

1979 JULY 17

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1979 July 17 at 19:30 h.

- PRESENT: Mayor T.W. Constable, In the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman W.A. Lewarne
Alderman F.G. Randall
- ABSENT: Alderman B.M. Gunn
Alderman D.M. Mercier
- STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. D.G. Stenson, Assistant Director - Current Planning
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. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (AMENDED CD)

Rezoning Reference #62/75E

Lot 43, D.L. 70, Plan 55092

4510 Still Creek Avenue - located in the area northeast of the intersection of Willingdon Avenue and the Trans Canada Highway. The site is bounded by Willingdon Avenue on the West, Still Creek Avenue on the North and Still Creek on the South.

The applicant requests rezoning in order to construct one office building of 3,425.9 m² (34,605 sq.ft.) in accordance with the land use pattern in the Community Plan guideline for Eastbrook Executive Park.

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

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #31/76A

Lots 40 and 41, D.L. 70, Plan 51755

4405 Norfolk Street and 4370 Dominion Street - located in the area bounded by Willingdon Avenue on the East, Summer Avenue on the West, Dominion Street on the North and Norfolk Street on the South.

The applicant requests rezoning in order to construct a three-storey office building with central skylight-covered atrium.

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

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

3. FROM GENERAL COMMERCIAL DISTRICT (C3) AND RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Rezoning Reference #38/77A

Lot 20, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Pcl. "A", Expl. Pl. 12916 of Lot 19, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 19 exc. W. 18.75' Expl. Pl. 12916 and exc. E. 9", Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 18 W $\frac{1}{2}$ & 19 E. 9", Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 18 E $\frac{1}{2}$, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 17, 16, 15, Blk. 8, D.L. 116 N $\frac{1}{2}$ Plan 1236; Lot 14 exc. Sketch 9453, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Pcl. "A" Expl. Pl. 9453, S.D. 13 & 14, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 13 E $\frac{1}{2}$, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 12, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 11, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lots 1, 2, 3, 4 and 5, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 6, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 7, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 8, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 9, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 10, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236.

3703/07/09/13/19/21/31/55/57/63/65/85/91 East Hastings Street; 310 Boundary Road; 3706/24/34/36/56/66/76/86 Albert Street; and 311 Esmond Avenue - located in the area bounded by Boundary Road on the West, Esmond Avenue on the East, Hastings Street on the South and Albert Street on the North.

The applicant has requested rezoning to permit construction of a large, mixed-use development consisting of C3-type retail and office commercial space on Hastings Street with two high rise apartment towers based upon RM5 guidelines.

Mr. Ronald Howard, a member of the firm of Barclay McLeod & Ronald Howard Architects then addressed the members of Council and advised that he was representing the applicant, Bosa Bros. Construction Ltd. Mr. Howard advised that the developers were proposing a three acre development bounded by Albert Street on the north, Esmond Avenue on the east, Hastings Street on the south and Boundary Road on the west. This Comprehensive Development involves two point block apartment towers which will sit on a completely landscaped base which is essentially flush with Albert Street. Below that base will be located the underground parking and the commercial area. Site coverage for the proposed residential development is 15 percent and would provide a general open effect for the area. The residential area will be approximately 290,000 square feet with two buildings and the commercial and office component will occupy approximately 41,000 square feet on two and one-half floors. The approximate height of the towers is 174 feet and comprised of a 19 storey building and a 21 storey building. There are currently 565 parking spaces planned. This is approximately 1.5 spaces for each apartment unit and 1 space for each 500 square feet of commercial area. The parking itself is either completely underground or there is a very modest amount of parking for visitors on the landscaped deck. Better than half the vehicles will enter the underground parking area from Boundary Road with the remaining entrance located on Albert Street. The design has been prepared in such a way as to provide a very open effect for those residents on the north side of Albert Street who will be directly adjacent to the proposed development. All the houses along Albert Street will be higher than the plaza level of the proposed development.

In response to a question from Council Mr. Howard advised that the cost of the parking will be included in the rent for the residential units. In response to a further question from Council Mr. Howard advised that the plaza level parking will consist of 28 spaces and access and egress will be from either Boundary Road or Esmond Avenue. The underground parking will consist of an access and egress from Boundary Road for approximately 321 cars and an additional access and egress for the underground parking will be located approximately 100 feet from Boundary Road on Albert Street and will accomodate approximately 222 automobiles.

