

JULY 19, 1977

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, July 19, 1977 commencing at 7:30 P.M.

Present: Acting-Mayor D.A. Lawson, in the Chair
Alderman G.D. Ast - 7:35 P.M.
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: Mayor T.W. Constable

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

Reference Rezoning #29/75

Lots 1 & 2, Blk. 35, D.L. 151, Pl. 1319; Lot A of Lots 1 & 2, Blk 36, D.L. 151, Pl. 4477; Lots B of C of Lots 1 & 2, Blk 36, D.L. 151/3, Pl. 4477; Lot 3, 4 Ex. N 7', Lot 5, 6, Ex. W 60', Ex. Pl 12268, Lot 7 & 8, Blk. 36, D.L. 151/3, Pl. 1263; Lot 130, D.L. 151, Pl. 47736; Lot 9, Blk. 36, D.L. 151/3, Pl. 1263

4133/45/55/67/79/91 Maywood Street; 6407/25/41/59/75 Willingdon Avenue; 4350 Mayberry Street; 6393 Willingdon Avenue - located west of Willingdon Avenue between Mayberry and Maywood Streets.

The applicant requests rezoning in order to construct a 2-tower 247 unit residential development composed of one condominium tower and one rental tower with a small ancillary convenience commercial facility. The applicant is revising the CD plan previously presented to a public hearing on December 15, 1975 to include: the modification of the unit mix and sizes in the rental apartment tower (to be constructed through the Assisted Rental Program), the relocation of the outdoor swimming pool, the relocation and floor area reduction of the ancillary convenience commercial facility and the modification of the related parking facilities.

Mr. Barry Carruthers, 5345 Heathdale Court, Burnaby, on behalf of C.F.H. Investments Ltd., spoke to the application and requested that Council consider leaving the \$ 1,080.00 per unit levy to go towards the acquisition of proposed neighbourhood parks at the originally approved levy figure of \$ 940.00 per unit in view of the minor changes involved.

Alderman Randall enquired as to whether there would be accessible units for people in wheel chairs in this development in the lower levels.

Mr. Carruthers advised that they have not been considered at this time.

Alderman Emmott enquired of Mr. Carruthers that in view of the concern expressed by S.P.A.R.C. had he not given any consideration to that - the plight of a substantial number of people who are handicapped.

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Mr. Carruthers advised that this was something they had discussed with Central Mortgage and Housing Corporation as they had brought it to their attention but right now they have just gone into the assisted rental program under their by-laws and are in for approval now and that is as far as they have gone at this time but they would consider a few at grade - they would have to look at the number of units and demand.

On a question of Alderman Stusiak, Mr. Carruthers confirmed that they are only modifying the rental tower and they are going ahead with one tower as a condominium project and one tower as an A.R.P. and to meet the bedroom requirements constituted the need for the change.

In response to a question from Alderman Lewarne, Mr. Carruthers advised that the price of land has softened.

Alderman Stewart enquired of the Manager as to the policy in regard to change in the levy per suite in the carryover from the original institution of this proposal in 1975.

The Manager advised that what happens is that when the amount changes we then charge as a new amount against any change in rezoning or against any new application for rezoning - there has been a set policy laid down by Council.

The Director of Planning advised it is a determination as to whether you consider this a new application and if it is a new application then it would be the new deposit or if you felt that it was a very minor change and therefore the application is to make some minor changes in the project, and I think there has been one other instance as the Manager has mentioned where we kept the levy the same, then it becomes a judgement decision. What the applicant is asking for is determination of that question.

The Director of Planning advised that from the department's viewpoint with the nature of this change if the Council wanted to consider the request it would not be going against policy.

In reply to a question from Alderman Emmott, the Director of Planning advised that the changes were substantial enough to warrant a new public hearing.

In response to Alderman Randall, the Director of Planning advised that the Council made a determination not to require it (accessible units for people in wheel chairs) as a condition of rezoning but simply to put the information in front of the prospective developers and they were to decide whether they wanted to include them or not - there is a fact sheet which applicants are given which makes it clear that the Council would like to see this.

Alderman Emmott voiced the opinion that the Council has a responsibility at an earlier stage to require that the Planner insist on certain things - not at this point.

