

1979 JUNE 19

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., on Tuesday, 1979 June 19 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 B.M. Gunn
Alderman D.A. Lawson
Alderman W.A. Lewarne
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, Planner I
Mr. James Hudson, Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

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

1. FROM GASOLINE SERVICE STATION DISTRICT (C6) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Rezoning Reference #10/79

Lots 1 and 2, D.L. 206, Ex. Pl. 215900, Block 5, S.D. 1, Plan 1379

6979 East Hastings Street - located on the north side of East Hastings Street adjacent to Westridge Park.

The applicant has requested rezoning in order to construct a medical and professional office building.

Mr. Richard Bembem, a member of the firm of Bembem and Kuzych, 5349 Imperial Street, Burnaby, then addressed the members of Council and advised that he was representing the applicant, Barnes Ventures Limited. Mr. Bembem advised that he was in attendance tonight primarily to answer any questions that may arise. He provided members with a brief description of the proposal which included a drawing of the conceptual plan for the proposed professional office building. Mr. Bembem advised that the need for this type of facility has been researched and it was discovered that the nearest Medical Service Building was approximately one and one-half miles from the subject site.

In response to a question from Council, the Director of Planning advised that the question of the location of the access to the proposed development would have to be approved by the Provincial Department of Highways. The Planning Department has been in contact with the Department of Highways and received no objection with the present plans for access to the parking area adjoining the professional office building.

At the request of Council, the Director of Planning advised that he would contact the Department of Highways and discuss the proposed location of the access to the site and report back to Council the results of this discussion.

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

2. FROM TRUCK TERMINAL DISTRICT (M6) TO GENERAL INDUSTRIAL DISTRICT (M2)

Rezoning Reference #12/79

Westerly portion of Rem. 6, D.L. 125, Plan 3782

5173 Still Creek Avenue - located west of Douglas Road on the north side of Still Creek Avenue.

The Municipality has requested rezoning in order to create an appropriate site that is intended to be sold by public tender and developed for M2 Industrial purposes.

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

3. FROM SMALL HOLDINGS (A2) AND RESIDENTIAL DISTRICT (R2) TO PARK AND PUBLIC USE DISTRICT (P3)

Rezoning Reference #13/79

Lot 161, D.L. 138, Plan 56803

West of 7710 Aubrey Street - situated on the southwest side of Burnaby Mountain near the intersection of the Aubrey Street and Belmont Avenue road.

The Municipality has requested the rezoning in order to bring the subject site into conformity with the adjacent P3 zoned lands as a further step towards the implementation of the Burnaby Mountain Conservation Area.

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

4. FROM RESIDENTIAL DISTRICT (R5) TO PARKING DISTRICT (P8)

Rezoning Reference #14/79

Lot 1, Block 5, D.L. 116, Plan 1256

4000 Albert Street - southeast corner lot at Macdonald Avenue and Albert Street.

The applicant is requesting that the subject property be rezoned to permit creation of a parking lot on the site. The proposed parking area would serve the applicant's existing commercial development on Hastings Street to the southeast of the site.

Cecil F. Roberts, representing Mr. W.G. Switzer, the owner of the subject property, then addressed members of Council and advised that Mr. Switzer owned several properties in the immediate area which are currently used for commercial activities. Mr. Roberts advised that Mr. Switzer has been thwarted by the Planning Department in his attempt to obtain and develop property in this area. The current area falls within a residential zone (R5) and the Planning Department will recommend against any development in the area, even if it conforms to the R5 guidelines, unless the proposed development conforms with the community plan guidelines for the area.

In response to a question from Council, the Director of Planning advised that there are no separate conditions with respect to this application as the applicant will simply be required to comply with the guidelines as specified in the Burnaby Zoning By-law Parking District (P8) designation.

Mr. John Hepburn, 4000 Albert Street, then addressed members of Council and advised that he currently resides in the home situated on the subject property. He rents the home from Mr. Switzer and does not wish to relocate. It is for this reason that Mr. Hepburn opposes the rezoning application.

Mr. Alf G. Phillips, 3845 Pandora Street, then addressed the members of Council and advised that he was the owner of the property at 4040 Albert Street and questioned whether the creation of a parking lot at the proposed location would devalue the adjacent properties. Mr. Phillip's property at 4040 Albert Street is four properties from the proposed site on the same side of Albert Street.

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

5. FROM RESIDENTIAL DISTRICT (R5) TO LIGHT INDUSTRIAL DISTRICT (M5)

Rezoning Reference #16/79

Lot 10 exc. W. 100', Block "J", D.L. 96, Plan 3907; Lot 11 East Pt., Block "J", D.L. 96, Plan 3907

7349 and 7369 Griffiths Avenue - located at the southwest corner of Griffiths Avenue and Beresford Street.

The applicant has requested rezoning in order to construct a multi-unit warehouse facility.

