

1983 FEBRUARY 22

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1983 February 22 at 19:30 h.

PRESENT: Mayor W.A. Lewarne (In the Chair)  
Alderman D.N. Brown  
Alderman D.P. Drummond (19:36 h)  
Alderman D.A. Lawson  
Alderman G.H.F. McLean (19:37 h)  
Alderman E. Nikolai  
Alderman V.V. Stusiak

ABSENT: Alderman T.W. Constable  
Alderman A.H. Emmott

STAFF: Mr. D.G. Stenson, Assistant Director, Current Planning  
Mr. R.D. Seath, 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 (CD), BASED ON THE RMI AND BURNABY 200 COMMUNITY PLAN GUIDELINES

Rezoning Reference #23/82A

Lot 90, D.L. 100, Plan 51478

9252 Ash Grove Crescent - located on the south slope of Burnaby Mountain and consists of Enclave 3 of the Burnaby 200 Plan.

The intent of the proposed bylaw is to rezone the land to permit a minor increase in the floor area of 36 townhouse units to be developed on this site.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 9252 Ash Grove Crescent from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD), based on the RMI and Burnaby 200 Community Plan Guidelines.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #23/82A be now terminated."

CARRIED UNANIMOUSLY

2. FROM GASOLINE SERVICE STATION DISTRICT (C6a) TO GASOLINE SERVICE STATION DISTRICT (C6b)

Rezoning Reference #59/82

Parcel "B", Ref. Plan 59875, D.L. 121

975 Willingdon Avenue - located on the northwest corner of Willingdon Avenue and Parker Street.

The intent of the proposed bylaw is to rezone the land to establish a convenience grocery store facility in combination with the existing gas station.

Mr. Claude S. Hazle, Manager, Property Division, Mohawk Oil Company Limited, Suite 325, 6400 Roberts Street, then addressed the members of Council and advised that he was present this evening to answer any questions concerning this rezoning application.

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In response to a question from a member of Council, Mr. Hazle advised that he was in favour of this rezoning application.

A letter was received from J. Fazackerley, 4509 Parker Street, dated 1983 February 21, objecting to this rezoning application.

A letter was received from N.H. and K.N. Clark, 4514 Venables Street, dated 1983 February 22, objecting to this rezoning application.

19:36 h ALDERMAN DRUMMOND ENTERED THE COUNCIL CHAMBER AND TOOK HIS PLACE AT THE COUNCIL TABLE.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 975 Willingdon Avenue from Gasoline Service Station District (C6a) to Gasoline Service Station District (C6b).

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 #59/82 be now terminated."

CARRIED UNANIMOUSLY

19:37 h ALDERMAN McLEAN ENTERED THE COUNCIL CHAMBER AND TOOK HIS PLACE AT THE COUNCIL TABLE.

3. FROM SERVICE COMMERCIAL DISTRICT (C4) TO GASOLINE SERVICE STATION DISTRICT (C6b)

Rezoning Reference #60/82

Lot 60, Expl. Plan 31337, D.L. 153, Plan 26311

4620 Kingsway - located at the southeast corner of the Kingsway/Silver Avenue intersection.

The intent of the proposed bylaw is to rezone the land to convert the existing full-serve gas station to a self-serve facility.

This rezoning application was withdrawn by the applicant on 1983 February 08.

4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #61/82

Lot 7, Block 23, D.L. 74, N 1/2, Plan 2603

5330 Dominion Street - located on the south side of Dominion Street between Royal Oak Avenue and Douglas Road.

The intent of the proposed bylaw is to rezone the land to subdivide the site into two lots for the development of two new single family dwellings.

Mr. Anthony Verlaan, 1743 Taralawn Court, then addressed the members of Council and advised that he was representing the owners of this property. Mr. Verlaan was of the opinion that this rezoning would enhance the neighbourhood, and that he would be pleased to answer any questions with respect to this rezoning application.

In response to a question from a member of Council, Mr. Verlaan advised that he was in favour of this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 5330 Dominion Street from Residential District (R5) to Residential District (R9).

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 #61/82 be now terminated."

CARRIED UNANIMOUSLY

5. FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE P2 ADMINISTRATION AND ASSEMBLY DISTRICT AS A GUIDELINE

Rezoning Reference #62/82

E.1/2 of Lot 40 except S.10 ft., and Except Expl. Plan 33213, W.1/2 of Lot 41, Except S.10 ft., and Except Ref. Plan 33213, D.L. 94 S, Plan 720

5437 and 5461 Imperial Street - located on the north side of Imperial Street between Royal Oak and MacPherson Avenues.

