

1978 NOVEMBER 21

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1978 November 21 at 19:30 h.

PRESENT Mayor T.W. Constable, In the Chair
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman B.M. Gunn
Alderman D.A. Lawson
Alderman W.A. Lewarne

ABSENT: Alderman G.D. Ast
Alderman D.M. Mercier
Alderman F.G. Randall

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. A.L. Parr, Director of Planning
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 #55A/73

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

Easterly portion of Lot 114, District Lot 130, Plan 47649

6150 Lougheed Highway - located on the south side of Lougheed Highway between Holdom Avenue and Kingsland Drive.

The applicant is requesting an amendment to the original Comprehensive Development zoning in order to permit a truck sales dealership with provision for outside display of new and rebuilt trucks on a portion of this site.

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

2. Rezoning Reference #15/78

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

Parcel "B" Ref. Plan 4142 except N. 132', Block 11, District Lot 79, Plan 536; N. 132' of Parcel "B" Ref. Pl. 4142, Block 11, District Lot 79, Plan 536; Parcel "C" Ref. Pl. 4676, Block 11, District Lot 79, Plan 536.

3837, 3903 and 3937 Norland Avenue - located within the Central Administrative Area on the south-west corner of Sprott Street and Norland Avenue.

The applicant wishes to rezone the site to Comprehensive Development in order to build a church and related educational facilities.

Mrs. Annie S. Charuk, 5946 Sprott Street, then addressed the members of Council and advised that she was under the impression that when the abutting owners came to a Hearing they would be advised as to exactly what is proposed for the subject property. Mrs. Charuk stated that she did not know what was proposed for the area and had only received a letter from the Municipality advising of the time and date of the Hearing but did not receive information providing details with respect to the proposed development.

The Mayor then advised Mrs. Charuk of the purpose of the Public Hearing and indicated that should she have required more information, the Planning Department would have been pleased to assist her. A discussion then ensued regarding the procedures used in notifying abutting owners of a rezoning application.

Mr. David J. King, 5976 Spratt Street, then addressed the Members of Council and advised that he did indeed receive the letter advising of the Public Hearing but did not receive a copy of the Planner's report. Mr. King's property is immediately adjacent to the subject property under consideration for rezoning.

Reverend Gordon MacDonald, 3415 Douglas Road, then addressed the Members of Council and advised that he is the Pastor of Calvery Temple and he has made application for this rezoning on behalf of the Church. Reverend MacDonald stated that the proposal calls for Phase Development in three phases. The first phase being the sanctuary and educational wing, the second phase being a second educational wing, and the third phase being another additional sanctuary. The complex would be built over a period of years, depending on the growth factor of the congregation.

Mr. Larry Doyle, of Hamilton, Doyle and Associates, Suite 801, 1550 Alberni Street, Vancouver, then addressed the Members of Council and advised that he was the project architect for the proposed complex. Mr. Doyle explained to the Members of Council that the project was to be completed in three stages and indicated to the Members of Council by use of a model, which stages are planned for early development and those which will come at some time in the future. When the third phase is built the Church will have a seating capacity of approximately 1250. The parking facilities for each stage of the development meet the requirements of the Burnaby Zoning By-law. The roof material that will be used in the development will be non-combustible and will have the appearance of a shake roof. A complex of this size has to be built totally fire proof, without any wood products that would burn. In response to questions from Council expressing a concern regarding the allocation of only 127 parking spaces for a complex that if full to capacity, would hold approximately 2000 people, Mr. Doyle advised that the applicant will provide the Municipality with a letter of undertaking stating that all phases of the development will not be in use simultaneously as the people that are in the Church will be the same people that will be using the Sunda School. In addition, in reply to Council's concern regarding the parking, Reverend MacDonald advised that the congregation is also concerned with the parking problems. The Church at present, has two buses, one which seats 56 people and the second bus which seats 66 people, and a small van that currently is being used to transport people to the Church. The Church is family oriented and with the use of the congregation buses, the 127 parking spaces, and the public transit system, there should be no problem with respect to parking. The present congregation numbers approximately 150 to 175 people.

Mrs. Annie S. Charuk, 5946 Spratt Street, then addressed Members of Council again and expressed three major concerns she has after having listened to the plans for the proposed development. These concerns were as follows:

1. A parking problem may be created and should Norland Street be closed in the future, there would be no direct public transit service into the area.
2. If there are only 127 parking spaces, why are there two accesses to the parking area? One from Spratt Street and one from Norland Street. Mrs. Charuk felt that the Spratt Street access would be unnecessary.
3. What will happen to her property and that of her neighbours once the Church has been built? Will their property still be required for development of institutional projects? Is there enough land remaining on which to build future institutional developments? Mrs. Charuk and her neighbours do not wish to be boxed in and left with the situation where they will not be able to sell their property and will be forced to remain at that location surrounded by office buildings, homes for the aged, and the Church.