Mr. Kenneth S. Shearman, 225 N. Carleton Avenue, Burnaby, B.C. then addressed the members of Council and advised that he was Co-Chairman of the Burnaby/Vancouver Heights Citizens' Association. Mr. Shearman advised that there were three aspects of this proposal that were of concern to both himself and the Association he represents. Mr. Shearman requested that this application be tabled for the following three reasons:

1. The citizens of Burnaby deserve a two or three month period in which they may prepare briefs to present to members of Council.
2. The notification of the Public Hearing and rezoning proposal was mailed to all occupiers, owners and abutting owners within 100 feet of the proposed development. The shadow that will be cast by the twin towers will have an effect on residents further away than 100 feet.
3. The major concern is with the traffic problems that currently exist in the area and what affect the new proposal will have on the traffic. The Transportation Committee of The Corporation of the District of Burnaby has indicated in a report presented in June of 1979 that Hastings Street is already carrying 90% capacity at peak periods.

Mrs. Jessie Walsh, 270 Boundary Road, Burnaby, B.C. then addressed members of Council and advised that she wished to ask one question. Would not the members of Council protest if this proposed development was planned for the property adjacent to their homes?

Mr. Kenneth T. Mabbutt, 3836 Pandora Street, Burnaby, B.C. then addressed the members of Council and advised that his property was approximately one block from the proposed development. Mr. Mabbutt wished to take issue with statements made by Mr. Howard with respect to the traffic on Boundary Road near the entrance of the proposed underground parking area. Mr. Mabbutt advised that traffic in the area of Boundary Road and Hastings Street and along Albert Street is already intolerable at certain times of the day. Mr. Mabbutt felt that because of the size of the proposed development the underground parking would not be used late at night if single women would be forced to walk considerable distance underground. These people will undoubtedly park on the street. Mr. Mabbutt did not feel that the area of Boundary Road between Hastings Street and Albert Street could handle the additional traffic that will result from the major apartment development. He was also concerned with the great increase in population density that will occur in the primarily residential area.

Ms. Pauline Mudrakoff representing the owners of the property at 3743 Albert Street and also the owner of 3765 Albert Street, then addressed the members of Council and advised that she was in possession of the 1969 Apartment Study for the area and felt that changes had not been made to update the plans with respect to traffic, parking and possible effects on the entire neighbourhood. The Planning Department are still thinking in terms of a decade ago with respect to these matters. Ms. Mudrakoff with the aid of a slide projector illustrated to members of the Council current parking problems that are now occurring on streets in Burnaby where developments have been allowed to proceed. Specific reference was made to the Lougheed and Beta area where parking problems are now acute. Ms. Mudrakoff also referred to an article that appeared in the 1979 July 10 edition of the Vancouver Sun written by columnist Allan Fotheringham concerning the construction of towers. Slides were then shown of projects located in the Lower Mainland that would be suitable for this area.

Ms. Carolyn Stenner, 3717 Albert Street, Burnaby, B.C. then addressed members of Council and advised that she was very much opposed to this particular development. She was very concerned with the impact this would have on the skyline of the area and the shadows that would be cast from the two high rise towers. The impact of more people in the area would also have a detrimental effect. Ms. Stenner requested that studies be made with respect to air and noise pollution that will result, the accident record on the corner of Boundary and Albert and the effect the increase in density will have on the area. Ms. Stenner advised that she was not opposed to some form of development on the property but certainly not on the scale that is proposed.

Mr. Barry Dean, 3746 Cambridge Street, Burnaby, B.C. then addressed the members of Council and advised that he was in opposition to the proposed development. Mr. Dean referred to the Agenda of the Council Meeting held on 1979 July 16 with respect to a report on "Residential Occupancy Standards" and suggested that the recommendations as contained in the report have a direct impact on this proposed development. Mr. Dean felt that further studies need to be conducted with respect to this proposed development.

In response to questions from Council Mr. Dean advised that he would much sooner see a three storey apartment development in keeping with the RM3 zoning requirements. His main concerns with the proposed development are with the shadow that will be cast, the destruction of view, traffic and the increase in population density.

In response to a question from Council the Assistant Director - Current Planning advised that if the property were to be developed under the RM2 or RM3 guidelines as stated in the by-law the percentage of site coverage would be 40 to 45 percent where as this proposed residential development will occupy approximately 15% of the site coverage.

