

OCTOBER 18, 1977

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, October 18, 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 R.D. Stewart  
Alderman V.V. Stusiak

ABSENT: Alderman D.A. Lawson  
Alderman F.G. Randall

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

1. Rezoning Reference #35/77

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

Northern portion of D.L. 135 Except Plans 3234 and 4484, Plan 3072

1551 Phillips Avenue - located south of the Graystone Drive road allowance approximately three hundred feet east of Augusta Avenue.

*The applicant requests rezoning in order to construct 46 single family dwellings utilizing a zero-lot line concept with a comprehensively planned subdivision.*

In connection with the above request a letter from Claymore Development Co. Ltd. was received on October 17, 1977 and reads as follows:

'Unfortunately we will not be able to attend the Public Hearing for the above on October 18, 1977, but would like to place on record our suggestion for the proposal as follows:

1. There exists now a most desirable grove of trees (birches and alders) on the proposed site and we request that strong consideration be given to leaving a strip of trees at least 30' wide, as a screen between our development (Birchwood Gardens) and Daons.
2. We have built a treated Cedar fence along most of our east Property Line and request that the Developer to the East should complete this.

Apart from the above items, we are in full support of the proposal.'

Mr. Peter Dimmock, 7360 Dunvagan Court, then addressed Council and advised that he was representing the tenants at the Birchwood Gardens Townhouses. Mr. Dimmock's statement was similar to the first proposal that appears in the letter from Claymore Development Co. Ltd. He related that the owners would like to see at least a 30' clearance remain from the eastern border of their property line to the west which would allow for natural growth of trees that are already there and consist mainly of birch and alder.

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

2. Rezoning Reference #38/77

FROM: GENERAL COMMERCIAL DISTRICT (C3) AND  
RESIDENTIAL DISTRICT (R5)  
TO: COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

D.L. 116, Blk. 8, Lots 1-12, 13E½, Pcl. A, Expl. Pl. 9453,  
S.D. 13 & 14, 14 Ex. Sk. 9453, 15, 16, 17, 18E½, 19E.9",  
19 Ex. W. 18.75' & EP 12916 & Ex. 9" Pcl. A, E.P. 12916  
of Lot 19, 20; Plan 1236

310 Boundary; 3706/24/34/36/56/66/76/86 Albert Street;  
311 Esmond; 3703/07/09/13/19/21/31/55/57/63/65/85/91  
Hastings Street - entire block bounded by Hastings Street,  
Boundary Road, Esmond Avenue and Albert Street.

*The applicant requests rezoning to permit construction of a large mixed use development consisting of C3 based retail and office commercial space on Hastings Street and terraced condominiums with a high rise apartment component near Esmond Avenue based on RM5 guidelines.*

Mr. Barclay McLeod, Architect for the proposed development then addressed Council. With the aid of a slide presentation, model, and drawing, Mr. McLeod outlined the scope of the project. He noted that the proposed development will be contained in approximately a three acre site which will be bounded by Boundary Road on the west, Esmond Avenue on the east, Hastings Street on the south, and Albert Street on the north. The development will consist of terraced type buildings along with one high rise structure. The terraced building will contain 104 residential units and the high rise will consist of 25 floors with seven units to each floor for a total of 175 residential units. The main access to the underground parking would be from Boundary Road. The underground parking will conform to condominium guidelines which require 1.50 parking spaces per each residential unit. Also contained in the present plans is the intent to use the lower portion of the terraced building for commercial purposes.

Pauline Mudrakoff, 3743 Albert Street then addressed the Council and advised that she was presenting the feelings of homeowners in the immediate area and at least one person from each of the ten homes in the 3700 block Albert Street and 200 block Boundary Road South on the east side were also present at the meeting. Mrs. Mudrakoff noted that the homeowners are most concerned with the complete loss of view they are now afforded. As a result of this loss the property values would undoubtedly decrease. Parking was also a major concern as there is a problem at present which would only magnify should this development be permitted to go ahead. Other concerns such as dust and dirt from construction, noise from the added traffic, and crime associated with underground parking lots were also mentioned by Mrs. Mudrakoff.

Roland Drouin, 3775 Albert Street then addressed the Council in support of the comments made by Pauline Mudrakoff. Mr. Drouin indicated also that parking was of a major concern to him on the north side of Albert Street and in the event that this project is allowed to continue what further projects may be expected for the area.

In response to the statements made by Mr. Drouin, Alderman Emmott felt that it was necessary to make two points. The first point being that the parking problems that are occurring on the street will continue to occur with or without the new project, and the second point being that no municipal council can guarantee that a certain property or area will not be rezoned in future years. Alderman Emmott then indicated that at the council meeting on Monday, October 24th he would request that the Planner review the situation for this particular area and indicate his preference for the block.

Alderman Lewarne then requested that each member of this delegation tonight be provided with a copy of the report if one is asked for as indicated.

