

1980 DECEMBER 17

A Public Hearing was held in the Moscrop Junior Secondary School Gymnasium, 4433 Moscrop Street, Burnaby, B.C. on Wednesday, 1980 December 17 at 19:30 h.

PRESENT: Mayor D.M. Mercier, In the Chair
Alderman G.D. Ast
Alderman D.N. Brown
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman V.V. Stusiak

ABSENT: Alderman W.A. Lewarne
Alderman F.G. Randall

STAFF: Mr. A.L. Parr, Director of Planning
Mr. P.D. Sanderson, Planner II
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 RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD),
UTILIZING THE P5 DISTRICT REGULATIONS AS A GUIDELINE

Rezoning Reference #55/80

Lot 125, D.L. 68, Plan 47246; Lot 3 W $\frac{1}{2}$ and Lot 3 E $\frac{1}{2}$, D.L. 68, Plan 3431;
Lot 4 W $\frac{1}{2}$ and 4 E $\frac{1}{2}$, D.L. 68, Plan 3431

4010, 4062, 4072, 4086 and 4096 Canada Way - located at the southeast corner of Curle Avenue and Canada Way.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the establishment of a religious sanctuary.

Mr. Noordin K. Hirji, 7495 Rosewood Avenue, then addressed the members of Council and advised that he was the President of the Ismalia Council of British Columbia. Mr. Hirji provided a brief background of the Ismalia Community, advising that there were currently four hundred (400) Ismalia families residing within Burnaby who would be using the proposed facility as their place of Worship.

Mr. Farouk B. Verjee, M2304 - 1600 Beach Avenue, Vancouver, then addressed the members of Council and advised that he was the Secretary of the Ismalia Council of Canada. Mr. Verjee advised that he has been selected as spokesman for the Burnaby Mosque Project. The speaker advised that it would be his responsibility to answer any questions of a non-technical nature that should arise at tonight's Hearing. Mr. Verjee advised that even though the Ismalia Council received permission from the Municipal Council to proceed with their initial plans over two years ago, the Ismalia Council felt morally obliged to act upon the concerns raised by the citizens at the time of the original Public Hearing held on 1978 April 18. In the interim period the Ismalia Council have taken several major and costly steps to address these concerns. One of the major steps taken was to enlarge the existing site from the original 1.5 acres to 3.5 acres. The proposed building was originally intended to occupy 21% of the site coverage, where in the new proposal the building will only occupy 10.9% of the subject property. A great amount of additional landscaping has now been incorporated into the plans.

Mr. Bruno Freschi, 1575 W. 7th Avenue, then addressed the members of Council and advised that he was the architect for the proposed development. Mr. Freschi provided a slide presentation depicting the development from various views and advising of the details respecting the

construction of the building and surrounding landscaping. Mr. Freschi also provided several drawings and development models for viewing by those in attendance tonight.

Mr. David G. Steele, 4387 MacDonald Avenue, then addressed the members of Council and advised that the presentation by Mr. Freschi had raised two concerns; Firstly, the proposed social hall is being constructed for a capacity of 500 people, and yet only 140 parking spaces are being provided. Secondly, the trees that are being planted in order to provide a buffer will lose their leaves in the Fall and therefore will not serve the purpose they are intended to for a number of months during the winter season.

Mr. S.W. (Bill) Bell, 3849 Nithsdale Street, then addressed the members of Council and advised that he was vitally concerned with this proposal as he was a resident of the area immediately adjacent to the proposed site. Mr. Bell advised that his major concern is with the traffic problems that will be created as a result of the construction of the facility. Mr. Bell advised that the traffic is worse now than it was at the time of the original proposal. The speaker advised that he was not opposed to the idea of a facility of this nature being built within Burnaby, but objected to the planned location.

Mrs. Mary A. Gay, 4086 Nithsdale, then addressed the members of Council and advised that the area is being incorrectly rezoned. This area should continue to remain as an area where homes may be built and not institutions. The speaker indicated that people are desperate for housing and if the area were permitted to remain zoned for housing, it would be of great benefit to the small businesses located in the area. Mrs. Gay also indicated that the traffic problems in the area will be greatly increased should the proposed development proceed.

Mr. Walter Nielsen, 3815 Kincaid Street, then addressed the members of Council and advised that the mosque is a beautiful building that will attract tourists and thus add to the traffic problems in the area. Mr. Nielsen felt that the proposal could be relocated in an area where it would not disturb the homelife of the citizens of Burnaby.

