

1978 DECEMBER 12

The Public Hearing was held in the Council Chamber, Municipal Hall,
4949 Canada Way, Burnaby, B.C. on Tuesday, 1978 December 12 at 19:30 h.

PRESENT: Mayor T.W. Constable, In the Chair
Alderman A.H. Emmott
Alderman B.M. Gunn
Alderman D.A. Lawson (arrived 19:38 h)
Alderman W.A. Lewarne
Alderman F.G. Randall

ABSENT: Alderman G.D. Ast
Alderman D.P. Drummond
Alderman D.M. Mercier

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. P.D. Sanderson, Zoning Technician, Planning Department
Mr. B.D. Leche, Deputy Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

The Public Hearing was called to order at 19:30 h.

1. Rezoning Reference #62/75C

FROM: COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
TO: AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (AMENDED CD)

Lot 44, District Lot 70, Plan 55092 and Lot 131, District Lot 70 and 124,
Plan 51872; Lot 130, District Lot 70 and 124, Plan 51872; and Lot 129,
District Lot 124, Plan 51872

2548 Eastbrook Parkway; 4536, 4611 and 4665 Still Creek Avenue

*The applicant requests rezoning in order to relocate a lounge/restaurant/
racquet sport facility on to a different site within the overall 21 acre
Eastbrook Executive Park development, together with various adjustments
to the design of the previously approved facility. The zoning of the
former site of the lounge/restaurant/racquet sport facility would revert
to a blank land condition within the guidelines of the overall approved
Community Plan. The zoning of the balance of Area B would also revert
to a blank land condition.*

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

2. Rezoning Reference #4/78

FROM: DRIVE-IN RESTAURANT DISTRICT (C7); GENERAL COMMERCIAL DISTRICT (C3);
RESIDENTIAL DISTRICT (R5)

TO: PARK AND PUBLIC USE DISTRICT (P3)

Lot 3 of "A", Block 6, District Lot 30, Plan 20569; Lots 14 & 15, Block 6,
District Lot 30, Plan 3036, Lot F, Block 5, District Lot 30, Plan 13734;
Lot 54, Block 6, District Lot 30, Plan 24471; Lot E, Block 5, District Lot 30,
Plan 13734; Lot 1, Subdivision "A", Block 6, District Lot 30, Plan 20569;
Lot 2, Subdivision "A", Block 6, District Lot 30, Plan 20569; Lot 8, Block 6,
District Lot 30, Plan 3036; Lot C, Block 6, District Lot 30, Plan 13906;
Lot 9, Block 6, District Lot 30, Plan 3036; Lot "B", Block 6, District Lot 30,
Plan 10411; Lot B, Block 5, D.L. 30, Plan 13601; Lots 1 and 2, Block 5,
S.D. "D", D.L. 30, Plan 14028

7437, 7439 Edmonds Street; 7419, 7422, 7423, 7428, 7434, 7438, 7418, 7440
Vista Crescent; 7223 Humphries Avenue; 7427/29 Vista Crescent; 7418, 7422
Holly Street

The Corporation has initiated this rezoning for the purpose of implementing the development of the Eastburn Community Facility and the Richmond Park expansion.

Mr. J.K. Lowes, a solicitor with the firm of Zlotnik, DuMoulin, Lowes, and Boskovich, then addressed the Members of Council regarding this rezoning proposal. Mr. Lowes informed the Members of Council that he was representing the tenants who reside at Fulton Court located at 7150 Fulton Avenue. Mr. Lowes advised that he had attempted to obtain details with respect to the parking lot from representatives of the Planning Department but was unable to get details at this time.

The tenants residing at the complex have two major concerns with respect to this rezoning proposal:

1. Closure of the existing lane located to the rear of Fulton Court running parallel with Fulton Avenue between Vista Crescent and Holly Street. The concern is with respect to emergency vehicle access which would not be possible if the lane were to be closed.
2. The proposed parking facility that is planned for the area immediately to the rear of Fulton Court if constructed may present problems to the tenants with respect to noise, high intensity lighting, and in addition will provide an unattractive view to those tenants whose suites would face out onto the proposed parking area.

Mr. Lowes advised that the position of his clients with respect to this rezoning proposal is firstly that they are opposed to the closure of the lane and secondly, are opposed to the proposed location of the parking facility. He advised that should no other alternative be available then the tenants would request that a fenced buffer area be created with sufficient landscaping to be aesthetically pleasing to view and also protect the tenants residing in the rear suites of Fulton Court from the noise and high intensity lighting that they may be subject to as a result of the proposed development.

In response to a question from Council the Planning Technician advised that the lane in question is not proposed to be closed at this time.

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

3. Rezoning Reference #25/78

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

Portion of Lot 1, Blocks 22 and 23, District Lot 152, Plan 3741

Portion of 4750 Kingsway

The applicant proposes to convert the existing gasoline islands located to the east of the Simpson Sears store to self-serve, while continuing to maintain the existing automotive repair centre.

