

1978 April 18

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1978 April 18 at 19:30 h.

PRESENT: Acting Mayor D.P. Drummond, in the Chair  
Alderman G.D. Ast  
Alderman A.H. Emmott  
Alderman B.M. Gunn  
Alderman D.A. Lawson  
Alderman W.A. Lewarne  
Alderman D.M. Mercier  
Alderman F.G. Randall

ABSENT: Mayor T.W. Constable

STAFF: Mr. M.J. Shelley, Municipal Manager  
Mr. A.L. Parr, Director of Planning  
Mr. P.D. Sanderson, Zoning Technician, Planning Department  
Mr. James Hudson, Municipal Clerk  
Mr. C.A. Turpin, Municipal Clerk's Assistant

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

I. REZONING REFERENCE #49/77

FROM: RESIDENTIAL DISTRICT (R5)  
TO: COMPREHENSIVE DEVELOPMENT DISTRICT (CD)  
UTILIZING THE REGULATIONS OF THE COMMUNITY INSTITUTIONAL DISTRICT (P5)

Lot 125, D.L. 68, Plan 47246

4010 Canada Way - located at the southeast corner of Curle Avenue and Canada Way.

The applicant requests rezoning for the purposes of constructing a religious facility.

Mr. Micheal Barley, Architect, with the firm of Cooper Tanner and Associates addressed the members of Council. Mr. Barley is the Architect for the proposed development and wished to provide Council with a brief description of the physical aspects of the project. The 1.62 acre site fronts on to Canada Way on the north, Curle Avenue on the west, with a proposed new street at the rear to the south. Across Curle Avenue to the west is a Drive-In Theatre, across Canada Way to the north is a school, and approximately 200 feet to the east is a Personal Care Home. These are the major adjacent facilities.

The reasons for selecting this site include;

- A) The location being central to the users, i.e., those families being in the adjacent Burnaby area.
- B) The sites zoning potential. Mr. Barley then quoted from a Burnaby Planning Department report: "The Planning Department advises that the proposed religious facility provides a suitable land use in the context of the community plan and will further those objectives outlined therein."
- C) Access to major thoroughfares. The traffic connection to Canada Way occurs with no interference with residential properties. The access from Canada Way via Curle Avenue would easily facilitate the limited number of automobiles at any time of the day without affecting or even passing in front of institutions or residences in the area.
- D) The parking area will accommodate 94 vehicles. The buildings will be located to the south of the property while the parking will be located on the north end of the property. The main function of this facility is to serve groups in numbers from 30 to 40 at one time for early morning prayer meetings and evening attendances from 150 to 450. The site coverage for the entire development will be 22 percent of the lot size, this is not a high density maximum usage proposal but rather the opposite. There are 4 classrooms that are included in the plans which will hold a maximum of 40 students at any given time. In addition, there is a single bedroom caretaker's suite provided to ensure full-time maintenance of the centre.

In response to a question by Alderman Randall, Mr. Barley felt that 94 parking stalls was more than adequate for the facility. It may be possible that on some occasions there may be a 15 to 20 car overflow. Mr. Barley informed Alderman Randall that the client would be prepared to create more parking stalls if necessary.

In response to a question from Alderman Ast, Mr. Barley indicated that the usage during the day time will be very limited. The facility would be made available to the neighbourhood residents if they so choose to take advantage of the invitation.

In response to a question from Alderman Gunn as to the total membership of this group, Mr. Barley was somewhat hesitant to provide a definite answer as he was unsure of the numbers, though he felt that the membership would be in the thousands. The calculations for the parking are based mainly on the family unit.

In response to a question from Alderman Lawson, the speaker informed the members of Council that the group presently worships in the Burnaby area. They presently rent the auditorium of the Seaforth School.

In response to a question from Alderman Lewarne, Mr. Barley informed the members of Council that the actual number of Ismailis located in the Burnaby area is not large. The permission of the Department of Public Works and the Department of Highways has not been obtained as yet. This will not be done until the final drawings are complete.

Mr. Verjee, Secretary of the Regional Council of the Ismaili Community, then addressed the members of Council. Mr. Verjee gave the members a brief description of the times of worship and the particular numbers of worshipers that can be expected to attend the facility at varying times during the day and week.