Mr. Kenneth N. Morgan, 6380 - 6th Street, then addressed the members of Council and advised that he was speaking on behalf of the Directors of the Finnish Canadian Resthome Association. Mr. Morgan felt that there was a great demand for housing within the community, and it is now proposed to eliminate 3.5 acres of excellent single family housing area. The speaker was also concerned with the increased traffic and the affect it would have on the elderly citizens of the resthome. Mr. Morgan also advised that the patients occupying the intensive care wing of the Finnish Canadian Hospital will be within fifty-two feet of the proposed building. The speaker also questioned as to what guarantee the people have in the Hospital that a roadway or parking lot will not be located within the fifty-two (52) foot separation between the proposed building and the Hospital.

Mr. Frank Busst, 4040 Curle Avenue, then addressed the members of Council and advised that his major concerns were with the parking requirements for the proposed development and the increase in traffic that will result from the construction of the facility.

Mr. Kenneth S. Shearman, 225 N. Carleton Avenue, then addressed the members of Council and advised that he was representing the North Vancouver Burnaby Liberal Association. Mr. Shearman stated that the Association which he represents urges Council to grant this rezoning application in order to permit the development to proceed.

Mr. Laurie B. Feenie, 3743 Kincaid Street, then addressed the members of Council and advised that he was appearing on behalf of the North Central Burnaby Ratepayers' Association, whose members are residents within the boundaries of the #1 Freeway on the North, Moscrop Street to the South, Boundary Road to the West and Willingdon Avenue to the East. Mr. Feenie reviewed specific sections of the report of the Director of Planning expressing the concerns of the Ratepayers' Association respecting the specific items mentioned. In summary, Mr. Feenie requested that Council consider very carefully the following matters:

1. The proposed site is within Community Plan "A", Area 1, designated for institutional uses such as churches, etc. Based on the definition of churches and mosques as contained within Websters' Dictionary, it is the conclusion of the Association that this facility does not come within the definition of a church. Therefore, it cannot be accommodated within the Community Plan for the area.
2. That other religious facilities within the area are so situated as to serve the residents within such areas. This proposed facility would be serving those of the Ismalia faith from the western region, which extends as far East as Winnipeg, Manitoba.
3. The Association can expect that this facility will be used seven days a week. Early morning and early evening prayer meetings would be conducted on a daily basis. With Friday being the Sabbath Day for the Ismalia faith, it can be expected that eight hundred (800) to nine hundred (900) people will be attending the facility at this time. The parking provided will not accommodate this many people, and thus there will be an overflow of vehicles onto the surrounding streets.
4. After the Friday night services the congregation will gather around for a social evening that may last well into the early hours of the following morning.
5. Special Festivals are celebrated throughout the year that would involve a large number of attendees whose vehicles will be forced to park on the surrounding streets.
6. This mosque will become the regional centre for Western Canada and will be the centre of the groups social as well as religious activities.
7. Noise and air pollution that would result from the extra vehicular traffic. The traffic will greatly affect those individuals residing in the Finnish Canadian Resthome.

Mr. Feenie then read excerpts from three letters in connection with this rezoning application. The first letter was from the Directors of the Finnish Canadian Resthome to the Municipal Council dated 1978 April 13 expressing opposition to the original proposal. The second letter was from former M.L.A. Elwood N. Veitch to a former member of the North Central Burnaby Ratepayers' Association dated 1978 April 19, in which the author advised that he would take under consideration the matter of the increase in traffic that would be created between 3:30 h and 5:30 h if the original proposal should have proceeded. The third letter referred to by Mr. Feenie

was from the Ministry of Highways and Public Works to a former member of the North Central Burnaby Ratepayers' Association dated 1978 May 11, in which the impact the proposed development would have on the Freeway was referred to. In closing, Mr. Feenie, requested that Council consider the fact that the size of this facility far exceeds other religious facilities within the neighborhood and indeed is not the size generally accepted as the norm.

Mr. Cliff D. Rundgren, #4 - 3856 Sunset Street, then addressed the members of Council and advised that he was representing the International Brotherhood of Electrical Workers whose headquarters were located at 4220 Norland Avenue. Mr. Rundgren advised that he personally, and the organization he is representing, support the proposal as presented. The speaker, in reviewing the development along Canada Way, indicated that the use proposed is in conformance with the existing development along Canada Way.

