

1980 JUNE 03

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., on Tuesday, 1980 June 03 at 19:30 h.

PRESENT: Mayor D.M. Mercier, In the Chair  
Alderman D.P. Drummond  
Alderman A.H. Emmott  
Alderman D.A. Lawson  
Alderman W.A. Lewarne  
Alderman F.G. Randall  
Alderman V.V. Stusiak

ABSENT: Alderman G.D. Ast  
Alderman D.N. Brown

STAFF: Mr. D.G. Stenson, Assistant Director-Current Planning  
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 COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM1)

Rezoning Reference #17/80

Lot 299, D.L. 6 and 56, Plan 47565

9100 Centaurus Circle - located at the intersection of Centaurus Circle and Centaurus Drive.

The applicant has initiated this rezoning to ensure development in conformity with the amended Community Plan.

Mr. Robert Davies, 3004 Carina Place, then addressed Members of Council and advised that he was the Chairman of Strata Council N.W. 65 and wished to express his support, and that of his fellow residents, for Council's proposal to rezone the subject site to permit the development of a style and type similar to the developments in the surrounding area. Mr. Davies advised that in support of Council's action, the residents of the Simon Fraser Hills area have forwarded a petition containing 961 signatures to The Honourable James R. Chabot, Minister of Lands, Parks and Housing with a copy to The Honourable William N. Vander Zalm, Minister of Municipal Affairs. Mr. Davies wished to take this opportunity to thank the Mayor and Members of Council for their concerns about the neighbourhood and their efforts to find a solution.

Mr. Stephen P. Oakes, 8909 Orion Place, then addressed the Members of Council and advised that he was a member of the Council of Strata Corporation N.W. 58 and its representative on the Simon Fraser Hills Joint Council. Mr. Oakes provided the Members of Council with a description of the area and the interest the residents have in each other and the quality of life that currently exists within Simon Fraser Village. Mr. Oakes advised of the negative aspects that a highrise tower would have on the neighbourhood and stated that 97% of the residents contacted in Simon Fraser Village were in full support of this rezoning proposal and encouraged Council to proceed.

Mr. Alan Knight, 9014 Lyra Place, then addressed the Members of Council and advised that for Council to recognize the fact that the proposed high-rise development is not in keeping with the area and to have taken appropriate action has taken a good deal of individual courage. Mr. Knight wished to thank Council for their actions and ensure them of the continued support of the area residents.

Ms. Elizabeth S. Dill, 3029 Centaurus Drive, then addressed Members of Council and advised that she was here tonight in her capacity as Chairman of the Stoney Creek Community School Advisory Council. Ms. Dill, on behalf of the Advisory Council, wished to express her appreciation to the

Burnaby Municipal Council for the consideration it has shown towards the future development of their community. Ms. Dill stated that as proponents of community education the Stoney Creek Community School Advisory Council believes that it is their responsibility, together with the school staff, agency representatives, the Parks and Recreation Department and School Board, to determine and meet the needs of the community. The Stoney Creek Community School Advisory Council has worked continually to seek and encourage community involvement in the various aspects of community living. Although the Council feels that it has met with much success over the past two years, it has realized that this is something that the Council must constantly work towards and furthermore, this function becomes increasingly difficult with an expanding population. Ms. Dill therefore urged Council to continue to take into serious consideration the concerns expressed by those citizens who live and work in Stoney Creek Community.

Mr. Frederick W. Roycroft, #202 - 8750 Centaurus Circle, then addressed the Members of Council and advised that he was representing the Norman Bethune Co-op Association.

Before making his presentation, Mr. Roycroft wished to pass on a message he had received from Mr. Svend Robinson, Member of Parliament for Burnaby, and also a member of the Norman Bethune Co-op Association, whereby Mr. Robinson wished to commend Council for their actions with respect to this rezoning proposal tonight and urged that Council continue to turn down any proposals for highrise development in the area.

Mr. Roycroft, then speaking on behalf of the Norman Bethune Co-op Association, wished to thank Council for their actions that have resulted in this rezoning proposal, which is the subject of the Public Hearing tonight. Mr. Roycroft wished to emphasize the community spirit that currently exists in the Simon Fraser Hills area and firmly believes that the construction of highrise structures will damage the existing community.

Ms. Carole Elliott, 2926 Argo Place, then addressed Members of Council and read a brief statement, the text of which is contained hereunder:

"I am here tonight to support Burnaby Municipal Council in this zoning reference 17/80. As a long time resident of this area, first in N.W. 58 and for the past two years in N.W. 313, I have seen our neighbourhood evolve into a community of people who care about each other.