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

2. FROM RESIDENTIAL DISTRICT (R5) AND COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) AND AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (AMENDED CD)
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Reference Rezoning # 23/77

Lot 154, D.L. 32, Pl. 46721; Lot 12, Blks. 23 & 24, D.L. 32, Pl. 1444; Lot 11, D.L. 32, Pl. 1444; Lot 10, Blk. 23, D.L. 32, Pl. 1444; Lot 9, Blks. 23 & 24, D.L. 32, Pl. 1444

4959, 5007, 5019, 5031, 5043 Newton Street - located north of Newton Street between Nelson Avenue and Marlborough Avenue.

The applicant requests rezoning in order to construct two 18 storey high rise residential towers containing 200 suites for rental accommodation.

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Mr. Leon G. Dirassar of Dirassar, James and Johnson, Architects, advised that they are architects for the developer and offered to answer any questions that anyone may have on the project.

Alderman Randall enquired as to whether there are any accessible units in this development for people in wheel chairs.

Mr. Dirassar advised that there are a total of eight units on the ground level and of these presumably two units would be used for caretaking so six units could be available but at this point the plans have not been detailed for this.

Mr. J.L. Mercier, 665 Eyremont Drive, West Vancouver asked the question as to who pays for the empty suites for twenty years if the accessible suites are not rented out and advised he was curious as to whether the Municipality has some program to subsidize these things because the developers obviously do not want to do it because they question whether the market is there. Mr. Mercier advised that this was the concern he had as a person who may develop there.

In compliance with the direction of the Acting-Mayor the Municipal Clerk then read the following correspondence received from Mrs. T. Patrick:

#114, 6435 Royal Oak Ave
BURNABY, B.C.
V5H 3P1

14th July, 1977

Mayor and Council,
Corporation of the District
of Burnaby,
4949 Canada Way,
BURNABY, B.C.
V5G 1M2

Dear Sirs:

RE: - Zoning By-Law Amendments,
Public hearing to be held
Tuesday, 19th July, 1977

I wish to express my concern over the possibility of allowing the area in question, 5000 block Newton Street, to be re-zoned to high density.

If this re-zoning is allowed to go through, problems will be:-

Traffic Congestion

Within a four block area we already have over 500 suites, plus a high rise commercial project. If another 200 suites are added, we will have over 700 suites. If each tenant has one car, (Most have 2 per suite) it will mean 700 cars, plus visitors, plus the normal heavy traffic on Royal Oak Avenue, Kingsway and Nelson Streets. This will mean well over 1,000 cars in this block area every day. Also, within a half block, there is a large school and students overflow onto the street every noon hour.

Density

There are already 2 high rises containing over 230 suites on Sanders Street. With an additional 200 suites on Newton Street, a density of over 430 suites will occur in this one block. This sudden growth will produce social problems and a high cost of policing. This is being evidenced in Surrey and Coquitlam, where there has been sudden and drastic growth in the early part of the 70's. These social problems are still being felt today.

There are 14 high rises in Burnaby between the 4200 block and 5200 block on Kingsway. Nine of these were built during the last few years, and now you are proposing 3 more at this meeting alone. Just how dense is this area to be? Are we to have another west end?

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Assisted Rental Program (ARP)

I herewith enclose for your information a copy of my letter of July 7th, 1977, to Central Mortgage and Housing Corporation. I would appreciate this letter being read at this public hearing.

These projects are being subsidized up to \$ 200. per suite per month by the Provincial and Federal Government. This means that the rents will be the same as older buildings. Our Taxes are being used to provide accommodation for tenants who are not screened as to their needs.

Also I am greatly alarmed at the current high vacancy rate in the Lower Mainland, and more specifically, in Burnaby. To allow the additional hundreds of units on the market would only aggravate matters and would place the existing buildings in jeopardy, when the rental rates at present do not economically support present buildings. As a consequence, one may expect decay and deterioration, aggravated by social problems, when a sudden influx of additional residents is allowed into this already high density area.

Yours truly,

"Mrs. T. Patrick"

Copy to Mr. Len Gross,
Central Mortgage & Housing Corporation.'

#114, 6435 Royal Oak Ave,
BURNABY, B.C.
V5H 3P1

7th July, 1977.

Mr. Len Gross,
Program Manager,
Central Mortgage & Housing
Corporation,
4411 West Boulevard,
VANCOUVER, B.C.

