjacent to the intersection of Barnet Road and North Road undeveloped road allowance.

*The applicant requests the subject rezoning to provide for further refinement and implementation of the Burnaby Mountain Conservation Area in order to ensure that while the existing use of the subject site for the general storage of petroleum products and ancillary uses may be maintained, additional industrial uses will not be introduced which would tend to create a further detrimental effect on the preservation concept for the area.*

Mr. Burns, representing Gulf Oil Canada Ltd., noted that Council on June 22, 1976 had adjourned further consideration of the proposed rezoning to allow Gulf Oil Canada an opportunity to study the matter in greater detail. Consultations had been held with the Planning Department since that time and Mr. Burns reported that Gulf Oil Canada had no representations to make on this rezoning proposal. Mr. Burns thanked Council for its courtesy in permitting his Company additional time in which to study the question and expressed appreciation to the Planning Department for its cooperation in this regard.

There were no other submissions received in connection with this proposed rezoning.

**(2) FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)**

Reference RZ #20/76

South portion of D.L. 135 except Plans 3234 and 4484, Plan 3072.

1551 Phillips Avenue - The subject site is located on the north side of Halifax Street between Augusta Avenue and Phillips Avenue.

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*The applicant requests the subject rezoning in order to develop multiple family condominium housing consisting of 208 apartment units within two thirteen storey buildings.*

Acting-Mayor Stusiak advised the Public Hearing that the application for the rezoning of the subject property had been withdrawn by means of a letter dated August 9, 1976 from M.J.E. Craigen, Senior Project Manager, Daon Development Corporation.

(3) FROM SERVICE COMMERCIAL DISTRICT (C4) AND RESIDENTIAL DISTRICT (R5)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)

Reference RZ #56/73

D.L. 97, Blocks 1 & 2, Lot 8, Plan 3425

6187 - 6191 Kingsway - The subject site is located on the north side of Kingsway between Waltham and Gilley Avenues.

*The applicant requests the subject rezoning in order to construct a three storey apartment.*

There were no submissions received in connection with this rezoning proposal.

Mr. James H. Christie by means of a letter dated August 3, 1976 advised in part that the various prerequisites, or requirements, are acceptable.

(4) FROM GASOLINE SERVICE STATION DISTRICT (C6)  
TO RESIDENTIAL DISTRICT (R5)

Reference RZ #22/76

Lot "A", S.D. 3 & 4, Block 12, D.L. 155A, Plan 16013

6152 S.E. Marine Drive - The subject site is located on the South side of Marine Drive immediately east of Stride Avenue.

*The applicant requests the subject rezoning in order to subdivide the site and construct three duplex dwellings.*

Mr. J. Hersak, 850 Porter Street, Coquitlam, B.C., the applicant for the proposed rezoning, stated that he was prepared to answer any questions that may arise in connection with this rezoning proposal.

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

(5) FROM SERVICE COMMERCIAL DISTRICT (C4) AND RESIDENTIAL DISTRICT (R5)  
TO COMMUNITY COMMERCIAL DISTRICT (C2)

Reference RZ #24/76

Parcel A, Ex. P1 17196, Except W 33', S.D. 3 & 4, Blk. 44, D.L. 69, Plan 1321; Lots 5, 6, 7 & 8, Blk. 44, D.L. 69, Plan 1321; Lots 9 W 1/2 and 9 E 1/2 exc. Ref. Plan 31231, Blk 44, D.L. 69, Plan 1321

3795/3785/3781/3777 Canada Way, 3225 Smith Avenue and 3786/3778 Norfolk Street - The subject site comprises properties fronting Canada Way and Norfolk Street to the immediate west of Smith Avenue.

*The applicant requests the subject rezoning in order to construct a supermarket as the first phase of a local mall facility.*

Mr. H. Fulton, 3175 Smith Avenue, located on the north west corner of Smith Avenue and Norfolk Street, then addressed Council and noted that in the Planning Department's report on this subject it was stated that access to the proposed development would not be off Canada Way. This would mean that access to the site would have to be taken either from Smith Avenue or from Norfolk Street. Mr. Fulton was of the opinion that the latter two roads already carry a full load of traffic particularly during rush hours between 7:00 a.m. and 9:00 a.m. and from 3:30 p.m. to 5:00 p.m. It is during this period that the children in this pocket are going to Schou School or returning

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home. Traffic problems in the area were also compounded by the existence of a lumber company storage yard at this location. Mr. Fulton expressed doubt as to the economical viability of the proposed development in view of the shopping patterns that had been developed over the years by the residents of the area.