In response to a question from Alderman Lewarne, Mr. Verjee said that he and members of his community would be most pleased to meet with the residents of the area to discuss this matter further.

In response to a question from Alderman Ast, Mr. Verjee stated that the neighbours would be very welcome to use the facility if they followed the same procedures as followed with other facilities of this nature.

In response to a question from Alderman Gunn, Mr. Verjee advised the members of Council that other permanent places of worship in the Lower Mainland are located;

1. Alderbridge Way, Richmond
2. Corner of Richards and Drake Street, Vancouver
3. Pemberton Street, North Vancouver

Joseph I. Frizzel of 3469 Kalyk Avenue, then addressed the members of Council. Mr. Frizzel presented the Municipal Clerk with a petition containing the names of 411 owners and 109 tenants. The petition is as follows:

The undersigned, owners of real property and residents in the immediate area of the proposed temple wish to register their strong opposition to any rezoning of the above described area to accommodate the construction of the said temple and base their opposition on the following grounds:

1. That we think it unjust that the rights of the community of the proposed temple should have priority over the rights of long established homeowners and of the residents of Finnish Manor and Carleton Hospital who should be free of any further encroachment upon their right to the quiet enjoyment of their properties and the safety of their children.
2. That the character of the area as prime residential with parks and schools within one block of the proposed temple will be radically altered by the construction of proposed temple to the detriment of those who have purchased and held their interest in the land within the area.

3. That the area is already too congested by vehicular traffic along Canada Way from which a heavy traffic stream flows onto the 401 Freeway, only a quarter (1/4) of a mile distant at Willingdon Avenue. Both Boundary Road and Willingdon Avenue, each only three blocks away, are heavily utilized as vehicular truck traffic routes with Canada Way as the cross connector truck route. The current proposal in Council to extend Gilmore Diversion south to Carleton Avenue will only add to this heavy congested area. The opening of the cul-de-sac at the north end of Kalyk Avenue to connect it with Curle Avenue will only serve to further stimulate traffic within the affected area and appears to be against current Council policy of not allowing through traffic in residential areas (i.e. Brentwood-Springer area, the 10th Avenue area). The conversion of Cascade Drive-In into a comprehensive development of some 500 units, and the extension of Linwood Avenue through to Curle Avenue will also add to the congestion.
4. That the effect of constructing the temple will be to exploit the streets in the area for parking to even greater extent than is the case now. The congregation of the proposed temple estimated to be serviced by only ninety-four parking spaces and the remaining cars of the possible four hundred families in attendance from time to time will have to compete for parking space on Curle, Kalyk and Gilmore Avenues with residents and those persons associated with or visiting the Finnish Manor and Carleton Hospital.
5. That the presence of substantially greater numbers of parked cars and of cars moving into and out of the area as a result of the construction of the proposed temple will create a substantially greater traffic hazard for the large number of children living, playing and attending Schou Elementary School directly across Canada Way from the proposed temple site.
6. That the hours of service; 3:30 a.m. to 5:30 a.m. morning services will create some noise and would disrupt the sleep of the residents. The 7:00 p.m. to 9:00 p.m. evening services coincides with evening classes at B.C.I.T., B.C.V.S. as well as the Drive-In and this will only add to the evening traffic congestion.

Mr. Frizzel then addressed Council and elaborated on the petition. Among his concerns were the poor bus service in the immediate area, safety of the small children playing in the streets, the increase in the noise, and possible future expansion of the facility. Mr. Frizzel was in strong opposition to the proposed rezoning.

In response to a question from Alderman Gunn, Mr. Frizzel defined the following boundaries of the petition:

- a) South to Elmwood Street
- b) West to Boundary Road
- c) North to Norfolk and Dominion Streets
- d) East to Kalyk Street

In response to a question from Alderman Mercier, Mr. Frizzel indicated that the hospitals in the area had been contacted and their opinions are contained in submissions already made to Council.

In response to a question from Acting Mayor Drummond, Mr. Frizzel stated that they are at present, not receiving a great deal of through traffic as a result of the Drive-In.