Mr. Patrick F. Power, 7370 Griffiths Avenue, then addressed the members of Council and advised that he was very much opposed to this rezoning application. Mr. Power mentioned that he had contacted all those residents in the area that currently own homes and all are in agreement that they would rather see a residential home built on the proposed site rather than a warehouse. Mr. Power felt that the proposed site is one of the most beautiful residential sites in Burnaby and would be an excellent area for a new home. He also advised he was very concerned about the removal of trees that are currently located on the subject property. Mr. Power presented members of Council with four photographs of the site in question along with adjacent sites. Mr. Power's home is immediately across the street from the proposed development.

Mr. Richard Bemben, a member of the firm of Bemben and Kuzych Architects, 5349 Imperial Street, Burnaby, then addressed members of Council and advised that he was representing Mr. Sergio Poldrugovac, the owner of the subject property. Mr. Bemben advised that the retention of existing trees will be a major concern with respect to this development. He indicated that all trees that are located within the required front and side yard setbacks would be retained. The type of development planned would be very conducive with the remaining residential homes in the area. Mr. Bemben assured Council that any development he would propose would certainly take into consideration the trees, the area, and the houses in the neighbourhood.

In response to a question from Council, Mr. Bemben indicated that he would be prepared to make a commitment to The Corporation of the District of Burnaby with respect to the retention of as many trees as possible.

Upon further discussion with regard to the retention of trees, Council requested that Mr. Bemben provide the Director of Planning with a count as to the number of trees that will be retained. Council requested that this information be provided prior to the by-law being given the appropriate readings.

In response to a question from Council, the Director of Planning advised that although current plans on file call for the widening of Griffiths Street to a 46 foot standard in order to accommodate a truck route, this may be precluded by the Transportation Committee Study. However, as this is intended to be an industrial street in the future, it may be widened to 46 feet whether or not it becomes a truck route.

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

6. FROM SMALL HOLDINGS DISTRICT (A2) TO RESIDENTIAL DISTRICT (R2)

Rezoning Reference #17/79

Lot 2, D.L. 137/138, Plan 50726 and Portion of Lot 3, D.L. 137/138, Pl. 50726

1556 and 1406 Greystone Drive - located on the north side of the Burnaby Mountain Municipal Golf Course immediately adjacent to the Greystone Drive road allowance.

The Municipality has requested rezoning for the purpose of creating a single family residential subdivision based upon the R2 District regulations.

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

7. FROM RESIDENTIAL DISTRICT (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Rezoning Reference #18/79

Lot 87, D.L.s 15 and 100, Plan 51478

9151 Forest Grove Drive - located on the southern slope of Burnaby Mountain and consists of Area 2 as designated in the adopted Burnaby 200 Community Plan.

The applicant requests rezoning in order to construct fifty-five two-storey garden apartment units contained within two buildings.

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

8. FROM GASOLINE SERVICE STATION DISTRICT (C6) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Rezoning Reference #8/79

Lot 2 part of Block 2, D.L. 130, Plan 11990

5757 Lougheed Highway - located on the northeast corner of the Lougheed Highway/Holdom Avenue intersection.

The applicant has requested rezoning in order to construct a single storey retail-commercial facility with an approximate floor area of 418 m² (4,500 square feet).

Mr. Byron Aceman representing Warner Holdings Limited, the owners of the Parkcrest Shopping Centre, then addressed the members of Council and advised that Warner Holdings strongly object to the subject property being rezoning in order to allow the construction of a retail-commercial facility. Mr. Aceman sighted traffic problems, lack of parking, and the poor rental situation currently existing at the Parkcrest Shopping Centre as major reasons for opposing this rezoning application. Mr. Aceman also indicated that the proposed development is redundant and a duplication of existing services.

In response to questions from Council, the Director of Planning advised that he would again discuss the matter of the access to the proposed development with the Department of Highways and report back to Council prior to the by-law being given the appropriate readings.

Mr. Jim Alekson representing Cloverlawn Investments Limited, then addressed members of Council and advised that he wishes to make a few points with respect to the proposed development.

- The restaurant that is proposed would be a fast food outlet with only one employee required at one time.
- The food store that is proposed would be of the convenience type where a maximum of two employees would be required at any one time.
- The proposed bank may require approximately 12 employees.
- The required number of parking spaces as stipulated in the Burnaby Zoning By-law is 15 where 18 parking spaces have been provided.

Mr. Alekson also indicated that the developer is dedicating a portion of land for possible highway expansion in the future.

Mr. Robert C. Harris, 5770 East Broadway, then addressed the members of Council and advised that he, along with other abutting owners, were in attendance tonight to express their concern over the proposed development planned for the subject site. Mr. Harris indicated that parking and traffic congestion will be major problems created by this development which appears to be too large for this particular site. Mr. Harris questioned as to whether the traffic problems have been referred to the Burnaby Traffic and Safety Committee.

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

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN RANDALL:

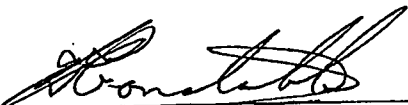
"THAT this Public Hearing be now terminated."


CARRIED UNANIMOUSLY

The Public Hearing was terminated at 20:35 h.

Confirmed:

Certified Correct:


MAYOR


MUNICIPAL CLERK'S ASSISTANT