Mr. David Gagnon advised the Public Hearing that he was appearing on behalf of Dr. and Mrs. Eastwood, registered owners of 3781 and 3777 Canada Way. Mr. Gagnon advised that Dr. and Mrs. Eastwood are in favour of the rezoning.

Mr. Bruce Wilson, 3760 Norfolk Street, advised the Public Hearing that while his property was not directly involved in the rezoning at this time he was aware that the developer has a Phase II for his development which will directly affect Mr. Wilson's property. Mr. Wilson stated that he was also concerned with the traffic problems already existent in the area and the affect that the proposed development would have on an already unsatisfactory situation.

Mr. Wilson inquired as to whether the developer's responsibility for the upgrading of Norfolk Street to municipal standards included the entire block or would be limited to that portion of the street abutting his own particular property.

Mr. Stenson of the Planning Department advised that the developer would be required to deposit sufficient funds to cover the cost of street improvements for that portion of the street directly abutting his own property. The balance of the street improvements would possibly be taken care of by future developments in the same block or possibly by the Local Improvement method.

Mr. Wilson concluded his remarks be stating that he had grave reservations concerning the traffic patterns in the area and that he was opposed to the proposed rezoning as presently presented.

In reply to a question by Alderman McLean, Mr. Stenson advised it is the Planning Department's concern that the physical form of the development be one that will lend itself to a logical extension westward when that second phase does materialize, a concern that is shared by the developer.

(6) FROM RESIDENTIAL DISTRICT (R5) TO LIGHT INDUSTRIAL DISTRICT (M5)

Reference RZ #25/76

Parcel L, Ex. Plan 14041, Blk. J, D.L. 96, Plan 3907

7435 Griffiths Avenue - The subject site is located on the west side of Griffiths Avenue between Prenter Drive and Beresford Street.

*The applicant requests the subject rezoning in order to construct a warehouse facility for the storage of electrical components and automotive accessories.*

There were no submissions received in connection with this rezoning proposal.

(7) FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #61/75

Lot 204, D.L. 85, Plan 49244; Parcel 3 Ref. Plan 1843 and Parcel 2, Ref. Plan 1844 exc. Ref. Plan 1783 and Plan 26009 and part north of Plan 26009, D.L. 87

5620 and 5740 Canada Way - The subject property is bounded by the B.C. Hydro and Power Authority Right-of-way (with the Trans Canada Highway beyond) to the north, Canada Way to the south; Burris Street on the east; and a recently approved single family and duplex subdivision to the west.

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*The applicant requests the subject rezoning in order to develop ground-oriented family housing.*

At the request of Acting-Mayor Stusiak, Mr. Stenson of the Planning Department outlined the background of the plans for the area and the deliberations of the Planning Department and Council which has led to the current rezoning application. The rezoning under consideration this evening is located in the extreme easterly portion of the study area on lands which were designated in the adopted area plan and embraces properties that have been designated for R8 housing development. Mr. Stenson stressed that this area plan is not one of the areas treated in the Apartment Study that Council has adopted as a guide plan. It is an area that was subsequently studied on its own merits and a report was submitted to Council and the conclusions of the study were adopted as a guide plan. It does provide for a balance of single family and two family dwelling areas together with group housing or cluster housing and includes land for park developing both in conjunction with the linear park system of the Deer Lake-Freeway-Burnaby Lake enclave and the preservation of a wood lot which is a portion of the subject rezoning application this evening. Mr. Stenson noted that there had been a change in the proposed road pattern for the area in that Claude Avenue will no longer dissect the site under construction but will be cul-de-saced adjacent to the west side of the site under consideration.

Mr. H. Reid, 7808 Nursery Street, presented a petition bearing 167 signatures registering opposition to the proposed rezoning. The petitioners were of the opinion that the proposed development would not be compatible with the existing development in the surrounding area.