Mr. Graham A. Simpson, 3913 Nithsdale Street, then addressed Council and reported that he was in strong opposition to the proposed rezoning. He felt that the future of the neighbourhood would be drastically changed as a result of this proposal being allowed to go ahead. He felt that there is no guarantee that it would be used by the residents of Burnaby. In his presentation, Mr. Simpson was corrected regarding two matters:

- a) That the vote by Council to place this proposal for a Public Hearing was unanimous.
- b) That the development could not be expanded upon unless another rezoning hearing is held.

Mr. Norris E. Nordin of 4040 Curle Avenue, then addressed the members of Council and stated that he was in strong opposition to the rezoning application. Mr. Nordin is now bothered by his close proximity to the Cascade Drive-In Theatre and any further traffic, noise, and ecological damage could not be tolerated.

Mitchell B. Gay of 4068 Curle Avenue, then addressed members of Council speaking in strong opposition to the rezoning application. Mr. Gay's main concern was the financial aspect. He estimated that approximately seventy-five hundred dollars would be lost in tax revenue. The exemption granted this place of worship would be a direct cost that would have to be absorbed by the Burnaby taxpayer. He felt that this should be of concern to Municipal Management. Mr. Gay quoted an article that appeared in the Columbian Newspaper regarding the current taxes expected to be levied within the Corporation. Acting Mayor Drummond, Alderman Lewarne, Alderman Lawson and Alderman Gunn all spoke on this subject informing the people in attendance that there has been no decision made regarding any increase in taxation that the Burnaby residents might face. Mr. Shelley also elaborated on the policy concerning tax exemptions for places of worship.

Mr. James Smith of 6408 Parkcrest Drive then addressed the members of Council requesting that the meeting be cancelled until such time as a suitable location can be established to provide enough room for all those in attendance to hear and participate in the Hearing.

Mr. J.W. MacPherson of 4059 Curle Avenue, then addressed the members of Council stating that there is no room for expansion in the area. The area has enough facilities to satisfy the demands of the residents but he resents any encroachment on these facilities. Mr. MacPherson is in strong opposition to the rezoning application.

In response to a question from Alderman Mercier, Mr. MacPherson stated that the traffic problem created by the Burnaby General Hospital is now a major problem and further development in the area will only add to this problem.

Mr. Jake Rempel of 7307 Montecito Drive, then addressed members of Council. Mr. Rempel was in favour of the proposed rezoning application. He took this opportunity to welcome the Ismaili Community to the Burnaby area and felt that they would enhance the community as a whole.

Mr. Henry Seifred of 3510 Kalyk Avenue then addressed members of Council stating that he was in strong opposition to the proposed rezoning application. Mr. Seifred felt that because of the quality of the proposed structure, it would be far superior to any structure that is now being used by the Ismaili Community at present. He felt that it would be natural that these people using the other facilities would want to come to the Burnaby facility because of the superior building.

Mr. Laurie B. Feenie of 3743 Kincaid Street then addressed the members of Council and expressed a feeling of disappointment that the citizens of Burnaby could not afford to have constructed a more suitable place for a meeting such as this. Mr. Feenie felt that the Aldermen should have been better prepared to present the proposal to the citizens as the Architect was very vague. Mr. Feenie was in strong opposition to the proposed rezoning application.

Mr. Paul Mui of 3710 Kalyk Avenue then addressed the members of Council stating that he was in opposition to the proposed rezoning application. His main concern was one of a medical nature as he felt the elderly people in the rest homes in the immediate area would greatly suffer should this proposed development be allowed to proceed.

Miss Laura Beck of 3642 Kalyk Avenue then addressed the members of Council saying her main concern was one of the juvenile delinquency that the proposed development might create. Miss Beck stated that she was a student at Moscrop High School where conversation has been circulating that should the development proceed, it will be torn down as a result of prejudice among the students.

Mrs. Magdalanía Bango of 3775 Lynwood Street then addressed members of Council stating that she was in opposition to the proposed rezoning application. She was concerned with the traffic problem in the early mornings and the safety of the children on the streets during the day time period.

