

FEBRUARY 15, 1977

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, February 15, 1977 at 7:30 P.M.

PRESENT:

Mayor T.W. Constable, in the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman W.A. Lewarne
Alderman F.G. Randall
Alderman R.D. Stewart
Alderman V.V. Stusiak

ABSENT:

Alderman D.A. Lawson

STAFF:

Mr. M.J. Shelley, Municipal Manager
Mr. A.L. Parr, Director of Planning
Mr. James Hudson, Municipal Clerk
Mr. B.D. Leche, Municipal Clerk's Assistant

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

Reference RZ #47/76

Lot 10 exc. Pcl. "A", Blk 2, Expl. Pl. 11009 and exc. Pcl. "B", Expl. Pl. 12025, Plan 3049, D.L. 131

6912 East Broadway - The subject site is located on the southeast corner of East Broadway and Ellerslie Avenue.

The applicant has requested rezoning for the purposes of subdividing the subject site along with properties to the immediate east into 4 single family residential lots.

Mr. L. Frost, 34206 Woodbine Crescent, Abbotsford, B.C. advised Council that he was surprized when he received notification of the proposed rezoning of the subject property because he holds a lien on the property and had never been advised by the owner of any rezoning proposal. Mr. Frost requested information as to what effect the rezoning would have on himself as a mortgage holder on the property.

The Municipal Manager advised that insofar as the rezoning is concerned, the lien would not affect the rezoning which could, in fact, proceed in spite of the objections of the lienholder. The parcel would be rezoned as a single parcel of land. The use of the land is the prime concern of the rezoning.

2. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #74/69A

Lot 115 & 116, D.L. 151 and Lot 117, D.L. 151/3, Plan 44574

4211 Kingsway - The subject site is known as "Burnaby Centre".

The applicant has requested rezoning in order to satisfy the Canadian Radio and Television Commission requirements for quality of service.

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

February 15, 1977

3. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #30/74A

Lot 430, D.L. 135, Plan 50694

1420/1450/1544/1548 Augusta Avenue - The subject site is located at the southeast corner of Kitchener Street and Augusta Avenue.

The applicant requests rezoning in order to provide a combination recreation room and daycare centre to serve the residents of the housing development within which the facility is to be located.

Mr. Alister Gordon, representing Birchwood Gardens, which is the name of the 31 unit townhouse project proposed for the subject site, advised that he was in attendance at this Public Hearing to answer any questions that anyone may have.

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

4. FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #10/76

Lots 101 N $\frac{1}{2}$, 101 S $\frac{1}{2}$, Pcl. "A", Expl. Pl. 16351, Lot 102 exc. Expl. Pl. 16351, Lots 103 and 104, D.L. 135, Pl. 4484

1750/92 and 1640/50/60/70 Duthie Avenue - The subject site is located at the northeast corner of Duthie Avenue and Halifax Street.

The applicant requests rezoning in order to construct 30 dwellings utilizing the zero lot line concept.

Mr. Richard Bemben, Architect, then addressed Council and provided a brief history of the project to date. Planning started about a year ago at which time the possibility of a town house project with suggested densities of ten to twelve units per acre. The project is in an apartment area which permits that type of density. Last summer the developer started to look into the possibility of zero lot line housing. A concept was arrived at which was considered very valid. The major reasons why the zero lot line was chosen were as follows:

- 1) to provide individual freehold ownership and freedom of the owners to establish their own personal identity within the established framework.
- 2) a better distribution of meaningful outdoor space by elimination of unuseable yard areas and the selective siting of individual units with respect to each other and the existing trees.
- 3) The creation of a greater degree of privacy.

It was also considered that this project will provide the best possible transition between the existing low density areas by being a modified extension of existing single family residential homes. The medium density project itself becomes a transition to the proposed higher density sites to the east.

Mr. Bemben, with the aid of drawings, then demonstrated the concept of the development.

In reply to a question from Alderman Stusiak, Mr. Bemben advised that there is actually three separate designs for the units, a handed option which makes six, and one other alternate which makes a total of seven. Mr. Bemben further advised that there would be a selection of colours and the painting will be done before the units are sold.

February 15, 1977

Mr. Ron Chivers, Villa Realty Ltd. advised that construction of the project would be phased but completion would not necessarily be dependent on the selling of units already completed. Mr. Chivers anticipated that construction of the project would be completed in approximately one year.