In response to the questions raised by Mrs. Charuk, the Director of Planning advised that the access from Sprott Street to the parking area is only temporary and once Sunset Street is constructed, one access to the Church parking lot will be from that street. The Director of Planning also advised that there is sufficient land remaining for development in that area. What form the development may take is, of course, unknown at this time.

In response to a question from Council, Mrs. Charuk indicated that she was in opposition to the proposed rezoning.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN DRUMMOND:

"THAT Rezoning Reference No. 15/78 from RESIDENTIAL DISTRICT (R4) to COMPREHENSIVE DEVELOPMENT DISTRICT (CD) being 3837, 3903 and 3937 Norland Avenue be adjourned until 18:45 h, 1978 November 27 to enable staff to fulfill the policies as laid down by Council."

CARRIED UNANIMOUSLY

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

3. Rezoning Reference #22/78

FROM: GASOLINE SERVICE STATION DISTRICT (C6)
TO: GASOLINE SERVICE STATION DISTRICT SELF-SERVE (C6A)

Portion of Lot 36, District Lot 150, Plan 36286

3720 Imperial Street - located on the southeast corner of Boundary Road and Imperial Street.

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

A letter was received from Imperial Oil Limited, the applicant, with respect to this rezoning. The text of this letter is as follows:

"Your Worship and Members of Council:

Re: Imperial Oil Rezoning Application for
3720 Imperial Street

On October 18, your Director of Planning made a recommendation to the Municipal Manager that our rezoning application be advanced to a Public Hearing which is tonight. This same recommendation stipulated that 5 prerequisites be completed before the completion of the zoning.

We wish to inform this Council and the Director of Planning that Imperial Oil concurs with the 5 requests in the Planning recommendations and will co-operate to meet these same recommendations.

Of the 5 prerequisites to rezoning, we deem the requirement for underhood safety checks and the retention of the existing Service Bays as being the most contentious and important. We are therefore assuring this Council that the Service Bays will be retained. We are also informing this Council that in co-operation with our long term Esso dealer, Mr. George Janzen, we have sent the Director of Planning a letter of commitment assuring him that we will meet and continue to meet the servicing requirements he recommended. A copy of this letter is attached to this report.

Respectfully yours,

IMPERIAL OIL LIMITED

S.A. Ruocco

Sr. Accounts Executive"

Mr. J.W. Strong, 3721 Dubois Street, then addressed Members of Council and expressed two concerns with respect to the subject property. Mr. Strong wished to know the proposed hours of operation should the facility become a self-serve gas station. In addition, Mr. Strong expressed a concern over the subject of trucks parking on the service station parking lot at present.

The Director of Planning advised Mr. Strong that the parking of vehicles on a service station site is not a permitted use under the requirements of the Burnaby Zoning By-law.

Members of Council expressed concern that the recommendation contained within the report of the Director of Planning and indicated by the letter "e" are not being met by the developer. The following is the prerequisite in question:

- e) A letter of undertaking from the applicant outlining the provisions being made for the motoring public to gain assistance with under-hood or other checks as outlined in Section 3.5, in addition to the retention of existing service bays for repairs; with the understanding that this condition is to apply to future operators as well as current operators of the facility.

Mr. S.A. Ruocco, Senior Accounts Executive, Imperial Oil Limited, 475 West Georgia Street, Vancouver, B.C., then addressed the Members of Council and indicated that he was not in agreement with the statement that Imperial Oil were not complying with the previously mentioned prerequisite. Mr. Ruocco referred to a letter of 1978 November 06 addressed to the Director of Planning from Imperial Oil Limited which contained the following paragraph:

"In conclusion, where we maintain service bays, it is the intention of Imperial Oil Limited to provide the type of services that are suitable to the motorist by a careful selection of the dealers who lease Imperial Esso Service Stations."

Mr. Ruocco felt that this paragraph in effect, complied with the prerequisite as indicated in the Director of Planning's report. The present hours of operation of the service station are 07:00 h to 21:00 h and the proposed hours if the service station becomes a self-serve facility will be 07:00 h to 23:00 h.

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

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN DRUMMOND:

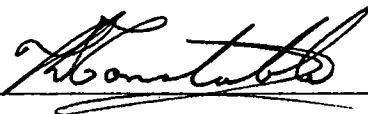
"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing was terminated at 21:05 h.

Confirmed:

MAYOR



Certified Correct:

MUNICIPAL CLERK'S ASSISTANT