Mrs. Pat Aspinall, 7806 Allman Street, then addressed Council and expressed opposition to the proposed rezoning for the following reasons:

1. This is a particularly nice residential area with quality homes and nicely treed areas. Few traffic problems exist at this time. Mrs. Aspinall and her neighbors had moved into this area because of the quiet surroundings and quiet secluded streets.
2. Mrs. Aspinall objected to her life style being disturbed by the increased density which would be created by this development.
3. The proposed development of 128 two and three bedroom houses will probably generate three or four children each.

The total population will be in the neighbourhood of 550.

4. The increased traffic from the proposed development will cause considerable congestion at the intersection of Burris Street and Canada Way.
5. On site recreational facilities, as planned by the developer, are not usually used by resident children thus creating overcrowding of facilities in the surrounding area which the present residents use and enjoy.

Mr. Stenson of the Planning Department advised that the question of school accommodation for children from this project has been researched by the Planning Department. The area served is part of School Area "Q" which is served by three schools, Buckingham, Morley and Lakeview. Buckingham School is at present virtually at capacity, however, the other two schools in area "Q", Lakeview and Morley, are considerably under capacity. There is a potential for adjustment of internal catchment area boundaries to allow for the increase in student population to be handled within Area "Q".

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Mr. Robert Lewarne, 7987 Burnfield Crescent, then addressed Council and advised that he agreed with the Planning Department that Buckingham School was over capacity. He had checked this matter and found that Buckingham School was actually 30 students over capacity. It was Mr. Lewarne's understanding that there was supposed to be a new building or new development there and asked if this matter had been checked with the School Board. Mr. Lewarne suggested that Council obtain written confirmation from the School Board as to the actual affect the proposed development would have on the schools in the area and that the present residents of the area be advised of the School Board's findings in this respect. Mr. Lewarne also requested information on plans to allow students from the development to cross Canada Way at Burris Street enroute to or from Buckingham School in safety.

Mr. Stenson advised that there were no present plans for the enlargement of Buckingham School. It is planned that children will cross Canada Way at Burris Street with the traffic light.

Mr. Lewarne stated that he was opposed to the proposed rezoning as currently presented.

Mrs. Gerry Mercier stated that she was opposed to the proposed rezoning because of the schooling problems that would be created if the development was to proceed. Mrs. Mercier also requested information on a proposed pedestrian overpass at Clayton Street.

Mr. Stenson advised that the proposed overpass would be over the freeway and was an element of the overall area plan which was related to the park trail system. Access to the proposed overpass would be by means of the linear park system, a leg of which will be created along the freeway side of the proposed development.

Mr. Ian Beveridge of Community Builders Ltd., applicants for the proposed rezoning, indicated that the applicants for the rezoning had been obliged to give up slightly more than four acres of land for park purposes or approximately 25% of the entire site. This was to be in exchange for them to be able to develop, at least according to that Community Plan, 146 units rather than the 128 units presently planned. Taking into consideration the whole site, the 128 units planned provides for a density of 8 units per acre. Mr. Beveridge expressed the opinion that the development was an imaginative and attractive project designed to take advantage of the views from the site and to retain the existing trees on the site. The development is designated to be compatible with other developments in the area.

Mr. Beveridge then requested that Mr. Bruno Freschi, Architect for the proposed development, outline to the Public Hearing the total concept of the development.

Mr. Bruno Freschi, with the aid of drawings then reviewed in detail the concept, layout, and general composition of the proposed development.

In reply to a question from Alderman McLean as to whether or not it would be economically feasible to develop this site as 60 individual lots, Mr. Beveridge advised that this was not the intent of the Community Plan which had been followed in the preparation of the proposal under consideration.

Mr. Beveridge further advised that Community Builders would construct a fence between the development and the dedicated parkland if required but would prefer to leave it open.

Mr. Stenson, in reply to a question from Alderman Drummond, advised that other developments in the municipality which provide similar densities would be Villa Montecito, Green Tree Village and MacInnis Place.

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Mrs. G.E. Klaver, 5584 Claude Avenue, presented a petition signed by 50 residents of the immediate area opposing the proposed rezoning. Mrs. Klaver was of the opinion that such a development would be more of an eyesore than a residential development and would not be at all compatible with the existing development.

Mrs. Klaver wished to be recorded as very much against the proposed rezoning.

Mrs. J. Sale, 7920 Nursery Street, was concerned with the effect of the proposed development on the school situation. Burris Street at the moment is in extremely bad condition.