There were no other comments received in connection with the aforementioned rezoning proposal.

5. FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) AND SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #37/76A

Lots 1 & 2, S.D. 4, Blk. 3, D.L. 59, Pl. 9334, Lot 3, S.D. 4, Blk. 3, D.L. 51/136/137, Pl. 14985, Lot 4, Sk. 8125 exc. ptn. on Pl. 21109, D.L. 59/136/137, Pl. 14985, Lot 4, Sk. 8125 exc. ptn. on Pl. 21109, D.L. 59/136/137, Pl. 3050, Lot 1 exc. Expl. Pls. 12809, 14855 & 42646, Blk. 4, D.L. 59, Pl. 3050 (triangular ptn. N. of Lougheed only)

2820, 2808, 2776 Bainbridge, 2932 Bainbridge, 7111 Lougheed Highway - The subject site is located on the northeast quadrant of Lougheed Highway and Bainbridge Avenue.

The applicant has requested rezoning in order to construct 76 - 3 bedroom frame townhouses in accordance with the Community Plan for this site.

Mr. Gordon Hlynsky, Zoltan S. Kiss and Partners, Architects, representing Intra-West Management Ltd., the developers of the site under consideration then addressed Council. The following is the text of Mr. Hlynsky's submission:

"The proposed development, located on the northeast corner of Lougheed and Bainbridge consists of seventy-six 3 bedroom rental townhouses and a community building for the project. The commercial development is being undertaken by another party and the property is in the process of being subdivided.

We have been in consultation with the Burnaby Planning Department in the design development and the proposed plan generally conforms with the community plan for this site.

The project will be in a parklike setting with buffer areas all around it. To the south, along Lougheed Highway, the closest unit is 90'-0" plus road allowance from the property line. As many of the natural trees as possible will be retained and new trees as well as grassed berms to reduce sound transmission will be introduced. To the west, adjacent to the commercial development, landscaping and wood screens will affect a separation. To the north, an 80 foot wide B.C. Hydro right-of-way will be maintained as a green belt and on the east a park is to be developed, partially with monies levied on this project. The siting is such that all units face into these green spaces.

Access to units is from an inner road/sidewalk system ending in two cul-de-sacs. About one third of the units have carports to provide screening of cars and add variety in building massing. Cars not in carports will have landscape screens.

A community building for the residents in conjunction with a children's play area is located centrally. Facilities provided are a meeting/nursery room, laundromat and an equipped community workshop. In addition, the entire site will be landscaped and pedestrian pathways will link to the commercial development and the proposed park.

The units themselves are of a good standard with 2 bathrooms, fireplaces, 2 pairs of patio doors opening onto an enclosed patio off the family/dining room and a screened patio off the living room. The exterior finish will be stained cedar siding and cedar shingles on the roof.

February 15, 1977

The development will be carried out in conformance with Burnaby Planning, Building and Engineering Department requirements."

Mr. Dennis Collingwood, 3855 Lozells Avenue, stated that he was appearing on behalf of Mrs. Kuzyk, the owner of the property to the north of that under consideration this evening. Mr. Collingwood advised that he had written to Mr. Shelley, the Municipal Manager, requesting that the Municipality consider acquisition of Mrs. Kuzyk's property and requested some assurance that such an acquisition would receive consideration or that the Public Hearing consider the effects that the development of the property being considered for rezoning this evening will have on Mrs. Kuzyk's property.

The Director of Planning advised that because this particular property which is being dealt with tonight is separated from the property to the North by the B.C. Hydro right-of-way, it was considered the areas North and South of the right-of-way created logical development areas. At one point, in order to develop the property to the North of the right-of-way, a road was planned to come off the relocated Bainbridge Avenue alignment and run through Mrs. Kuzyk's property. At that point, it made the property difficult to develop and it had very little potential. However, because of the existence of the right-of-way Council agreed to change the Community Plan so that the cul-de-sac road would be eliminated and that left Mrs. Kuzyk's property with a development potential by consolidation with the properties to the north. The Director of Planning stated that the first point he would like to make was the fact that the Community Plan has been amended to make the Kuzyk property developable. The second point, however, is the time it will take to become developable; i.e., does it have development potential now or five years from now, plus a range of other arguments that come into the question as to whether the Municipality should be acquiring the Kuzyk property. In other words, is there some advantage to the Municipality or some obligation on the part of the Municipality to acquire the Kuzyk property. The Director of Planning stated that in his view this is a separate item from this rezoning and should not be related to it. The rezoning under consideration this evening can be pursued and at the same time perhaps make a decision on the Kuzyk property as to whether the Municipality should acquire it or not. At the present time we are trying to establish if there is a Municipal purpose for acquiring the Kuzyk property.

