

March 15, 1977

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Tuesday, March 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. A. L. Parr, Director of Planning
Mr. James Hudson, Municipal Clerk
Mr. B. D. Leche, Municipal Clerk's Assistant

- 1) FROM GENERAL COMMERCIAL DISTRICT (C3) AND RESIDENTIAL DISTRICT (R5)
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE GENERAL
COMMERCIAL DISTRICT (C3) AS A GUIDELINE

Reference RZ #28/75

- a) Pcl. A Expl. Pl. 11313, Blk. 5, D.L. 153, Plan 783

4569 Kingsway. The subject site is located on the North Side of Kingsway 189' East of Pioneer Avenue.

The applicant requests rezoning in order to develop the site for a Hotel.

Mr. W. O. Bromley, 804/4266 Grange Street, speaking on behalf of Mrs. Eva Roberts, 4596 Grange Street, registered a strong objection to the proposed rezoning. Mr. Bromley was of the opinion that as the present applicant for rezoning does not own or control any portion of the properties comprising Phase II of the subject proposal any action taken to rezone the portion of the property encompassed by Phase I of the proposal would have an adverse affect on said properties.

The Director of Planning advised that Phase I of the project under consideration could stand on its own merits and that the suggested development of Phase II would be used purely as a guideline to future development. It was pointed out that development of Phase II would require the consolidation of all of the properties contained therein into a single parcel and that there was no obligation on the part of individual property owners to sell their property.

Mr. Bromley further advised that his client was not in favour of the Community Plan for this site due to her concern over the proposed use of the land.

Mr. Joseph Marsh, 3997 West 10th Avenue, Vancouver, B. C., then addressed Council and advised that he was speaking on behalf of both of the owners whose properties face on Grange Street in Phase II of the proposed project. Mr. Marsh advised that he was opposed to the proposed rezoning in its present configuration due to the amount of traffic, etc. that would be generated by the proposed hotel. Mr. Marsh was of the opinion that if the rezoning of Phase I is proceeded with the people that he is representing would be trapped in Phase II and their property would be severely devaluated.

Eva Roberts, owner of the property at 4596 Grange Street, then addressed Council and requested confirmation that her and her neighbor were here tonight as abutting owners and that their properties were not being considered for rezoning at this time. Mrs. Roberts noted that on the Community Plan it was shown that Silver Avenue would be extended from Kingsway to Grange Street which would take it through a portion of her property.

It was pointed out that insofar as Phase I is concerned Silver Avenue will be extended from Kingsway to Hazel Street only and will not affect Mrs. Robert's property.

Mrs. Roberts noted that she had lived on Grange Street for five years and during that time had noticed no change in the general characteristics of the neighborhood created by apartment and condominium development. However, the development of a 19 storey hotel on the Phase I of the site under consideration would have to have a measurable affect on the amenities of her property. Mrs. Roberts was concerned that her property and that of her neighbor would be definitely boxed in.

Mr. Philip S. Herring, 5637 Booth Avenue, then addressed Council and advised that his residence was approximately 1 1/2 blocks north of the site under consideration. Mr. Herring advised that he was concerned and not in favour of the proposed rezoning. Mr. Herring noted that Grange Street is already a speedway and the surrounding streets are congested with traffic. Mr. Herring requested information as to where access and egress to this development would be located.

The Director of Planning advised that the main access to the building would be from Silver Avenue which would be developed to its ultimate standard from Kingsway to Hazel Street.

Mr. Herring went on to say that the existing high rise buildings along Kingsway were having an adverse affect on his property through loss of sunlight at certain time of the day and this situation would be further aggravated by the construction of additional high rise towers as proposed. Mr. Herring was also opposed to the establishment of further beverage rooms in the immediate locality and was of the opinion that the amenities of the neighborhood would be further jeopardized if the proposed rezoning is approved.

Mr. Herring presented a petition signed by twenty residents of the Municipality expressing their combined opposition to the proposed rezoning.

Mr. W.H. Collier, 4606 Hazel Street, then addressed Council and advised that he was generally in favour of the proposed rezoning. Mr. Collier advised that he had lived at this address for some 20 years and that over the last five to ten years, a noticeable deterioration had taken place in the area insofar as a residential neighborhood was concerned. Mr. Collier cited traffic problems he was now encountering in the vicinity of his residence and also problems related to noise, garbage, etc. Mr. Collier was of the opinion that the area should be redeveloped and that the present proposal was most appropriate for the site under consideration.

Mr. W.R. Lort, Architect for the proposed hotel, then outlined the concept of the proposed development and with the aid of an artist's drawing illustrated various features of the proposed structure such as entrances to the underground parking area, shopping facilities, etc. Mr. Lort stressed that all parking, including that which will be required for the beverage room, will be located underground. There will be no surface parking connected with the development. As mentioned previously, the main access to the site will be from Silver Avenue.

Mr. Lort further advised that it was anticipated that a major hotel chain will manage and operate the hotel.

There were no other submissions received in connection with the foregoing Rezoning proposal.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN STEWART:

"THAT this portion of the Public Hearing be now terminated."