The intent of the proposed bylaw is to rezone the land to permit the construction of a private club facility for the Army, Navy, Air Force Veteran's Unit 314.

Mr. Myron Kuzych of Bemben and Kuzych Architects, 7414 Edmonds Street, then addressed the members of Council and read from a prepared text, the substance of which is contained hereunder:

"Your Worship, members of Council, members of staff, ladies and gentlemen: I am representing the Army, Navy, Air Force Veterans Unit 314 and wish to speak in support of the proposed rezoning application.

Veterans Unit 314 has been active in the community for almost 21 years at their present location at 6493 Bonsor. However, their current lease expires in July 1983 and will not be renewed by the Firefighters Holding Society who require the premises for their own use. With their lease not being renewed, Unit 314 made a decision to establish their own permanent private club facility.

Veterans Unit 314 is very active in community functions and affairs, providing mainly youth and senior oriented services such as:

1. Sponsoring a number of junior and juvenile Burnaby teams in baseball, soccer, hockey, skating and lacrosse.
2. Contributing to the research department of Shaughnessey General Hospital.
3. Assisting in the provision of veterans housing and seniors housing.
4. Providing a seniors bussing service.
5. Contributing to the Children's Hospital and assisting the crippled children's societies.
6. Providing entertainment for patients in George Derby Veterans Hospital as well as assisting with other hospital functions and activities.
7. Assisting the needy in Burnaby.

The focus of the majority of these activities has been in the Burnaby South Slope area although activities extend into east, west and north Burnaby as well. Through the years Unit 314 has also developed and maintained a good association with the business community.

Unit 314 is also actively involved in veterans functions such as armistice day services, annual picnic and fishing derby, and efforts to erect a Burnaby cenotaph.

I am therefore asking Council to approve this proposed rezoning to allow Veterans Unit 314 to establish a permanent private club facility and to continue their varied and beneficial community activities and services.

Some of the project statistics are:

1. 6,500 sq. ft. of main floor club facility, with 1,600 sq. ft. of offices/meeting rooms on the upper floor.
2. Parking for 24 cars, including two handicapped spaces, as well as one loading bay.

Some of the project features are:

1. Exterior colours reflect flag colours: blue aluminum fasciae and sloping roofs, light grey giant brick, and red exterior doors.
2. Feature skylighting and high level glass block windows into club facility.
3. Covered parking for handicapped spaces.
4. Canopy covers over walkways.
5. Decks off the conference rooms and offices.
6. Feature skylight in conference room as well as glass canopy and feature planters at front entry.
7. Exterior courtyard at Lane Street.

One of the neighbours has expressed concern regarding the proximity of the parking area to their bedroom location. Upon review of the architectural factors, and subsequent discussions with the client, it is possible to locate the building on the west portion of the site and the parking area on the east portion of the site, should Council so direct.

There has also been some concern expressed about the adequacy of parking for the project. In addition to the 24 parking spaces provided on site which meets the zoning bylaw requirements, 40 parking spaces are available at Sambo's restaurant, who have an existing 18 year lease. Further to this, Veterans Unit 314 is actively pursuing the feasibility of additional parking area with 122 m (400 feet) of their site, with several possibilities currently being considered.

Thank you for your attention."

In response to a question from a member of Council enquiring why Army, Navy, Air Force Veterans Unit 314 chose the site so close to another veterans service establishment, Mr. Kuzych advised that both the facilities are private clubs with their own memberships and the point was that this was one of the few areas where a reasonable site within a reasonable distance of the existing facility was available.

In response to a question from a member of Council enquiring as to the total membership of Army, Navy, Air Force Veterans Unit 314, Mr. Kuzych advised that there were 1,700 members in total.

Mr. Kuzych further stated that the building capacity would only accommodate 225 members at one time.

His Worship, Mayor Lewarne, advised that when the two representatives from the Army, Navy, Air Force Veterans Unit 314 were in to see him he expressed the concern about the two service organizations being so close together and suggested that there was an alternate site on Imperial Street between Jubilee and Waverley Avenues south side, which is an already constructed two storey building and has been for sale for some period of time and is properly zoned. His Worship, Mayor Lewarne, queried whether there had been any consideration given to locating the Army, Navy, Air Force Veterans Unit 314 at this site.