In reply to a question by Alderman Stusiak, Mr. Collingwood advised that he was not opposed to the rezoning under consideration this evening.

Mr. Arthur Scott, 2620 Bainbridge Avenue, was of the opinion that the proposed development could have a detrimental effect on his property. Mr. Scott requested that he be advised of the future road plans for this area.

The Director of Planning, with the aid of a map of the area then described the proposed road patterns for the immediate area.

Mr. Scott advised that he was undecided as to whether or not he was in favour of the proposed rezoning.

There were no other comments received in connection with the aforementioned rezoning proposal.

6. FROM RESIDENTIAL DISTRICT (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #9/74

- a) Lots 2 and 3, S.D.'s 4/5, Blocks 1 to 6, D.L. 125, Plan 3520
- b) Parcel "A", Explanatory Plan 11866 and Parcel "D", Explanatory Plan 11836, D.L. 125, Plan 3520

February 15, 1977

1942, 1996 and 2070 Delta Avenue; 5031 Loughheed Highway - The subject site is located on the northeast corner of Delta Avenue and Loughheed Highway.

The applicant has requested rezoning in order to construct a high density condominium residential development.

Mr. Rob Simons, representing Barclay McLeod Architects, and Bosa Brothers Construction Ltd., the developers, then addressed Council and advised that the proposal under consideration this evening is an amendment to the original rezoning application which had already been to a Public Hearing. It is now proposed to increase the number of Units in Building "A" from 76 to 84. This was accomplished by reducing the number of two bedroom units and increasing the number of one bedroom units. The floor area has been increased by approximately 1,000 square feet per floor and the floor area of the towers has been decreased accordingly to keep the overall floor area approximately the same for the total project. No changes to the exterior finish of the building is planned. In reply to a question from Alderman Lewarne, Mr. Simons explained the access routes to the development.

The Director of Planning advised that the arrangement is that the towers will not be built without the frontage road being linked in so, in fact, there will have to be access via the frontage road to build the towers. There will not be access to the frontage road until Anola Place development takes place but as a condition of the development, the frontage road will be constructed but it will not be linked in. There will be no access from this project to Delta Avenue.

Mr. Scott advised that the height of the towers will remain unchanged as a result of this rezoning, one at 18 storeys and one at 16 storeys.

Mr. Bosa advised that he hoped to commence construction of the first low rise building in approximately two months.

Mr. Lloyd Whelan, 2043 Anola Place, advised that he was still not clear as to where the entrance to the development would be located. He had been under the impression that the access would be from Ridgelawn Drive.

The Director of Planning advised that the access to the low rise structures would be from Ridgelawn but for the lower area and the towers access would be from the frontage road. The Director went on to say that present plans call for the closure of Delta Avenue.

Mr. Whelan also requested information as to whether a traffic signal would be installed at Loughheed Highway and Springer Avenue.

Mayor Constable advised that the Department of Highways anticipated that this signal would be installed within approximately a month from now.

Mr. H.F.R. Adams, 4771 Ridgelawn Drive, requested confirmation that additional space to be constructed in Building "A" was to be at the expense of space in one of the towers.

The Director of Planning compared the statistics of the original plan with the one under consideration this evening to show that the differences in the gross floor area, the floor area ratio, the site coverage and the overall unit density was negligible. The allowable overall density for this site is 424 units and only 383 units are planned.

February 15, 1977

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

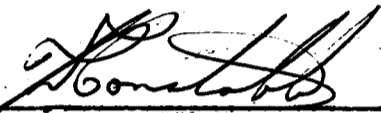
"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

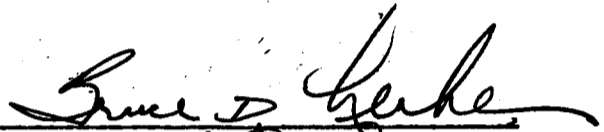
The Public Hearing terminated at 8:37 P.M.

Confirmed:

Certified Correct:



Mayor



Municipal Clerk's Assistant