Mr. S.B. Stenner, 3717 Albert Street then addressed Council and indicated his concern with the resale value of the properties should this development be allowed to go ahead. He also brought up a new issue regarding the

condition of the road in the 3700 block Albert Street. He stated he was very disappointed at the condition that is now in existence regarding the road in front of his home.

In response to Mr. Stenner's statement a short discussion ensued which resulted with Mayor Constable suggesting that the Engineer be requested to bring a report forward to Council on the local improvement history of this particular street.

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

3. Rezoning Reference #40/77

FROM: RESIDENTIAL DISTRICT (R4)  
TO: PARKING DISTRICT (P8)

Lot 7, Blk. 77, D.L. 127, Plan 4953

380 South Ellesmere Avenue - located on the east side of Ellesmere Avenue between East Hastings Street and Capitol Drive.

*The applicant has requested rezoning in order to use the site for parking purposes in conjunction with the adjacent commercial properties fronting East Hastings Street.*

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

4. Rezoning Reference #41/77

FROM: RESIDENTIAL DISTRICT (R5)  
TO: COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Lot 2, Blk. 15, D.L. 79, Plan 536  
Lot 39, Blk. 15, D.L. 79, Plan 47720

6450 & 6510 Thomas Street - located just east of the Trans Canada Highway near the Kensington Interchange on a site immediately west of the Norwegian Seamen's Recreation Centre on Thomas Street.

*The applicant requests rezoning in order to construct a large indoor tennis and racquetball complex with club facilities by October, 1978.*

Mr. Colin Craig, a partner in the firm of architects responsible for the design of the proposed development, then addressed Council and with the aid of drawings and plans outlined the scope of the proposed development. The structure will include ten indoor tennis courts and fourteen racquetball courts. The complex will be called the "Racquet Sports Club", and membership in the club will be open to all who wish to apply. One tennis court and one racquetball court will be retained for the use of non-members and/or the public at large. Cafeteria and dining areas will also be contained in the proposed structure.

In response to a question, Mr. Craig indicated that the distance between the east face of the proposed development and the west face of the Seamen's building will be approximately 45 feet.

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

5. Rezoning Reference #45/77

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

Lots 1 & 2, Blk. 89, D.L. 127, Pl. 4953, Lot A,  
E.P. 10950 Ex. Pt. on Pl. 22230, S.D. A, Blk. 90,  
D.L. 127, Pl. 4953; Lot 1, Blk. 90, D.L. 127,  
Plan 4953; Lot 2 Ex. Sk. 10950, Blk. 90, D.L. 127, Plan 4953.

5041/71/81 E. Hastings and 5121/31 E. Hastings Street - located on the north side of Hastings Street between Hythe Avenue and Springer Avenue.

*The applicant proposes to construct a 38 unit apartment building through the Assisted Rental Program.*

Joe Yamauchi, Architect for the proposed development, then addressed the Council and with the aid of a model and drawings outlined the scope of the proposed development. The building will be located approximately at the intersection of Glynde and Hastings Streets and will contain thirty-eight units, twenty-three of which will be two bedroom units and the remaining fifteen units will be one bedroom suites. The finishes used on the exterior of the structure will be clay coloured stucco and cedar siding. The proposed parking arrangement includes five surface parking lots and 38 underground parking stalls.

In response to questions regarding the obstruction of the view of the surrounding homes in the area, particularly those on the north side of Capitol Hill, Mr. Yamauchi indicated that the proposal had a sight line five feet below the sight line of a previous proposal made two years ago.

Mr. A.C. Fisher, 5131 Capitol Drive then addressed Council and indicated he is concerned that if the project is allowed to proceed his present view may be substantially obstructed. Mr. Fisher was also concerned about the amount of parking that would be available and whether further development would be forthcoming in the immediate area.

Mr. J.V. Neratini, 370 S. Glynde Avenue, then addressed Council and also expressed concern with the parking problems that may occur.

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

6. PROPOSED "COLD FOOD" SERVICES IN M3 ZONES  
TEXT AMENDMENT

Proposed Regulations:

The addition of "lunch bars" as a permitted use in the M1 District (which would automatically extend to the M2 and M3 categories), is proposed. The following definition is proposed for inclusion in Section 3 of the Zoning By-law:

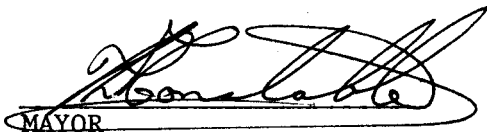
"Lunch bar" means an eating establishment where cold lunches packed in containers, cold wrapped sandwiches, beverages or foods obtained from coin operated compartments are sold to the public for consumption either on or off the premises.

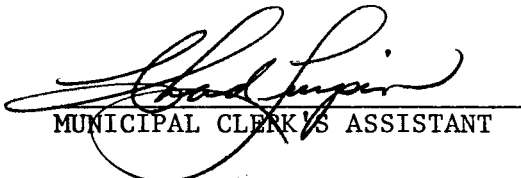
There were no submissions received in connection with the foregoing text amendments.

The Public Hearing terminated at 9:01 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
MUNICIPAL CLERK'S ASSISTANT

CT/sb