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

4. Rezoning Reference #27/78

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

Lot 2 except Sketch 1495 and 6657, District Lot 33, Plan 944

4551 Price Street

The applicant has requested rezoning in order to utilize the site for parking purposes in association with the adjacent church.

Mr. Robert F. McColm, 4950 Willingdon Avenue, then addressed the Members of Council and advised that he was not in favour of the increased parking area that is proposed.

The increased traffic would present a considerable problem for the residents in the area as Willingdon Avenue already has a very heavy traffic load. Mr. McColm is also very concerned with the heavy traffic volume on the lane parallel to Willingdon Avenue and bounded by Willingdon Avenue on the north, Pioneer Avenue on the south, Grassmere Street on the west and Price Street on the east. This lane is currently feeding the church area. Mr. McColm advised that he had requested speed bumps for the lane from the municipality but was told that they would have to be installed at the expense of the property owners.

In a response to a question from Council Mr. McColm advised that currently the church parking lot is full when activities are occurring at the church. Mr. McColm could not see why the parking lot could not be built underground.

Mr. Herbert D. Neufeld, 4551 Charlotte Court, Pastor of the Willingdon Mennonite Brethren Church then addressed the Members of Council and advised that the main reason for creating the parking lot was to provide enough parking so that the surrounding streets would not have to be used for this reason. The church intends to develop the parking area in an aesthetic manner so as not to detract, but indeed enhance the neighbourhood. In addition, Pastor Neufeld advised the Members of Council that subsequent to acquiring the land and without prior notification the Planning Department has requested 19 feet of land on the east and south side of the proposed parking area, plus 6 feet on the west side in addition to the dedication of 20 feet on each side of the parking lot for road allowance which is somewhat inconsistent with the norm of 6 foot buffer zones. This in effect takes approximately one half the property for allowances and thus reduces the amount of parking that will be available. The church feels that this is most unfair and destroys the very intent of the original proposal.

The Mayor advised Pastor Neufeld that the property is required for the future extension of Price Street and Harken Drive.

The Pastor advised that he was aware of this however he understood an additional twenty feet was required as a landscaping buffer on the side abutting Harken Drive and this he feels is most unfair.

In response to a question from Council Pastor Neufeld advised that the church would be prepared to pay the cost for the installation of speed bumps in the lane abutting the property of the church but did not feel that it should be required to pay for additional speed bumps that may be located in the lane abutting the property of Robert F. McColm as previously discussed.

Mr. David Leis, 4831 Harken Drive then addressed the Members of Council and advised that he was concerned with the width of the proposed buffer zone. He indicated that a lot of money had been spent in constructing the homes along Harken Drive and the people were concerned with the affect a parking lot would have on those homes. He requested that the buffer zone be of such a width as to provide an aesthetically pleasing view from the homes located on Harken Drive.

Raymond Letkeman, Architect for the project then addressed Council and advised that to observe the requested landscaping buffer would greatly reduce the parking area. He suggested that the church would excavate to a depth of approximately five feet on the Harken Drive side thus depressing the parking area into the ground. In addition, a cedar screen would be placed on top of the wall which could be 4 to 6 feet high which would effectively provide a very good barrier between the parking area and the residential properties. Landscaping would be done on the residential side of the cedar fence. Mr. Letkeman felt that 10 feet would be an adequate landscaping buffer if the parking were depressed as proposed. The church would also be prepared to landscape the road dedication until such time as it is required. On the west side of the parking lot the parking may be depressed 2½ feet with again a cedar fence of 4 to 6 feet in height being constructed. Mr. Letkeman advised that

they would very much like to have amended the current width requirement for the landscaping buffers.

The Mayor advised Mr. Letkeman that this should be taken up with the Planning Department and then Council may be advised as to what the church is prepared to accept regarding the width of the landscaping buffers. At the time the by-law is given first and second readings Council would indicate whether they are prepared to concur with the church's proposals or not.

In response to a question from Council Mr. Sanderson, Planning Technician, advised that the prerequisites could be amended to include upgrading of the existing parking lot with respect to landscape buffers prior to the by-law being given first and second readings.

Alderman Emmott suggested that the church in all probability would be prepared to upgrade the landscaping surrounding the current parking area.

Pastor Neufeld indicated to Council that the church would indeed be prepared to upgrade the landscaping as long as an additional 20 feet is not required to be given up with respect to the area surrounding the current parking area. The church would not like to see the conditions or prerequisites altered to include a 20 foot landscaping buffer with respect to the current parking area.

Some confusion resulted regarding the entrances and exits from the proposed new parking area and as a result Council requested that a diagram of the finished product be provided for the Council Meeting to be held 1978 December 18.

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

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN RANDALL:

"That this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing was terminated at 20:25 h.

Certified Correct:


MAYOR


MUNICIPAL CLERK'S ASSISTANT