CARRIED UNANIMOUSLY

2) FROM RESIDENTIAL DISTRICT (R5) TO MANUFACTURING DISTRICT (M1)

Reference RZ #46/76

D.L. 73, Blk. 2, S.D. 1 and 2, Lot C, Ex.P1. 10599 and
Ex.P1 26541, Plan 4326

4591 Canada Way - The subject site is located on the northeast quadrant of Canada Way and Beta Avenue.

The applicant wishes to rezone the southerly portion of the site (approximately 2.99 acres) in order to bring all of the subject site under the M1 zoning category. The applicant wishes to construct a soft drink bottling plant (Coca Cola) on the site which would incorporate a production facility, warehouse and office space.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT this portion of the Public Hearing be now terminated."

CARRIED UNANIMOUSLY

3) MINI-WAREHOUSES - TEXT AMENDMENT

Uses Permitted - Section
401.1 (M1) District

Mini-warehouses are presently not provided for in the Burnaby Zoning By-law. They are, however, a type of use for which there is likely to be a demand, judging by the enquiries that have been received. For this reason and the generally unobjectionable nature of mini-warehouses, their addition to the By-law is proposed.

Mr. William Hartin, Mini-Warehouses Ltd., then addressed Council and noted that his Company had already constructed a mini-warehouse in Surrey. Mr. Harris complimented the Planning Department on the By-law which is before Council this evening. Mr. Hartin suggested, however, that consideration be given in the By-law to allow Family Type accommodation on the site of such a mini-warehouse, such as a husband and wife, to better perform the duties of a Manager/Caretaker team.

Mr. Ed. Spence, also of Mini-Warehouses Ltd., then addressed Council and noted that in the Burnaby Zoning By-law where caretaker accommodation is permitted on an industrial site the accommodation of a husband and wife is not permitted. Mr. Spence noted that in Surrey this type of accommodation was permitted but in that Municipality a Land Use Contract was utilized.

The Director of Planning advised that caretaker accommodation in the M1 Zoning District was restricted to a single caretaker because it was felt that this particular zoning district was not compatible with family accommodation.

It was agreed that a further text amendment would be required if the type of caretaker accommodation presently permitted under the Burnaby Zoning By-law was to be amended to allow husband and wife or family accommodation as a permitted use and that such a text amendment would require a further Public Hearing.

There were no other submissions received in connection with the foregoing Rezoning proposal.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT this portion of the Public Hearing be now terminated."

CARRIED UNANIMOUSLY

4) RACQUET SPORTS - TEXT AMENDMENT

Off-Street Parking
Section 800.4(27)

It is required that Section 800.4 of the Burnaby Zoning By-law "Required Off-Street Parking" be amended to provide for racquet sports with regard to the Burnaby Lake Sports Complex Development Plan.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN STEWART:

"THAT this portion of the Public Hearing be now terminated."

CARRIED UNANIMOUSLY

5) FROM REGIONAL INSTITUTIONAL DISTRICT(P6) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ 5/77

Lot 190 of D.L. 93, Group 1, Plan 49332, N.W.D.

5700 Royal Oak Avenue - The subject site is located in the north and northeast portion of the former Lower Mainland Regional Correctional Centre (Oakalla) property and is 158.34 acres in extent.

The applicant is initiating rezoning in order to bring the zoning of the subject site into conformity with adopted Municipal plans for the area.

Mr. Charles Van Dyke, 4864 Bond Street, then addressed Council stated that he and his Association, the Nelson/Wayburne Diversion Committee, totally supported the concept of rezoning this portion of the Oakalla lands for park purposes. Mr. Van Dyke was very impressed with the detailed plan concept as outlined in the report of the Director of Planning.

Mr. Van Dyke, however, was of the opinion that no housing development should be permitted in or around the park as this would jeopardize the whole idea of the park.

Mr. James G. Lorimer, 3788 Fir Street, stated that he wished to congratulate Council on its action in bringing forward a rezoning proposal for this portion of the Oakalla lands.

Mr. Lorimer stated that in his opinion it was a good deal between Burnaby and the Provincial Government when these lands were obtained on a lease basis for the Community and he considered it essential that Council not allow it to disappear by default.

Mr. James Duff, 6570 Gilley Avenue, also congratulated Council for its action in rezoning the 158 acres of Oakalla Land for park purposes. However, Mr. Duff suggested that the Municipal land on the south shore of Deer Lake east from the Oakalla fence should also be rezoned at this time. Mr. Duff also stated that he would like to see Council not only rezone this land for park purposes but to formally dedicate it as park land.

Mrs. W.M. Halabuza, 5409 Royal Oak Avenue advised Council that she was in complete agreement with the rezoning of this portion of the Oakalla land for park purposes. Mrs. Halabuza stated that she, however, was concerned with traffic patterns and requested information as to the points of access and egress from the park.

His Worship, Mayor Constable, advised that when the proposed development plans for the park come before Council then it is the intention of Council to hold Public Meetings to discuss all the aspects of the proposed development.