Dear Sir:

With reference to the ARP project in the 5000 block Newton Street, Burnaby, B.C., I would like to bring to your attention the problems this project will cause, not only to myself as an apartment owner and the owners' of other apartment buildings in the area, but also to all the people living in the area.

I feel that the addition of 200 suites to the present total of over 400 suites would be disastrous and would cause a 50% vacancy rate. There is no way we could compete with the subsidised rents in the proposed building.

In checking with a real estate company on ARP projects already completed it was pointed out that the tenants are not assessed on their ability to pay. Our taxes are being used to provide accommodation for tenants who are not screened as to their needs.

Mr. Dennis Chernoff, Mortgage Manager for Stanmore Financial Corporation, says they are using present rents as market rents. I feel that rent, in most cases, is not at an economical level because of rent controls.

I would also bring to your attention the high density rate which would be caused with the addition of 200 extra suites. This will greatly affect traffic, schools, etc.

Since large projects such as the one proposed create many problems, may I ask for your consideration before allowing this to go through.

Yours truly,

"T. Patrick"

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cc: Mayor and Council, City of Burnaby
Hon. Hugh Curtis, Minister of Housing'

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

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

Reference Rezoning #28/77

Lot 133, D.L. 151, Plan 51557

5932 Patterson Avenue - located at the northeast corner of Beresford Street and Patterson Avenue.

The applicant requests rezoning in order to amend the adopted Comprehensive Development proposal to enable construction of 95 dwelling units contained in a stepped building form which rises from two storeys to nine storeys.

Mr. Barry McLeod advised that he was architect for the project and would be pleased to answer any questions about the project.

In compliance with the directions of the Acting-Mayor the Municipal Clerk then read the two following items of correspondence and a petition with the following heading;

'Re: Reference Rezoning No. 28/77

We the undersigned request that this application be rejected since the traffic is beyond the capabilities of the area at times. We therefore wish the status of the Comprehensive Development District to prevail.' and bearing thereon the signatures of some ninety-seven petitioners.

1250 West 54th Avenue,
Vancouver, B.C.
V6P 1N1
(604) 261-1402

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Municipal Clerk,
Corporation of Burnaby,
4949 Canada Way,
BURNABY, B.C.

Re: Zoning in 5900 Block Olive Avenue.,
Burnaby, B.C. Amendment By-law # 40,1977
By-law # 7080

Dear Sirs:

This is to advise that I am against amending the zoning by-law for the above captioned area for the following reasons:

1. Area zoned for low rise multiple dwelling.
2. A high rise building would completely obstruct the view and destroy the ecology of the surrounding area.
3. This would be a spot zoning in an area which is almost fully developed with low rise multiple dwellings.
4. Loss of privacy for tenants living in the low rise buildings.

Respectfully submitted,

Yours very sincerely,

"Dodd Q. Chu"
Owner 5900 Olive Avenue.,
BURNABY, B.C.

Delivered by hand:

July 19, 1977

#230, 5900 Olive Avenue
BURNABY, B.C.
V5H 2P6

Planning Dept.,
City Hall,
4949 Canada Way,
BURNABY, B.C.

July 10, 1977

Re: Rezoning No. 28/77
Lot 133, D.L. 151, Pl. 51557

Dear Sirs:

I am writing to protest the proposed high-rise apartment development at the north-east corner of Beresford and Patterson. I understand that this is to be an 11-storey building containing 95 suites and I would like to draw your attention firstly to the growing vacancy rate in this part of Burnaby and secondly to the fact that all the apartment blocks in this vicinity are no higher than 3 storeys. This building, apart from cutting off one of the few remaining view points in the area, will be out of keeping with the residential atmosphere brought about by the present low level buildings.

Yours truly,

"Shelagh Penty" ' '

Alderman Randall asked Mr. McLeod if he was aware of the sheet handed out by the Planning Department in reference to accessible units and enquired if he received it.

Mr. McLeod advised that he did not recall seeing the sheet.

The Director of Planning reported that he had advised the applicant that the matter of accessible suites would be brought up at the public hearing.

Mr. McLeod advised that it was his oversight.