Ms. Percilla Groves, 10 S. Boundary Road, Burnaby, B.C. then addressed members of Council and questioned what social impact the development would have on the neighbourhood. It has been her observation that when high rise development is put into an area the people who currently reside in that area tend to sell their homes and move away. Ms. Groves did not know what Burnaby considered to be a reasonable number of vehicles on a residential street during a one day period but the Corporation of Burnaby has made a count of 3,271 vehicles on Albert Street in that period where Vancouver recommends that a residential street should not exceed between 900 to 1,200 vehicles per day. This means that the volume along Albert Street is already three times what is an acceptable level. Ms. Groves advised that the current traffic count on Boundary Road in a southerly direction is 764 vehicles between the hours of 7:00 and 8:00 h. The traffic count north along Boundary Road in the same period of time is 163 vehicles per hour. Ms. Groves also questioned as to how far the shadow would reach during the longest and shortest days of the year. Ms. Groves commented that the members of Council still have a chance to retain Burnaby as an area for people.

Mr. Michael W. Delesalle, 3756 Pandora Street, Burnaby, B.C. then addressed members of Council and asked the following questions with respect to the Planning Department report:

1. The Planning report refers to the gateway to Burnaby. Does Burnaby want 25 storey gateways?
2. Exactly what type of influence does the Planning Department wish to create on subsequent development along Hastings Street including the nearby Hastings Street urban renewal area? Is this the precedent needed to build more and more high rise buildings in the 3800 and 3900 blocks of Hastings Street.
3. Does the Burnaby Heights community end at Boundary Road? If not, then why should our outdated community plan, zoning restrictions and civic planning end at Boundary Road. Vancouver has not had any problems attracting very good development with reasonable height and density restrictions.

Mr. Delesalle continued noting that the nearby Pacific National Exhibition grounds, with Empire Stadium and the Pacific Coliseum, lie three blocks west of the site and exert some influence in the area particularly in view of the nearby recreational possibilities and the influence of traffic and parking on the local streets. Mr. Delesalle also expressed concern over the traffic problems that may be created, the vehicular access to the site and the number of parking spaces required. In closing, Mr. Delesalle suggested that Burnaby build a quality mixed-use, three or four storey structure, that considers the quality of life issues which the proposed project seems to affect. There is no reason why Burnaby's building code should be so free as to allow excessive height and density limitations. Mr. Delesalle then presented the Deputy Municipal Clerk with copies of his presentation to be distributed to the members of Council.

Mr. Murray N. McMillan, 3735 Albert Street, Burnaby, B.C. then addressed the members of Council and advised that he was in opposition to the proposed development. Mr. McMillan's concerns were the detrimental effect that the proposed development will have on his property value and also the affect the new development will have on the parking in the area. Currently the residents in the area have to park several blocks from their home when an event is being held at the P.N.E. grounds. Mr. McMillan questioned whether or not restricted parking could be initiated for the area.

Ms. Anne L. Smith, 3785 Oxford Street, Burnaby, then addressed members of Council and advised that she was opposed to this development. Ms. Smith can currently view the Seton Villa high rise located in the area and does not want to look out upon two additional towers that would be very visible from the front of her home. Ms. Smith did not feel that Council should rezone the area to allow high rise development.

Mr. James Kozak, 324 Boundary Road, Burnaby, then addressed members of Council and advised that consideration should be given to the people south of Hastings Street. Both the people in Vancouver and Burnaby should attempt to construct developments that would complement each other. Mr. Kozak requested that a decision with respect to this proposed development be tabled until some time in the fall.

Mr. Robert B. Helter, 3746 Triumph Street, Burnaby then addressed the members of Council and advised that he was concerned with the landscaping for the proposed development. In addition, Mr. Helter wished to know what facilities were planned for the children residing in the apartment towers.

In response to the questions asked by Mr. Helter, Mr. Frederick Brooks the landscape architect for the proposed development advised that \$350,000.00 would be a minimum estimate for the proposed landscaping. Mr. Brooks also indicated on the maps of the facility where the areas for children are planned and what facilities will be included. Mr. Helter also stated that he currently has to park a block or so away from his home when he returns from work many evenings. The parking in the area is a real problem now and the proposed development would just add to the unsatisfactory situation.

Ms. Ann Fretenburg, 3791 Albert Street, Burnaby then addressed members of Council and advised that she was concerned with the parking for the commercial facilities. Ms. Fretenburg also wished to know whether there was visitor parking included in the underground parking facility that is planned. Ms. Fretenburg is very opposed to the construction of the two towers however would not be opposed to a smaller development.