Correspondence was received by the Municipal Clerk stating strong opposition to the rezoning application from the following individuals:

Mr. S.L. Hunter  
 Mrs. L.J. Robison  
 Henry & Gloria Seifred  
 Harold & Gerda Polednik  
 J.I. & B.M.J. Frizzell  
 Mr. J.I. Frizzell  
 James & Edna Robison  
 R. & Ina Shankie  
 Mrs. T. Leeman  
 J. & C.E. Staudacher  
 Finnish Canadian Rest  
 Home Association  
 Joseph & June Venturato  
 Bernie & Katherine Bell  
 S. Mogg  
 Richard A. Mogg

Mrs. V.G. McCaffery  
 Dorothy Pickering  
 Lief Stalsberg  
 Mr. D.K. Maclean  
 L.D.J. & H.F. Schroeder  
 A. & A.H. Hemingsen  
 A. & O. Cantarutti  
 J.P. & F.E. Uhrich  
 Mr. Winifred Willis  
 Mr. Howard Willis  
 Mr. S.L. & Mrs. E.W. Steven  
 Thora & Bill Old  
 Brenda & Daryl Ellison  
 Syd & Darlene Read

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

The Hearing recessed at 20:58 h.

The Hearing reconvened at 21:05 h.

ABSENT: Mayor T.W. Constable

2. REZONING REFERENCE #13A/71

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

Lot 58, D.L. 152, Group 1, Plan 40837

4940 Kingsway - located at the south-west corner of Kingsway and Marlborough Avenue.

The applicant requests rezoning in order to construct a six storey office building, underground parking and associated landscaping on the easterly portion of the subject site.

Mr. Frank Musson, Architect, with the firm of Musson Cattell & associates, appeared before the members of Council regarding this rezoning application. Mr. Musson advised Council that this was the second and final stage of a rezoning application that was first made in 1972. The first stage of the development has now been completed. What we are here for tonight is to consider an amendment to the first rezoning application that was approved. The proposed building will be reduced from 8 storeys to 6 storeys and the parking will now be located completely underground. Regarding the Planning Department's report on the rezoning, the Planner's recommendations concerning this rezoning proposal are acceptable, that is A, B, and D, however, Mr. Musson would like to bring to the attention of Council, Item C which states "Deposit of the Metrotown Amenity Levy in the amount of \$22,367.50 is required. Mr. Musson feels that the original scheme was approved with no levy in affect and had not this minor alteration been made, then there would be no levy requirement. Mr. Musson asked that Council consider the removal of this levy.

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

3. REZONING REFERENCE #48/77

FROM: SMALL HOLDINGS DISTRICT (A2)  
 TO: COMPREHENSIVE DEVELOPMENT DISTRICT (CD)  
 Utilizing the Regulations of the Administration and Assembly District (P2)

Lots 7 & 8 of Lot 1, Block 2, D.L. 74, Plan 12158

7103 Cariboo Road and 9070 Stormont Avenue - located at the southwest corner of Cariboo Road and Stormont Avenue.

The applicant requests rezoning for the purposes of constructing a new facility for the Freeway Patrol unit of the Royal Canadian Mounted Police.

No one appeared in connection with this rezoning application.

4. REZONING REFERENCE #1/78

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

Lot 115, D.L. 130, Plan 47649.

6200 Lougheed Highway - located at the southeast corner of Kingsland Drive and the Lougheed Highway.

The applicant requests rezoning for the purpose of constructing a distribution and warehousing facility with limited internal retail display and sales.

Mr. Wink Vogel, President of Cloverdale Investments Limited, then addressed the members of Council. Mr. Vogel was speaking for the major tenants, Cloverdale Paint, and stated that the reason for the rezoning application was to allow for a major distribution centre for the Paint Company. The site is adjacent to Knapps which is immediately to the east, and the site is 1.7 acres in size.

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

5. REZONING REFERENCE #2/78

FROM: RESIDENTIAL DISTRICT (R5)  
TO: NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI)

Lot 7 E 1/2, Block 3, D.L. 99, Plan 3513

4564 Imperial Street - located on the south side of Imperial Street between Gray Avenue and Frederick Avenue.

The applicant requests rezoning in order to construct a church for the Korean Full Gospel Congregation.