Mr. Stenson advised that one of the obligations of the developer, in conjunction with this rezoning, would be the improvement of Burris Street between Canada Way and Sixth Street to its ultimate standard. With regard to the school situation, Mr. Stenson advised that for the numbers of students, the figures had been derived from experience in the catchment areas throughout the municipality and is based on 0.20 school age children in Grades 1 through 7 to each two bedroom dwelling and 0.45 children in a three bedroom dwelling.

Mr. Allan Armstrong, 7893 Stanley Street, stated that it occurred to him that most of the people that will be living in this development will be working in Vancouver or will be driving from their residence west on Canada Way. The only access to the site will be off Burris Street which will require the use of the intersection at Canada Way at Burris Street. Mr. Armstrong suggested that Canada Way should be widened at this time with the installation of a left turn slot at Burris, which should be quite easily accomplished. Mr. Armstrong noted that there was a 50 foot wide landscape buffer along Canada Way and he suggested that the road should be widened on the north side and the landscaping should consist of a berm.

Mr. Stenson advised that as part of the dedications required for the site is provision for the widening of Canada Way to provide for this type of improvement and for bus stops.

Due to reservations he has concerning the traffic situation, Mr. Armstrong did not wish to be recorded at this time as being either for or against the rezoning proposal.

Mr. D. DeRover, 5815 Canada Way, advised that he was not against the rezoning proposal as it was a sign of progress which could not be stopped.

Mr. Ron Douglas, 7887 Welsley Drive, asked if the Planning Department felt that it has provided for density of this type in this area and hence provided for traffic problems, schools, etc.

Mr. Stenson advised that the Planning Department had prepared the Community Plan for the area and in general terms still supported the Community Plan with respect to traffic, schools, etc.

Mr. Ron Firkus, 7870 Welsley Drive, reported that he had moved into this area within the last two months. He was opposed to the rezoning on the grounds that it tended to defeat the purpose of him locating in this area which was to achieve a quiet and peaceful atmosphere in which to live.

Mr. Jack Douglas, 7971 Burnfield Crescent, spoke in opposition to the proposed rezoning.

Mr. John Sale, 7923 Nursery Street, asked if there were alternate plans for the development of the site in question.

Mr. Stenson advised that the Community Plan envisages only cluster housing type of development.

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Mr. Buddy McGrath, 7685 Haszard Street, inquired as to the future of the Lubbock farm building on the site.

Mr. Beveridge advised that it had proven completely uneconomical and impractical to maintain the existing farm structure. However, arrangements had been made with Burnaby Historical Society and Century Park Museum Association to preserve certain historical items of value from the site and to transfer such items to the Museum Association. Community Builders had cooperated fully in this endeavour and had assisted financially in this regard.

Mr. McGrath was opposed to the rezoning proposal as his view of Burnaby Lake would be destroyed.

Mr. Tony Pezzotti, 5451 Donovan Avenue, requested information on the development of the balance of the study area to the west of the site under consideration this evening.

Mr. Stenson then briefly reviewed the existing and proposed uses of the whole study area from Kensington Avenue to the site of the proposed rezoning.

Mr. Pezzotti advised that he was opposed to the proposed rezoning due to potential traffic problems and overcrowding generally.

Mrs. Joan Sale, 7923 Nursery Street, inquired from which side the widening of Burris Street would take place.

Mr. Stenson advised that the proposed widening would be taken from the west side of Burris Street. Existing development precludes the use of the east side of Burris Street for widening purposes.

Mrs. Sale advised that she was opposed to the rezoning proposal due to the density that would be created.

Mrs. J. Demchuk, owner of the property at 5939 Sixth Street, complained of the effect that past development had had on her property. She had no opinion on the present rezoning proposal but expressed the wish that suitable steps would be taken to ensure that her property was properly protected.

Alderman Lawson suggested that Mrs. Demchuk's complaints be referred to the appropriate Municipal officials for investigation and corrective action if warranted.

MOVED BY ALDERMAN MCLEAN:  
SECONDED BY ALDERMAN AST:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing terminated at 9:30 P.M.

Confirmed:

Certified Correct:

Victor P. Sturrah  
Acting-Mayor

Bruce Leitch  
Municipal Clerk's Assistant

BL/sb