In response to a question, Mr. McLeod advised that it was one building but at the ground level the building is penetrated so that you can walk right through - it is a mall going through the middle of the building - not commercial, it is a residential building and the stepped approach is an effort to break up the uniformity of an ordinary square building and this was discussed at great length with the Director of Planning.

Alderman Lewarne pointed out that the higher structure is generally to the South so that the people on Olive Avenue would not in fact be losing a view factor because they would be looking at Central Park and the only view they would be losing would be that of trees and then stepping down generally to the North they would come down to the level somewhat similar to the three storey apartments that they are living in - and to a lower fashion. The development proposed for this site at a previous hearing was for 2 - fifteen storey towers.

Mr. Benjamin Sutherland, #225 - 5900 Olive Avenue, advised he wished to question in regards to the traffic that this will create. At the present time when there are ballgames in Central Park it is very hard for anyone to get parking on Olive Avenue. Mr. Sutherland then enquired as to where the underground parking will start for this building as he understands the entrance is on Olive Avenue and where are people living on Olive Avenue going to get in and out and there will be extra noise.

The meeting was advised that there are two accesses to the underground parking - one from Olive Avenue and one from Patterson Avenue. The normal way which is being required here is not to have access to look into residential buildings from the major streets.

Mr. Sutherland enquired as to what is going to be done about parking now because at least 20% of the people from the apartments do not park their cars in the parking area but park on the streets. Parking is not substantial enough in Central Park when there are large crowds for games. Mr. Sutherland's complaint was that they could not park on Olive Avenue.

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The meeting was advised that the Burnaby Council has gone on record to the Provincial Government requiring parking stalls to be part of the rental unit itself but the Provincial Government has not seen fit to grant the request.

Mr. Sutherland reiterated that they were still against the 2 - fifteen storey apartments that they were trying to put in in the past and that he had lived on 5900 block Olive Avenue since August of 1969.

In response to a question Mr. Sutherland advised that he was not unhappy with the new design of the building as a building and that he does not find it intimidating as a resident nearby. Parking is the big thing and that the widening of Beresford Street will make additional parking again.

The Director of Planning advised that the additional 16 feet being taken will give the normal road allowance of 66 feet and actually provides the access from Patterson Avenue into Beresford Street which in due course the Planning Department considers will even have to be widened east of this.

The Director of Planning advised that the parking guidelines for this building is the standard for a condominium namely, 1½ stalls per unit for a total of 143 stalls all underground.

Alderman Drummond enquired of the Director of Planning as to whether the parking problem was the result of people not paying the rate for the underground parking in these units.

The Director of Planning advised that the only way around this is to either get the authority to require that it be included in the rent or of course ban parking on the street which then would presumably force people into the parking spaces but then adjacent people suffer.

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

4. (a) FROM PARK AND PUBLIC USE DISTRICT (P3) AND HEAVY INDUSTRIAL DISTRICT (M3) TO GENERAL INDUSTRIAL DISTRICT (M2)
- (b) FROM GENERAL INDUSTRIAL DISTRICT (M2) TO HEAVY INDUSTRIAL DISTRICT (M3)

Reference Rezoning #32/77

- (a) Lot 53, D.L. 162, Plan 50848
5605 Byrne Road
- (b) Portion of Lot 54, D.L. 162, Plan 50848
5577 Byrne Road

The sites are located on the northwest side of Byrne Road between Meadow Avenue and the B.C. Hydro right-of-way.

The Municipality has requested rezoning in order to satisfy the conditions of a recent land exchange between the Corporation and private interests.

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

5. FROM RESIDENTIAL DISTRICT (R1) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference Rezoning #34/77

Lot C Ex. N. 225', Blk. 1, D.L. 79, Plan 6884

4949 Deer Lake Avenue - located on the west side of Deer Lake Avenue approximately 460' south of Canada Way.

The Municipality has requested rezoning in order that the site be utilized by the Century Park Museum Association for a caretaker residence and indoor storage space.

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

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN STEWART:

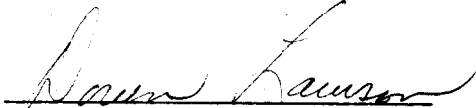
"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

The meeting terminated at 8:21 P.M.

Confirmed:

Certified Correct:


ACTING-MAYOR


MUNICIPAL CLERK

JH/sb