Mr. Chung Park, Vice-Chairman of the Board of the Korean Full Gospel Church, then addressed the members of Council and advised that he would be speaking on behalf of the rezoning application. Mr. Park advised members of Council that without a Church, the family life of many Korean families has been disturbed both socially and emotionally. The Full Korean Gospel Church was established in the Vancouver area two years ago, and at present, is renting facilities which are very costly and inconvenient. The membership of the Church now numbers approximately 100 and this location is the centre for all Congregation members in the Greater Vancouver area. This will be the first Korean Gospel Church building to be built in the Vancouver area.

In response to a question from Alderman Mercier, Mr. Park indicated that they hoped that they could acquire the two properties immediately to the west of the site.

In response to a question from Alderman Randall, Mr. Park indicated that there were 30 parking stalls available on this site.

Mr. H.A. Calvin of 6849 Gray Avenue then addressed the members of Council and presented the Municipal Clerk a petition containing the names of 75 residents of the immediate area that were in opposition to the rezoning application. Mr. Calvin indicated that the names on the petition were all concerned owners living from the area bounded by Frederick Avenue and Gray Avenue. The text of the petition is as follows:

"We the undersigned hereby object to the rezoning of Lot 7 E 1/2, Block 3, District Lot 99, Plan 3513 from Residential District Five (R5) to Neighbourhood Institutional District (PI). The grounds for our objection may be set out briefly as follows:

1. The generation of additional traffic will create dangerous situations for the residents and especially the children who live near by and accumulate at or near the lane adjoining the subject property.
2. Lack of adequate parking.
3. Lack of municipal services namely sanitary sewer services."

Mr. Calvin elaborated on the problems he felt would be created in the area should this development be allowed to proceed. He indicated that he was speaking for some 5 other residents. He mentioned that parking on Imperial would be greatly increased and the lane access for the parking lot is not large enough to serve cars travelling in both directions. Trees will be destroyed and also run-off from the parking lot may create a problem in the lane area.

In response to a question from Alderman Randall, Mr. Parr, the Planning Director, provided details regarding the parking on this development.

Mr. Jim Marshall of 6870 Frederick Avenue, then addressed the members of Council advising that he is the owner of the property at 4552 Imperial Street which is adjacent to the proposed development and that he was not properly approached by Mr. Park regarding the purchase of this property. Mr. Marshall is in opposition to the rezoning application.

Mr. Milton Cohen of 4494 Rumble Avenue, addressed the members of Council stating that he wished to speak in favour of this rezoning application. He felt that the opposition to the proposal may be a result of prejudice rather than the other problems mentioned by the previous speakers.

Mr. E.G. Holliston of 4570 Imperial Street, submitted a brief to the members of Council and then addressed Council regarding the information contained therein. The text of the brief is as follows:

"Church activities don't sound much until you think about it.

1st - There is the home for the Minister, which means calls every hour of the day.

2nd - There is the Kindergarten, which means children five days a week either by bus, car, or walking.

3rd - There are Weddings and Funerals any day of the week.

4th - There will be money raising activities at night - Bingo, Raffles, Card Games, Meetings and Social Gatherings.

5th - A Cultural Center - as the name implies, these people will endeavour to retain their identity.

All of these activities lead to an already overloaded Imperial Street.

I gather from the application for rezoning, that the entrance to this property will be off the lane, which I firmly object to as the traffic on the lane in question is now congested by people living in this block bordered by Gray, Frederick, Victory and Imperial. On a Saturday morning at 9:30 a count was made of 23 cars parked at the back of the houses fronting on this lane, not counting the cars parked on the streets in question.

We all know that parking lots have a nice name, but when it gets full it has a bad name, so we can be quite sure there will be plenty of cars parked in the lane itself. Which comes back to the people living on this lane; have we no right to walk our children, to let them peddle their tricycle or what have you without outside traffic running up and down the lane unknown to who and what exists on this lane?

We also have an existing school across from the area in question, which the children attend. We have in Bonsar Park, a swimming pool, play area, a recreation center and other activities which children from as far away as Rumble attend.

