

DECEMBER 13, 1977

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, December 13, 1977 at 7:30 p.m.

Present: Mayor T.W. Constable, in the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman W.A. Lewarne
Alderman F.G. Randall

Absent: Alderman A.H. Emmott
Alderman-Elect B.M. Gunn
Alderman D.A. Lawson
Alderman D.M. Mercier

Staff: Mr. M.J. Shelley, Municipal Manager
Mr. A.L. Parr, Director of Planning
Mr. James Hudson, Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

The Public Hearing was called to order at 8:03 p.m.

Mayor T.W. Constable extended an apology to the public gallery for the delay in commencing the hearing.

1. Rezoning Reference #66/70B

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

Lot 55, D.L. 125, Group 1, Plan 45960

2060 Bellwood Avenue - located on the northwest corner of the Lougheed Highway and Springer Avenue.

The applicant requests rezoning to permit the addition of 8 units and a change in residential unit mix in Tower 2 and relocation of entry lobby and access driveway.

Mr. David Reid, 401 - 2020 Bellwood Avenue, then addressed Council advising that he was a member of the Strata Corporation Council N.W. 419. Mr. Reid was concerned with several specific points in regard to the proposed rezoning. The effect of the new proposed building on the first tower with regards to resale value and whether the units would be rental accommodation or put up for sale on the market was of major concern.

In response to that question, Mayor Constable informed Mr. Reid that there was nothing Council could do to prevent the developer from renting the units. Mayor Constable went on to elaborate that once the rezoning proposal had been accepted, the developer is in a position to either rent the units or sell the units at any time in the future as long as the units are built in conformance with the condominium guidelines. If the developer was to build under rental guidelines then he would not be able to sell the units at a future date.

Mr. Reid was also concerned with the plans for garbage disposal in the second tower.

The Director of Planning, Mr. A.L. Parr answered Mr. Reid's questions regarding this matter and pointed out to Mr. Reid the plans for the garbage disposal as indicated on the designed plans for the project.

The next point raised by Mr. Reid was that of the surface parking and the entrance to the underground parking lot.

These questions concerning the parking were answered by Mr. Parr and by the individual representing the developer, Mr. Peter Eisler. Mr. Reid was advised that there would be twelve new surface parking spaces and it was indicated to him where the entrance and exit ramps would be located as indicated on the design plan.

Alderman Randall then questioned Mr. Reid on the matter of the traffic pattern in the area. Alderman Randall was concerned that the barricade on Halifax Street may have some effect on the traffic patterns in the

area which will be increased as a result of the proposed new tower.

In response to Alderman Randall's question, Mr. Reid indicated that there were several owners of units in the first tower present in the gallery tonight and that all of these individuals are concerned as to the increase in the area traffic that might result from the construction of the second tower.

In response to a question by Council, Mr. Reid said that he was in favour of the proposed amendment but that he was speaking as an individual and not as a representative of the Strata Corporation Council.

In response to a question from Alderman Lewarne, Mr. Parr indicated that the turning radius and road width of the entrance to the proposed new development would be of such a standard as to allow the entrance of garbage trucks and firefighting equipment.

Alderman Lewarne then directed a question to the Municipal Planner, Mr. Parr, as to whether the frontage road should be built by the developer. It was Alderman Lewarne's understanding that this was a condition of the community plan.

Mr. Parr indicated that the road need not be built as a road is not required.

Mr. Eisler, in response to a question from Alderman Ast, indicated that there would be no extra surface parking stalls for service vehicles.

Mr. Reid was informed by Mayor Constable that he would be receiving correspondence from the Municipality concerning the garbage disposal problems. The Municipal Engineer and the Municipal Planner would be asked to look into this situation.

There were no further submissions received in connection with this rezoning application.

2. Rezoning Reference #25/75A

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

Lot 116, D.L. 130, Plan 47649

6250 Lougheed Highway - located on the south side of the Lougheed Highway approximately 300 feet east of Kingsland Drive.

The applicant requests rezoning in order to construct an addition to the existing sales and display building on the site.

Mr. William Vander Zalm, 19003 88th Avenue, Surrey, B.C. then addressed Council regarding this rezoning application. Mr. Vander Zalm stated that his intent was only to add a section onto the front of the existing building where fertilizer and other such material may be stored. Mr. Vander Zalm requested that the Council expedite third and fourth readings to allow the completion of construction to be accomplished between the Christmas to middle of January closure.

There were no further submissions received in connection with this rezoning application.

3. Rezoning Reference #62/75A

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

Lot 132, D.L. 70, Plan 51872

4536 Still Creek Avenue - located on the northeast quadrant of Willingdon Avenue and the Trans Canada Highway along the north flank of Still Creek.

The applicant requests rezoning in order to build a 2 storey office building and a 2½ storey structure housing tennis racquetball and squash facilities with a restaurant/lounge.

Mr. Rick Browning, representing Canadian Freehold Properties then addressed Council. Mr. Browning gave a brief outline to Council regarding the intent of the proposed development.

There were no further submissions received in connection with this rezoning application.

4. Rezoning Reference #8/77

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

Lots 1,2,3,10,11E½,11W½,12, Blk. 11, D.L. 69, Plan 1321

3907/09/21/39/41 Regent Street; 3908/26/42 Myrtle Street - located on the western portion of the block bounded by Ingleton Avenue, Myrtle Street, Regent Street and Gilmore Avenue.

The applicant has requested rezoning for the purpose of constructing a warehouse/office facility.