Our community is attacking and solving its own problems. It did not need a whole new set of perimeters. I thank Council for realizing this. It is very encouraging to me that this Council has initiated this change, and accepted so much local input."

Mrs. Lynne Wilson, 3040 Aries Place, then addressed Members of Council and read the following letter that she and her husband had written to The Mayor and Members of Council:

"We congratulate you all on standing up for the little man against the indifference of big developers and their assault on our area. Here in Simon Fraser Hills we have had to join together to make our desires known to Council. We don't want a 21 storey highrise in our community. Why? Because we care about the quality of life in our area, the natural beauty, the pride we all take in our homes.

As a resident of Burnaby it is gratifying to see our Mayor and Council respond to the wishes of residents versus the desires of those whose only goal in utilization of the area is personal gain."

His Worship, Mayor Mercier, advised those in attendance that a special meeting of Council had been scheduled to follow tonight's Public Hearing, at which time the Members of Council would have before them "Burnaby Zoning By-law 1965, Amendment By-law No. 21, 1980", By-law No. 7515, for reconsideration and final adoption. Subsequent to the scheduling of this special meeting, The Corporation of the District of Burnaby has been served with a Supreme Court of British Columbia Order restraining the Corporation

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from adopting or approving a by-law rezoning the subject property known as 9100 Centaurus Circle, Lot 299, District Lot 6 and 56, Group 1, Plan 47565, for a period of fourteen (14) days from the date of the Court Order, being 1980 June 03. Mayor Mercier indicated that as a result of this Court Order, no action may be taken by the Members of Council for at least fourteen (14) days.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"THAT this portion of the Public Hearing relating to Rezoning Reference #17/80 be now terminated."

CARRIED UNANIMOUSLY

2. FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Rezoning Reference #18/80

Rem. Lot 294, Ex. Pl. 48533, D.L. 6 and 56, Plan 41353

9005 Centaurus Circle - the subject site is the southern portion of the land surrounded by Centaurus Circle near the intersection of Centaurus Drive.

The applicant requests rezoning in order to construct a three-storey rental apartment containing 54 units in accordance with the amended Community Plan.

Ms. Carole Elliott, 2926 Argo Place, then addressed the Members of Council and read a prepared statement, the text of which is contained hereunder:

"I have a few concerns with regard to some aspects of the proposed development covered by this application to construct a 54 suite apartment on this site. Other than those mentioned below, I find that the proposed structure in general would apparently fit into our area.

Assuming that the park adjacent to this proposal is to be developed shortly I would like to see it developed to a greater degree than just walkways and grassed areas. At a recent Parks Commission meeting in our area there appeared to be a majority opinion that there was a need for the development of a fitness circuit in our area.

The street lighting around the park area of Centaurus would appear to be inadequate and should be a priority item along with this development.

I would hope that as many of the mature trees as possible will be retained.

In the report it mentions an adjustment to the southern setback and I would like to know what this adjustment is.

What grading is involved?

What is meant by increased articulation of the building.

With today's accommodation at a premium I can see the need for the development of apartment accommodation and hope that Council will take some of the above concerns into consideration.

I thank Council for their concerns about our neighbourhood and the opportunity to express concerns about the proposal."

Mr. D.G. Stenson, Assistant Director-Current Planning, in response to the questions as presented by Ms. Elliott, advised Council that the adjustment to the southern setback refers to the setback at the extreme south of the proposed building, which will now be a minimum of 46 feet. The grading would be such that the mature trees could be retained and proper drainage adequately provided. With respect to the increased articulation of the building, as mentioned in Ms. Elliott's presentation, Mr. Stenson advised

that this pertains to the treatment and attention to detail respecting the shape and form of the exterior of the building. The building has a rather slab-like appearance and the Planning Department recently advised the developers of their concerns regarding this matter.

Mr. John Coburn, #101 - 9136 Capella Drive, then addressed the Members of Council and advised that he had concerns with respect to the parking in the area once the development is complete. Mr. Coburn offered Council three solutions which may alleviate the parking problem. Firstly, to include within the monthly accommodation rent a charge for parking; secondly, to increase the parking requirements as specified in the by-law; thirdly, to limit the on-street parking to permit holders only. The system of limiting parking to permit holders only is currently in use in the district of East York in Toronto.

