

JUNE 21, 1977

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, June 21, 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. J. Hudson, Municipal Clerk
Mr. B.D. Leche, Municipal Clerk's Assistant

1. CARETAKER ACCOMMODATION IN INDUSTRIAL ZONES
TEXT AMENDMENT

Sections 401.1(16) and 405.1(15):

The deletion of clause (b) in each of these sections and its replacement by 'to be provided for a maximum of two adults'.

The provision for the occupancy of caretaker accommodation by a maximum of two adults in a mini-warehouse development is considered necessary because of the character of this type of use (i.e., the absence of other employees and the need for the performance of regulatory and security functions on a twenty-four hour basis.

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

"THAT this portion of the Public Hearing concerning 'Caretaker Accommodation in Industrial Zones - Text Amendment' be now terminated."

CARRIED UNANIMOUSLY

2. FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING DISTRICT (P8)

Reference Rezoning #19/74

Lots 22 & 23, Blk. 9, D.L. 122, Pl. 1308

4565 and 4571 Pender Street - located on the north side of Pender Street, 66' west of its intersection with Alpha Avenue.

The applicant requests rezoning in order to provide additional parking for his eating establishment, as an extension of the existing parking area to the immediate east.

Mr. D.H. Oliver, 4549 East Pender Street, then addressed Council and expressed opposition to the proposed rezoning. Mr. Oliver was concerned with the problems that already exist in the lane and he was of the opinion that such problems would be aggravated by the construction of additional parking facilities.

Mr. Gary Puckett, Manager, Real Estate, MacDonald's Restaurants, then explained his Company's position relative to the proposed additional parking facilities. Mr. Puckett pointed out that there would be no additional exits or entrances required for the proposed facility. The area would be fully and adequately landscaped. MacDonald's, at this time, is attempting to establish a family oriented facility at this location rather than that of a teenage hangout. Mr. Puckett was of the opinion that the proposed facilities would allow a much better flow of traffic than presently exists and would relieve congestion of the site with the consequent reduction in noise levels. MacDonald's is doing its utmost to eliminate the little problem on the site. Mr. Puckett further advised that

while it was intended to modernize the kitchen of the restaurant there were no current plans for enlarging the seating capacity.

Mrs. J.M. Horton, 830 Alpha Avenue, spoke in opposition to the proposed rezoning. Mrs. Horton was concerned that additional traffic would be generated. Mrs. Horton noted that although she lived four blocks from the site under consideration litter from the restaurant was still a problem.

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

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STEWART:

"THAT this portion of the Public Hearing concerning Rezoning Reference #19/74 be now terminated."

CARRIED UNANIMOUSLY

3. FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO GASOLINE SERVICE STATION SELF-SERVE (C6A)

Reference Rezoning # 18/77

Lot 202, D.L. 207, Plan 37638

7009 East Hastings Street - located where East Hastings Street intersects Inlet Drive and Barnet Road.

The applicant has requested rezoning in order to convert the existing combined self-serve and full-serve gas station to a self-serve facility.

Mr. V.G. Taylor, Lessee of the Service Station on the subject site advised Council that the service bays on the site would continue to operate as before and that there would be no change in this respect. In the event that customers who, for reasons beyond their control, are unable to utilize the self serve pumps and require assistance, such assistance will be provided by the station staff.

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

MOVED BY ALDERMAN STEWART:

SECONDED BY ALDERMAN LEWARNE:

"THAT this portion of the Public Hearing concerning Rezoning Reference #18/77 be now terminated."

CARRIED UNANIMOUSLY

4. FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)

Reference Rezoning #24/77

Lot 1 ex Filing 62139, Lot 2 ex Filing 62618, Lots 3 to 5 incl. ex Filing 62139, Blk 68, D.L. 33, Pl. 8118

2741/57/75/91 and 5811 Willingdon Avenue - located on the west side of Willingdon Avenue approximately 100' north of Grange Street.

The applicant has requested rezoning for the purpose of constructing a 3 storey apartment complex under the Assisted Rental Program.

Mr. L.A. Ehling, Architect, representing the owners, advised that he was present this evening to answer any questions on the proposed development which may arise.

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

MOVED BY ALDERMAN STEWART:
SECONDED BY ALDERMAN RANDALL:

"THAT this portion of the Public Hearing concerning Rezoning Reference #24/77 be now terminated."

CARRIED UNANIMOUSLY

5. FROM SERVICE COMMERCIAL DISTRICT (C4) AND RESIDENTIAL DISTRICT (R5)
TO GASOLINE SERVICE STATION SELF-SERVE (C6a) AND RESIDENTIAL DISTRICT
(R5)

Reference Rezoning #25/77

Lot 36, D.L. 97, Plan 25527

5955 Kingsway - located on the east side of the Kingsway and Imperial Street intersection.

The applicant has requested rezoning for the purpose of converting the existing full-service gas station to a self-serve facility.

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

MOVED BY ALDERMAN STEWART:
SECONDED BY ALDERMAN LEWARNE:

"THAT this portion of the Public Hearing concerning Rezoning Reference #25/77 be now terminated."

CARRIED UNANIMOUSLY

6. A. FROM NEIGHBOURHOOD COMMERCIAL DISTRICT(C1)
TO RESIDENTIAL DISTRICT FIVE (R5)

Lots 1 to 5 inclusive, Blk. 14, D.L. 27, Plan 1854
AND Lot 6, S.D. 1 & 2, Blk. 14, D.L. 27, Plan 1854;
7608/16/22/36/40 Second Street

- B. FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (RMI)
TO RESIDENTIAL DISTRICT FIVE (R5)

Lot "A", S.D. 1 & 2, Blk. 6, D.L. 28C, Plan 14865
Lot "B", Blks. 1 & 2, D.L. 28, Plan 14865;
AND Lots 21 & 22, Blk. 6, D.L. 28, Plan 627
7406/14/28/38 Canada Way

The subject sites are located on the North-East side of Second Street between 15th Avenue and 14th Avenue and on the North-East side of Canada Way between 18th Avenue and 17th Avenue.