Mrs. Lorraine A. Meltzer, 4025 Spruce Street, then addressed the members of Council and advised that she was in favour of the proposed rezoning. Mrs. Meltzer felt that it was a beautiful building and an attractive addition to Canada Way.

Mr. T.W. (Tom) Constable, 7239 Inlet Drive, then addressed the members of Council and advised that he was in full support of this development as it was in conformance with the existing Community Plan for the area.

Mr. William Popowich, 4336 Carleton Avenue, then addressed the members of Council and advised that the area at present had a unique quality of life that will be detrimentally affected by the proposed development. Some consideration has to be given to the nature of the buildings surrounding the area. The speaker was concerned with the effect the proposal would have on the resthome and hospital located within the immediate area.

Mr. Richard K. Debo, 7301 Coronada Drive, then addressed the members of Council and advised that he was in favour of the proposed development as it was consistent with development currently existing along Canada Way.

Mr. Herbert J. Nesbitt, 4445 Maplewood Crescent, then addressed the members of Council and advised that he was in opposition to the proposed rezoning and requested that a vote be taken among the citizens to determine if they are in favour or against the development proceeding.

Mr. Gilbert P. Porter, 4080 Kincaid Street, then addressed the members of the Council and advised that he was concerned with the number of people speaking tonight that did not reside in the vicinity of the development. Mr. Porter advised that the proposed development does not complement the resthome adjacent to the subject property, nor does it complement the remaining residential district. This speaker wished the subject property to remain zoned for residential development.

Mr. Henry Seifred, 3510 Kalyk Avenue, then addressed the members of Council and advised that his residence was in very close proximity to the proposed development and he was of the opinion that should the construction of the mosque proceed, it would drastically affect the residential character of the neighborhood. The speaker also mentioned the unusual hours of worship and the affect this would have on the noise and traffic in the area. Mr. Seifred requested that a more appropriate open site be found for the location of the mosque.

A letter dated 1980 December 11, was received from E.N. McLean, Vice-President, Quadrant Development Limited, Suite 309, 6411 Buswell Street, Richmond, advising that, as owners of the adjacent property to the west on Canada Way, they have no objection to the proposed use of the property for a religious center.

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An undated letter was received from Dr. Daniel McDonald, 4580 Harken Street, expressing the writer's support of the rezoning application.

A letter dated 1980 December 09 was received from John P. Lauener, Cassady, Insley, Cassady & Lauener, Barristers and Solicitors, #330 - 522 Seventh Street, New Westminster, conveying the writer's sincere endorsement of the Imami Ismailia Community and the proposed Burnaby mosque.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:


"THAT this Public Hearing relating to Rezoning Reference #55/80 be now terminated."

CARRIED UNANIMOUSLY

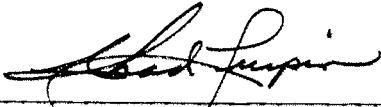
The Public Hearing terminated at 21:15h.

Confirmed:

Certified Correct



MAYOR



MUNICIPAL CLERK'S ASSISTANT

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BYLAW AMENDMENTS

PUBLIC HEARING

The Council of The Corporation of the District of Burnaby hereby gives notice that it will hold a Public Hearing on

WEDNESDAY, 1980 DECEMBER 17 at 19:30 h

in the Moscrop Junior Secondary School Gymnasium, 4433 Moscrop Street, Burnaby, B.C. to receive representations in connection with the following proposed amendment to "Burnaby Zoning Bylaw 1965":

1. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD),
UTILIZING THE P5 DISTRICT REGULATIONS AS A GUIDELINE

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1980" - BYLAW NO. 7616

Rezoning Reference #55/80

Lot 125, D.L. 68, Plan 47246; Lot 3 W $\frac{1}{2}$ and Lot 3 E $\frac{1}{2}$, D.L. 68, Plan 3431;
Lot 4 W $\frac{1}{2}$ and 4 E $\frac{1}{2}$, D.L. 68, Plan 3431

4010, 4062, 4072, 4086 and 4096 Canada Way - located at the southeast corner of Curle Avenue and Canada Way.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the establishment of a religious sanctuary.

All persons who deem their interest in property affected by the proposed bylaw and wish to register an opinion may appear in person, by attorney or by petition at the said Hearing.

A copy of the proposed bylaw may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1980 November 28 at 12:00 h up to 16:30 h on Wednesday, 1980 December 17.

James Hudson
MUNICIPAL CLERK