We also have Simpson Sears, which draws a greater number of walking pedestrians across Imperial. Now, you say, what has this got to do with this rezoning? Well, we all know that in our district and the Municipality we are not blessed with too many sidewalks. It is understandable that Burnaby is a big Municipality and it takes money to build all these things that we would like to have. In this particular case; Victory Street has no sidewalk, Frederick has one on the west side. Gray has two, such as they are, which all leads back to the neighbourhood and we all take the easiest route. The sidewalks are 4 feet wide and the lane (hardtop surface) is 12 feet wide, so the result is that everyone in the area and as far south as Rumble uses this lane either going to Maywood School, Bonsar Park, Simpson Sears or catching the bus. There are numerous people from 7 o'clock in the

morning to 9 either catching the bus to the Vocational School, the University or work who dash across the street to the bus stop. Then we have Maywood School children 4 times a day at the corner of Gray and Imperial. Then we have Simpson Sears all day long and on \$1.49 day crossing at the lane to the lane by the Maywood school. Others cross and go through the school to Bonsar and the business section on 4900 block and Kingsway others turn up and cross over at Dow Street. Now you suggest a church for this spot.

Now Imperial traffic, as Council is well aware of, or must be if only for the fact that 4 stop lights have been put on this street between Boundary and Kingsway in the last half a dozen years. This created another problem with traffic going to Vancouver or points west on Rumble due to the crossing and the Vancouver side of Boundary Road at Rumble. Traffic now comes up Royal Oak and Nelson and uses Imperial and 49th Street as their Highway, which puts a very heavy load seven days a week on Imperial. Week days it is havoc between Dow Street and Royal Oak and to suggest putting more parking on Imperial, or to suggest using this lane, as a turn-off is unbelievable.

Are there enough Koreans in the neighbourhood to support this church? If not, there is no doubt it will mean more congestion. There are signatures on this petition that freely admit that they wish their church, the United at Rumble and Gray, was on a quieter street as they have traffic problems and Rumble is not the busy street Imperial is.

I wonder if these people (Koreans) realize what they are getting into, or are they being lead down the Primrose Path by some hotshot promoters.

As to all the Municipal Services, they are not there at the present time. The present house is on a Septic Tank and the former owner was told that the property was too low for Sewers.

As for the parking lot, which I presume will be blacktop, where do you suppose the run-off is going - on the street or onto private properties adjoining said site. It has been stated that the trees will be retained as much as possible. What does that mean when a small Bulldozer and a big blade gets in to clean up or if the trees are left, what happens to these trees surrounded with blacktop and where is the parking going to be? How many parking places will be needed for the Congregation? How many of the Congregation are they preparing for? Where do they expect to draw this Congregation from? Who pays for the Services of this Church? Is it fair to ask the neighbourhood to pay for these services when they do not and will not belong due to language problems.

As Imperial Street is now not a residential street for the people in this area but a highway carrying the regular traffic from as far as the Massey Tunnel to the Port Mann Bridge and surrounding areas and the congestion of traffic between Patterson and Royal Oak is such that we believe turn-off and crossing traffic should be cut to a minimum."

Walter R. Sittrop of 4590 Imperial Street presented a one page brief to the members of Council and then proceeded to read the brief to the members. The text of the brief is contained hereunder:

"Our names are Walter and Susan Sittrop. We have been residents of Burnaby for over 10 years, and since November 1973, we have lived at 4590 Imperial Street.

When we built our home, we realize that we were right on a busy street but our block was still residential and this was our main reason for going ahead. To rezone one parcel into P1 (Neighbourhood Institutional District) will in our opinion change the whole structure of this residential block. In our opinion, when a church is being built, the surrounding properties will most likely be looked at for future parking and/or expansion of the building.



Before approving this rezoning, we would like you to consider all the aspects that are being presented by our neighbourhood.

1. Future use of this building under this zoning - it is possible that this building could be used for another purpose than a church under this application.
2. Traffic and parking - Problems will of course increase, especially on Gray Street which is currently being used as a U turn street.
  - We already have limited parking on Imperial because of a crosswalk, and if this zoning happens this will be even more restricted.
  - We already have problems with our driveway being blocked, this will occur more frequently.
  - The alley between Gray and Frederick Streets will create lots of traffic problems with the increased use.