In response to a question from Ms. Fretenburg, Mr. Bosa, the developer, advised that the underground parking facility would be controlled by a remote control security system.

Mr. Julian Lewis, 3747 Yale Street, Burnaby then addressed members of Council and requested that any decisions with respect to this proposal be delayed until such time as he could make proper presentation. Mr. Lewis had just returned from several years overseas and was upset to learn of several proposals for the area. Mr. Lewis wished time to prepare a submission containing his opposition to the proposed development.

Mr. Burk Hoffmiester, 81 S. Boundary Road, Vancouver then addressed members of Council and advised that he was in opposition to this type of development. Mr. Hoffmiester was very concerned with the parking problems in the area and the increased traffic that is occurring in the area. Mr. Hoffmiester was also concerned with the access of delivery vehicles to the proposed development. Mr. Hoffmiester wished the matter tabled until Vancouver residents have an opportunity to respond to this proposal.

Mr. Donald Gillett, 90 S. Boundary Road, Burnaby, then addressed members of Council and advised that he was opposed to this development. Mr. Gillett's main concerns were with the traffic problems in the area and the expected increase in population density. Mr. Gillett also wanted to know what consideration has been given with respect to fire protection.

In response to the question from Mr. Gillett regarding fire protection the Assistant Director - Current Planning advised that all rezoning applications are submitted to the Fire Prevention Office as a matter of course. The Fire Department comment on each rezoning proposal before the development is permitted to go ahead.

Ms. Gayle Gavin, 3746 Cambridge Street, Burnaby, then addressed members of Council and requested that this Hearing be adjourned as the people in the neighbourhood have not been given adequate opportunity to know that there is even an application for rezoning going forward. Ms. Gavin expected that a large sign would be posted on the property but this did not happen on the Boundary Road side. The first notice Ms. Gavin received regarding this rezoning was a small note dropped through her letter box, at her place of residence, by a concerned neighbour a few days ago. Ms. Gavin also stated that the newspaper notice was placed in the Columbian which is not generally circulated in the area and that when she proceeded to the site to drive around she found two small signs on the Albert Street side of the development. There were also two small signs on Hastings Street. All signs on the property cannot be viewed easily. Ms. Gavin felt that there was not adequate notification given to the people in the area. This development has a greater impact in the community then to affect just those living adjacent to the proposed development. Ms. Gavin was concerned with the population density increase, the lack of parks in the immediate area, traffic problems and what are the developers prepared to give to the community. Ms. Gavin was also concerned with the compensation that will be provided for the necessary lane closure.

In response to the question by Ms. Gavin with respect to the lane closure compensation the Assistant Director - Current Planning advised that the bulk of the compensation will come in the form of a land exchange and the remaining amount of compensation to be paid by the developer to The Corporation of the District of Burnaby. This would be based on a value determined by the Land Agent who would assess the market value of the remaining portion of unopened lane allowance with the value being assessed according to the potential it would have under the adopted community plan.

Ms. Gavin stated that she is not opposed to creating more housing so people can live in our municipality but would like it to be done in a way that people would have a humane environment in which to live and that includes people who live in the surrounding area.

Mr. Wayne Taylor, 3619 Pandora Street, Vancouver, then addressed members of Council and asked if it was correct that only those within 100 feet of the proposed development receive notification. Mr. Taylor advised that this proposed development would greatly influence residents of Vancouver and they should be notified of the proposed development along with the residents of Burnaby. Mr. Taylor requested that this Public Hearing be delayed until input could be received from a wider area including both residents in Burnaby and Vancouver.

Ms. Pauline Mudrakoff presented a petition to the Members of Council containing the signatures of 171 of the area residents. The petition stated:

"We, the undersigned, are opposed to this construction of the double high rise complex on the 3700 Block Albert Street, Burnaby."

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT this rezoning application 'Rezoning Reference #38/77A' be adjourned to a special Public Hearing to be held during the third week of 1979 September."

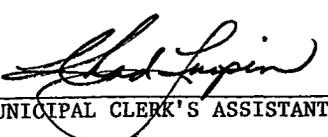
CARRIED UNANIMOUSLY

The Public Hearing was adjourned at 22:09 h

Confirmed:

Certified Correct:


MAYOR


MUNICIPAL CLERK'S ASSISTANT