Mr. Jim Atwater, 135 N. Howard Street then addressed Council. Mr. Atwater indicated that he was speaking on behalf of a home he owned in the 3800 block Regent Street. Mr. Atwater indicated that if the proposal were allowed to go through it would leave a block of approximately twenty homes isolated.

In response to a question by Council, Mr. Atwater indicated that he was speaking against the proposed rezoning if the remaining houses were left in a residential zone.

The Planner, Mr. Parr, indicated that this whole area was designated for industrial development and that as parcels of land become available they are being purchased for the purpose of accumulating a reasonable sized lot to allow for the industrial development to take place. Implementation is being done on a gradual basis. In response to a statement by Mr. Atwater, the Planner indicated that in his opinion it would worsen the residential characteristics of the area if small parcels of land were allowed to be commercially rezoned rather than waiting and accumulating a rather large parcel.

Alderman Lewarne indicated that the value is not there at this time in that particular area, but that it may be advantageous for Mr. Atwater to form a co-op with the adjoining owners and sell the parcel as a whole.

Mr. Marvin Hunt, 3876 Regent Street, then addressed Council. His concern was that the 3800 block Regent Street may be closed off.

Mr. Parr indicated that that was not the intention in the immediate future though it may occur as a result of future development applications.

Mr. Hunt then asked if the plan was to accumulate four or six lots.

Mr. Parr indicated that this has been the trend in the past.

Mr. Hunt indicated that he was in favour of the proposed rezoning.

There were no further submissions received in connection with this rezoning application.

5. TEXT AMENDMENT

MAINTAINING CONFORMITY OF EXISTING BUILDINGS UPON STREET WIDENING

Proposed Amendment:

Under Section 6.12 - Yards - addition of the following:

- "(4) Exceptions to Yard Requirements upon Widening of Road Rights-of-Way

990

In all zoning districts, where a portion of a lot is acquired for the purpose of creating or widening a public street, and where such lot was improved

prior to the time of such acquisition with one or more permitted principal buildings, the yard abutting that street may be reduced in depth for those existing buildings by an amount equal to the depth of land obtained for such purposes, provided however that that any additions or extensions to such existing buildings shall observe the yard requirements established for the rezoning district in which the lot is located, and provide further that such reduction does not exceed the original setback of the existing buildings."

Mr. J.D. Forbes, #1503 - 4266 Grange Street then addressed Council speaking on behalf of the Committee for the Norland Avenue Property Owners Association. Mr. Forbes first took the opportunity to thank staff members for the courtesy extended in the help they provided at a recent meeting held by the Norland Avenue Property Owners Association. Mr. Forbes directed three questions at the Council in hopes of receiving clarification on these points:

1. Destruction of building by fire. Where a building as been made non-conforming by property acquisition for road widening and where such a building is destroyed, for example, by fire, can the building be reconstructed on the original foundation recognizing that a fire insurance generally, makes this assumption?

In answer to this question, Mr. Parr, after consulting the Municipal Solicitor, indicated that it was the opinion of the Municipality that the building would now be conforming if the text amendment were allowed, so as to allow the building to be reconstructed if destroyed. In other words the buildings would no longer be non-conforming if the text amendment was adopted.

2. Reduction of property size to less than one acre by property acquisition. In this case we understand that the property cannot be rezoned to M6 and is substantially reduced in value. What can be done in this situation?

In answer to this question, Mr. Parr indicated that it was not relevant to the text amendment but the property would not be suitable for rezoning to M6 because it is below a one acre size. However, Mr. Parr indicated that this situation could be circumvented by the option of the owner of the property to purchase enough adjacent land to create a parcel with dimensions of one acre or larger.

3. A property developed to maximum building size (60% of land) which loses its parking spaces and is made non-conforming. What is the owner to do to regain loss of parking area?

In answer to this question, Mr. Parr indicated that this would not be a problem. There would be no requirement to make up or create parking spaces that will be lost as a result of the street widening.

Mr. Forbes then indicated a desire to receive either minutes of this Public Hearing or better yet a letter from the Planning Department answering the three questions that have been asked.

Alderman Randall indicated that he would also like a copy of the letter that will be forwarded to Mr. Forbes.

There were no further submissions received in connection with this text amendment application.

6. TEXT AMENDMENT

CONVERSION OF THE BURNABY ZONING BY-LAW TO THE INTERNATIONAL SYSTEM OF UNITS (S.I.)

Proposed Amendment:

The Corporation of the District of Burnaby proposes to amend the Burnaby Zoning By-law No. 4742 to effect a conversion from the Imperial system of measure to the Metric (S.I.) system. In general, the hard conversion

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method is proposed to be used, such that the amended By-law will contain rounded metric dimensions only, although soft conversion is being recommended in a few subsections which involve compliance with previously established road widths.

Provision is made in the proposed amendments for recognition of buildings, structures, or site improvements existing and approved prior to January 1, 1978, as conforming, in order to avoid the creation of non-conformity. Future duplicated copies of the Zoning By-law will display the metric units incorporated in the by-law together with the approximate Imperial equivalents of these measurements, for convenience only.

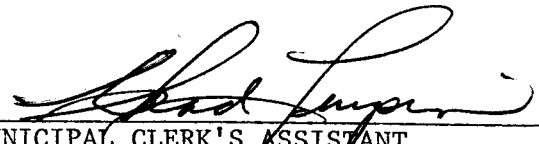
There were no submissions received in connection with this text amendment application.

The Public Hearing terminated at 8:50 p.m.

Confirmed:

Certified Correct:


MAYOR


MUNICIPAL CLERK'S ASSISTANT

CAT/sb