Reference Rezoning #29/77

This rezoning is proposed in order to bring existing anomolous zoning designations into conformity with the surrounding land uses.

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

MOVED BY ALDERMAN STEWART:
SECONDED BY ALDERMAN STUSIAK:

"THAT this portion of the Public Hearing concerning Rezoning Reference #29/77 be now terminated."

CARRIED UNANIMOUSLY

7. FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Reference Rezoning #7/76

Lot 108, D.L. 68, Plan 25771

3776 Canada Way - located near the south west corner of Canada Way and Smith Avenue.

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The applicant proposes to build a low profile retail-commercial and office building with underground parking.

Mr. Herbert Schumann, Architect, advised Council that he was present this evening to answer any questions that may arise from consideration of the proposed rezoning.

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

MOVED BY ALDERMAN STEWART:
SECONDED BY ALDERMAN AST:

"THAT this portion of the Public Hearing concerning Rezoning Reference #7/76 be now terminated."

CARRIED UNANIMOUSLY

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

Reference Rezoning #81/71A

Lot 163, D.L. 77, Plan 42281

6501 Sprott Street - located near the northeast corner of Ardingley and Sprott just east of the Trans Canada Highway.

The applicant requests an amendment to the existing CD Zoning to permit a subdivision of the subject site and the establishment of a new 8 court racquet-ball and physiotherapy building on the site.

Mr. S. Bonnettemaker advised that he was present this evening to answer any questions which may arise in connection with the subject rezoning proposal.

Mr. Bonnettemaker advised that plans for lighting the parking area for the planned facility had not yet been finalized but that adequate ornamental landscape lighting would be provided.

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

MOVED BY ALDERMAN STEWART:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this portion of the Public Hearing concerning Rezoning Reference #81/71A be now terminated."

CARRIED UNANIMOUSLY

9. FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING DISTRICT (P8) AND COMMUNITY COMMERCIAL DISTRICT (C2)

Reference Rezoning #20/77

Lot 48, exc. N. 90', Blk. 30, D.L. 98, Pl. 2066 and Westerly portion of Blk. 29, Sk. 12490, D.L. 98, Pl. 573

5157, 5171/91 Rumble Street - located on the north side of Rumble Street west of the Royal Oak Avenue and Rumble Street intersection.

The applicant has requested rezoning for the purpose of expanding the existing drugstore and medical offices.

Mr. N.H. Glover, 5141 Rumble Street, speaking on his own and his wife's behalf, as well as several other neighbors to the site under consideration, advised that he was opposed to any change in the zoning on Lot 48. The current proposal was no different from that which had previously been considered by Council and the opposition had not changed. Mr. Glover was of the opinion that this rezoning, if approved, would have a definite affect on the value of the surrounding residential properties and that this was most unjust.

Mrs. Maureen Pelech, owner of the property at 5171 Rumble Street and co-owner of the properties at 5175 and 5179 Rumble Street. The rezoning of the subject properties is being requested to build better and more accommodating facility. They have been at this location for over 20 years and the building which is of concern now was there at that time. The drug store and medical offices were built on a poor foundation and make it next to impossible to make changes or improvements to enhance the efficiency of the structure. Furthermore, even if upgrading was possible it would still leave the site completely without access. It would appear that when the original zoning took place that through an oversight no provision was made for access. Without access it is not possible to provide parking for the Doctors at the Clinic, or the drugstore, and this also affects garbage pick-up and loading and unloading facilities for the store. The clinic has, therefore, been unable to keep up with the growth of the surrounding area. At the present time there are three full time doctors utilizing the premises. It is considered that this medical facility is essential to the well being of the neighborhood. The doctors concerned have established their practices in the area and do not wish to be forced to relocate.

It is the intention to build a new two storey building with adequate parking that would blend in extremely well with the surrounding residences. Mrs. Pelech stated that the building and parking could be constructed in any manner that would cause the least disruption to the surrounding properties. Mrs. Pelech stated that in her opinion her proposal would enhance the neighbourhood and she disagreed with the remarks of the Planning Department that it would lead to unwarranted intrusion into a residential area. Mrs. Pelech stressed the fact that they were willing to cooperate in every possible way to make their proposal acceptable to the surrounding neighbors.

Mrs. M.H. Hitchens, 5150 Irmin Street, spoke in opposition to the proposed rezoning. Mrs. Hitchens was concerned that if this proposal was approved her property would be practically surrounded by commercial development.

Mr. J.H. Waplinton, 5125 Rumble Street, also spoke in opposition to the proposed rezoning. Mr. Waplinton advised that he agreed with the remarks of the Planning Department that this rezoning, if approved, would create an unwarranted encroachment into the existing residential character of the neighborhood.

Mrs. Lucy Vick, 3791 Carson Street, then spoke and advised that she was employed at 5175 Rumble Street and that it had been her experience that the present facilities had become very inadequate and required replacement by a more modern structure.

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

MOVED BY ALDERMAN STEWART:
SECONDED BY ALDERMAN RANDALL:

"THAT this portion of the Public Hearing concerning Rezoning Reference #20/77 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing terminated at 8:30 P.M.

Confirmed:

Certified Correct:


MAYOR


MUNICIPAL CLERK'S ASSISTANT

BL/sb