Mr. Marvin Popham, 5450 Forglan Drive, advised that he was more than happy to see these lands turned into park use. It was Mr. Popham's understanding, however, that the lands to the west of the proposed park site were to be developed to a high density and he requested information on this subject.

The Director of Planning advised that there were no plans for high density development on the lands surrounding the proposed park site.

Mr. A.H. Lund, 5489 Royal Oak Avenue, then addressed Council and advised that he was of the opinion that the safety factors connected with Royal Oak Avenue would not be compatible with the park concept in this location. Mr. Lund stated that he considered it would be a mistake to develop Royal Oak Avenue into a north-south arterial road.

Mr. Lund stated that he was in favour of the proposed rezoning but was concerned with other problems relating to the planned development.

There were no other submissions received in connection with the foregoing Rezoning proposal.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT this portion of the Public Hearing be now adjourned."

CARRIED UNANIMOUSLY

6) FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #60/75A

- a) Lot A, Block 1, S.D. 2, R.S.D. 3, D.L. 59, Plan 15822;
- b) Lot 2, Block 1, S.D. 2, D.L. 59, Plan 10302

2751 and 2821 Bainbridge and 7059 Lougheed Highway - The subject site is located on the north side of the Lougheed Highway near the intersection of Bainbridge Avenue and Lougheed Highway.

The applicant proposes to construct 28 2-storey townhouse units under the CMHC sponsored ARP program.

Mr. Ron Chivers, Villa Realty, advised that he was acting as agent for the owner. Mr. Chiver's client proposed to construct 28 two storey townhouse units under the C.M.H.C. sponsored A.R.P. Program or strata title ownership units. Mr. Chivers requested that the words "or strata title ownership units" be included in the By-law.

Mr. Chivers advised that he was available to answer any questions on this project that may arise.

In reply to a question of Alderman Stewart, the Director of Planning explained the possible future use of a small triangle of land which will be created adjacent to the existing Bainbridge Avenue alignment and its intersection with the proposed Bainbridge Avenue connector to Phillips Avenue.

Mr. P.J. Hollick, 2640 Bainbridge Avenue, then addressed Council and advised that his residence was located to the north of the proposed development and on the opposite side of the street. Mr. Hollick was concerned with the isolating effect that future road patterns in this area will have on his and other properties in the area bounded by Broadway, the present Bainbridge Avenue alignment and the proposed Bainbridge Avenue connector to Phillips Avenue. Mr. Hollick noted that a 78 unit condominium had already been approved immediately to the south of this area and he was concerned with the traffic problems and other related matters which will be created by this development and the one under consideration this evening. Mr. Hollick also noted that his and the majority of the other single family dwellings in the area are oriented with the living space to the rear which will leave them looking out onto the proposed Bainbridge Avenue to Phillips Avenue arterial connector.

Mr. Hollick was also concerned that if the development under consideration this evening is to be a rental project, the turnover of tenants is likely to be quite large and will have an unsettling effect on the neighborhood.

Mr. Chivers, on the question of access to the site advised that the access at this time would be from Bainbridge Avenue although provision has been made for access from the future Ellerslie connector. Eventually the access from Bainbridge Avenue will disappear.

Mr. T.M. Colquhoun, 7045 Lougheed Highway, owner of the property immediately to the west of the site of the proposed rezoning stated that he was not opposed to the rezoning but was concerned that he would be isolated and left without access to the proposed Ellerslie connector.

The Director of Planning advised that it was anticipated that Mr. Colquhoun's property would be included in future redevelopment of the properties to the west and access would be gained from the Ellerslie connector.

Mr. Gerry McDuff, 7093 Broadway, advised that he was not opposed to the proposed rezoning but was concerned with the alignment of the Ellerslie connector and particularly with its intersection at Broadway. Mr. McDuff noted that this intersection will be constructed immediately in front of his residence and he was concerned that this might have an adverse effect on the amenities of the neighborhood. Mr. McDuff suggested that access to the site under consideration could quite possibly be from Bainbridge Avenue.

The Director of Planning, advised that the Ellerslie connector was designed to provide sub-division potential for the properties to the north and to provide access to the housing developments to the south between the connector and the Lougheed Highway. Regardless of where a new road is located it is going to have some effect on established properties.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN STEWART:

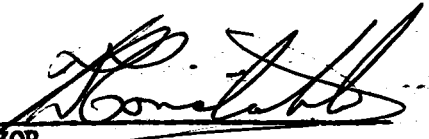
"THAT this portion of the Public Hearing be now terminated."

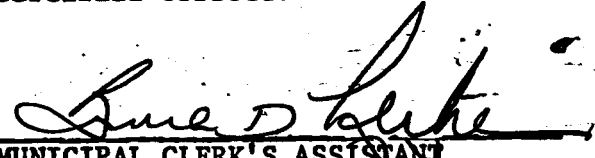
CARRIED UNANIMOUSLY

The Public Hearing terminated at 9:10 P.M.

Confirmed:

Certified Correct:


MAYOR


MUNICIPAL CLERK'S ASSISTANT

BL/sb