Mr. Robert Davies, 3004 Carina Place, then addressed the Members of Council and advised that one solution to the traffic problems in the area may be to turn Centaurus Circle into a one way street. Mr. Davies also indicated some concern with the influx of vehicles to the commercial component of the proposed development in that there may not be enough parking spaces created to accommodate such vehicles.

Mr. E.R. Wightman, 14551 18th Avenue, Whiterock, B.C., then addressed the Members of Council and advised that he was speaking on behalf of the developers of the proposed development. Mr. Wightman advised that there was a commercial component envisioned in Phase 2 of the proposal, which would occupy approximately 2500 square feet, and be in the nature of a small convenience store. Mr. Wightman also advised that the developers have no intent of levying a parking fee as this will be incorporated right into the rent. There will be no differential in rent whether the renter owns an automobile or not. Mr. Wightman advised that they do have one major concern and that is with the articulation of the building. He advised the Members of Council that ongoing discussions have taken place between the developers and the Planning Department and it was not until very late today that they were informed of the Planning Department's concerns with respect to the articulation. The developers feel that the building is currently quite well articulated with several jogs in the building and overhanging balconies. The additional articulation that is being requested is actually going to have an economic consideration on the project that may well jeopardize it. The developers would like to build exactly what is presented, though cosmetic changes would be possible, as any changes in the articulation would result in major alterations to the parking areas, and increased floor area in all three levels of the building.

His Worship, Mayor Mercier, requested that the Director of Planning provide the Members of Council with plans that illustrate the articulation of the building as discussed at tonight's hearing.

His Worship, Mayor Mercier, also requested that the Director of Planning provide the Members of Council, when this matter next comes before Council, with information respecting the timing and notification provided the developer regarding changes in the drawings required by the Planning Department.

Dr. Colin I. Godwin, 3010 Aries Place, then addressed the Members of Council and enquired as to whether the increase in the southerly setback would reduce the setback to the north that would be adjacent to the proposed park.

In response to Dr. Godwin's question, Mr. D.G. Stenson, Assistant Director-Current Planning, advised that the setback of concern to Dr. Godwin would be approximately 27 feet.

Mr. Fred A. Ludwig, #110 - 8752 Centaurus Circle, then addressed the Members of Council and expressed the hope that the costs of the rental accommodation would be within the range of most families.

Mr. Stephen P. Oakes, 8909 Orion Place, then addressed the Members of Council and advised that Council had the support of Simon Fraser Village with respect to this rezoning proposal.

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Mr. Alan Knight, 9014 Lyra Place, then addressed the Members of Council and advised that he wished to thank them for the patience and courtesy that has been afforded the residents of the area during the past few months.

Mr. D.G. Stenson, Assistant Director-Current Planning, then provided the Members of Council and those residents in attendance with a description of the commercial aspect of the proposed development. Mr. Stenson advised that the commercial development would consist of 2,176 square feet and would be located along the east face of the building, north of the main entrance, and at the ground level of the proposed building.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN LAWSON:

"THAT this portion of the Public Hearing relating to Rezoning Reference #18/80 be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing was terminated at 20:35 h.

Confirmed:

Certified Correct:



MAYOR



MUNICIPAL CLERK'S ASSISTANT

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BY-LAW AMENDMENTS

PUBLIC HEARING

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

TUESDAY, 1980 JUNE 03 at 19:30 h

in the Municipal Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2 to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

1. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM1) "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 21, 1980" - BY-LAW 7515

Rezoning Reference #17/80

Lot 299, D.L. 6 and 56, Plan 47565

9100 Centaurus Circle - located at the intersection of Centaurus Circle and Centaurus Drive.

*The applicant has initiated this rezoning to ensure development in conformity with the amended Community Plan.*

2. FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 22, 1980" - BY-LAW 7516

Rezoning Reference #18/80

Rem. Lot 294, Ex. Pl. 48533, D.L.'s 6 and 56, Plan 41353

9005 Centaurus Circle - the subject site is the southern portion of the land surrounded by Centaurus Circle near the intersection of Centaurus Drive.

*The applicant requests rezoning in order to construct a three-storey rental apartment containing 54 units in accordance with the amended Community Plan.*

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

A copy of the proposed by-law may be inspected at the office of the undersigned any time between 08:30 h and 16:30 h, Monday to Friday inclusive (excepting Public Holidays) up to 16:30 h on Tuesday, 1980 June 03.

James Hudson  
MUNICIPAL CLERK