We therefore strongly oppose a rezoning to a P1 district as per the application."

Mr. John Sim, a member of the Korean Full Gospel Church, then addressed members of Council and attempted to answer several questions that had been asked by previous speakers regarding the Congregation of the church. There are 2,000 Korean people now living in the Vancouver area and the Congregation has grown by 50 members in the last 2 years.

In response to a question by Alderman Ast, Mr. Sim informed the members of Council that the Congregation is scattered around the Lower Mainland Area and not centralized in the Burnaby area. It would be a regional church rather than a neighbourhood church.

Mr. Leslie J. Ward of 6889 Gray Avenue then addressed the members of Council stating that he objected to the proposed rezoning. His main concern was that the traffic in the lane would be enormous. Mr. Ward also felt that the Dogwood trees that are now situated near the lane would be destroyed by blacktopping the areas around the proposed development. Mr. Ward then presented the Municipal Clerk with three petitions. All three petitions voiced objection to the proposed rezoning and were received from the following individuals:

1. Helen Johnson, 6939 Gray Avenue
2. Mr. Joseph A. Richardson and Inez L. Richardson
3. Ben T. Hyde, 7076 Frederick Avenue

In response to a question from Alderman Lewarne, the Planning Director, Mr. Parr, explained that the zone chosen for this development was P1 rather than P5 or P6 because the Planning Department felt that the scale of this development should be residential in character. Also in response to a question from Alderman Lewarne, the Planner was going to look into the possibility of widening the lane to permit automobiles to pass each other in the lane. Mr. Parr was going to consult with the Engineering Department and have an answer available for the Monday night Council Meeting.

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

6. 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 Lot "A", Blk 6, D.L. 30, P1. 20569; Lots 14 & 15, Blk. 6, D.L. 30, P1. 3036; Lot F, Blk. 5, D.L. 30, P1. 13734; Lot 54, Blk. 6, D.L. 30, P1. 24471; Lot E, Blk. 5, D.L. 30, P1. 13734; Lot 1, S.D. "A", Blk. 6, D.L. 30, P1. 20569; Lot 2 S.D. "A", Blk 6, D.L. 30, P1. 20569; Lot 8, Blk. 6, D.L. 30, P1. 3036; Lot C, Blk. 6, D.L. 30, P1. 13906; Lot 9, Blk. 6, D.L. 30, P1. 3036; Lot "B", Blk. 6, D.L. 30, P1. 10411; Lot B, Blk. 5, D.L. 30, P1. 13601.

7437/39 Edmonds Street; 7418/19/22/23/27/28/29/34/38/40 Vista Crescent; 7223 Humphries Avenue - located on the north and south sides of Vista Crescent and on the north side of Edmonds Street between Humphries Avenue and Fulton Avenue.

The Municipality has requested rezoning for the purpose of implementing the development of the Eastburn Community Facility and the Richmond Park expansion.

Mr. R.J. Smith, Parks and Recreation Commission Chairman, then addressed members of Council and spoke in support of this rezoning application. He felt that the facility was greatly needed in the area which had been rather neglected for the past several years.

Mrs. Jessie M. Beattie, Chairperson, Eastburn Neighbourhood Improvement Program, then address the members of Council and spoke in support of the rezoning application.

E.G. Johnson of 7439 Edmonds Street, then addressed members of Council informing them that he is not really against the rezoning proposal but finds that he has a problem in wishing to move his business across the street, which he understands will be necessary as a result of the proposed new facility being constructed. Acting Mayor Drummond suggested to Mr. Johnson that this matter may be better dealt with through a letter to Council.

Mr. Nicolaas Vandervelden of 7443 Edmonds Street then addressed members of Council informing them that his concerns were similar to that of the previous speaker. Mr. Vandervelden passes by Richmond Park frequently on his way to and from work and feels that that park is very under utilized at the present time and that perhaps the new facility could be built on a corner of this park. He felt that Edmonds was a business area and that the facility would be best relocated elsewhere. Mr. Vandervelden stated that he was approached by one of the Municipality's property negotiators and informed that his building would be required for the development of this proposed facility.

In response to a question by Alderman Ast, Mr. Vandervelden stated that he passes the Richmond Park at various times during the day and quite frequently on Saturdays.

Alderman Lewarne advised Mr. Vandervelden that if he wished to be more informed regarding the plans for this facility, that they were available to him at the Parks and Recreation Office in the Municipal Hall.

Mr. E.G. Johnson of 7439 Edmonds Street who previously addressed Council was invited by Acting Mayor Drummond to reappear before the members as it was decided by the Council that this man was injuriously affected by the proposed rezoning. Mr. Johnson said that though he realizes that he is non-conforming now, he could probably sit there for the next 20 years and continue business, but as a result of this proposed rezoning, he has been forced to relocate his business. Alderman Gunn suggested that Mr. Johnson approach the Planning Department with his problem.

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

7. REZONING REFERENCE #5/78

FROM: RESIDENTIAL DISTRICT (R5): MULTIPLE FAMILY RESIDENTIAL (RM3) AND  
GENERAL COMMERCIAL DISTRICT (C3)  
TO: SERVICE COMMERCIAL DISTRICT (C4)

Lots 23 & 24, Blk. 2, D.L. 30, Plan 3036; Lot 81, D.L. 30, Plan 30406

7246 Fulton Avenue, 7411 Edmonds Street, 7410 Vista Crescent - located on the corner of Edmonds Street and Fulton Avenue near Richmond Park and the Eastburn Community Facility site.

The applicant requests rezoning in order to construct a two storey recreation building containing a bowling alley and concession on the ground floor, and a roller skating rink with related services on the second level. The applicant intends to provide underground parking.

John Schroeder, of Cooper, Tanner, Schroeder and Associates then addressed members of Council regarding this rezoning application. Mr. Schroeder advised Council that the proposed facility will be a two storey building containing 15,000 square feet. The first floor will consist of a 20 lane bowling alley and the second floor will be a rollerskating rink with several service facilities.

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In response to a question from Council, Mr. Schroeder advised that the roller rink would accommodate up to 100 individuals. The parking will be all underground and will accommodate 98 automobiles.

Mr. R.J. Smith, Parks and Recreation Commission Chairman, addressed the members of Council and spoke in support of the proposed rezoning. The Parks Commission along with the Eastburn Neighbourhood Improvement Program Officials felt that the proposal was excellent and encouraged Council to support this rezoning.

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 owner of one of the apartment blocks in the adjacent area. This apartment block is Fulton Court at 7150 Fulton Avenue. Mr. Lowes presented a petition to the Municipal Clerk containing the signatures of 132 tenants of the apartment blocks in the Fulton Avenue area. This petition was against the proposed rezoning. Mr. Lowes informed the Council members that the main concern of the owners of the apartment blocks is financial in nature. They felt that if this facility were allowed to be built and the value of the property on which the apartment blocks sit would be devalued and the attractiveness of the apartment would be decreased. In addition, the owners felt that they would not be able to obtain the type of tenants that are now in these buildings, that is business men and elderly people. Tenants were concerned that the proposed new facility would increase noise and vandalism in the area.

In response to a question from Alderman Gunn, Mr. Lowes stated that the concern for traffic in the area would be foot traffic rather than vehicular traffic.

Alderman Lewarne informed Mr. Lowes that the proposed site is in a partial C3 Zone and as such, many establishments could be built there legally that would perhaps create greater concern among the tenants than the proposed development.

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

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN RANDALL:


"THAT this Public Hearing be now terminated."

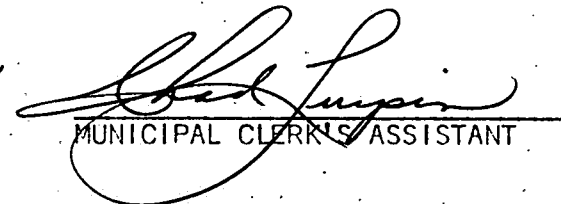
CARRIED UNANIMOUSLY

The Public Hearing terminated at 22:35 h.

Confirmed:

Certified Correct:

  
ACTING MAYOR

  
MUNICIPAL CLERK'S ASSISTANT

CT/md