Mr. Kuzych advised that he had not given any consideration to this site, but perhaps the real estate people involved may have investigated this site.

Mr. Glenn R. Scott, 5085 Maitland Street, President, Royal Canadian Legion Branch #83, then addressed the members of Council and advised that it was very distressing for him to have to come to the hearing this evening and speak against an organization which has similar thoughts, deeds and actions. However, it is a fact that Unit 314 wish to locate within one block of the Royal Canadian Legion Branch #83.

Mr. Scott then advised that Branch #83 is located in a high traffic area, as the members of Council are aware, with Kingsway on the north, Imperial to the south, and bounded by Royal Oak Avenue/MacPherson Avenue. In the day time traffic is terrific on all these streets because most of the industry within the area is automobile oriented. In the evening there is added problems with the Spa located to the east of Branch #83. At present Branch #83 has 114 on-site parking spaces which is inadequate for their needs.

It does not seem feasible to have two fraternal organizations within three blocks of one another. The Veterans Club (Unit 314) will be approximately five minutes walk from our club to theirs.

Parking and traffic will be a problem. Within approximately one-half mile we have five licensed restaurants, plus a corner pub. On the corner of Kingsway and Royal Oak Avenue, a 25 storey highrise is being erected, with a restaurant, which will also have a license to sell spirits, etc. At 5210 Grimmer Street, a two bay ambulance service will be erected. This will eliminate on-street parking. Kingsway, Royal Oak, Grimmer and Imperial Streets are very busy thoroughfares at all times.

Mr. Scott then expressed considerable concern regarding the policing of the membership, and that some of their members may also be members of 314, and that if they become troublesome at 314, they could very easily walk over to Branch #83, who would not know that they had caused trouble at 314. Mr. Scott suggested that if another licensed premises was located so close to theirs it could cause considerable problems with respect to the policing of the memberships, and he is quite sure that the same problem would apply to 314.

In summary, Mr. Scott stated that if 314 were to relocate approximately one mile from Branch #83, he would be only too pleased to assist in every possible way, but that the way it stands now with the proposed one block distance between the two organizations, traffic, parking, and the policing of the licensed premises would be adding an intolerable situation into this community.

In response to a question from a member of Council regarding the number of parking spaces and membership of Branch #83, Mr. Scott advised that Branch #83 has 43 on-site parking spaces with 68 on the other site to accommodate a total membership of 2,700, and that the present parking situation does not meet the parking needs of Branch #83.

Miss Jeanne M. Genge, 5488 Imperial Street, then addressed the members of Council and stated that she lived directly across the street from the proposed development, and advised that she is representing the area residents. The main concerns of the area residents are the noise and

parking and the type of facility which would be going in this area. Miss Genge stated that the type of facility proposed at this location would not be conducive to the kind of neighbourhood that the residents have been used to. The area is a transitional area with predominantly light industrial establishments, and the residents realize that this transitional area is changing, however, the residents resent this type of establishment being located within their area.

Mr. William A. Lindsay, 5776 Buckingham Drive, then addressed the members of Council and advised that there are considerable expectations with respect to land values in the town centre areas in Burnaby and felt that this was good. However, this creates problems for an individual who may be trying to relocate their business. The basic problem facing Unit 314 was to find a site which would accommodate a 7,000 square foot building, and anything smaller would not be adequate for the club use. The site chosen accommodates both the criteria established by the Planning Department and that established by the club. With respect to parking, Mr. Lindsay stated that Lane Street provides a considerable number of off-site parking spaces, and in addition, Mr. Lindsay has approached Sambo's Restaurant, who have advised that they have 40 plus on-site parking spaces, which they would make available to Unit 314. Mr. Lindsay further stated that the club is presently pursuing further businesses within the area who would be able to provide additional off-site parking. Further, Mr. Lindsay stated that he has been in Branch #83 during the daytime hours and has not observed any more than two dozen individuals in this establishment at any one time.

In summary, Mr. Lindsay advised that Unit 314 is very aware of the problems, and with respect to relocating, Mr. Lindsay stated that the site chosen is one of the few sites available which would provide the necessary services to the proposed clientele.

Mr. Scowt Whalen, 1409 Nanaimo Street, New Westminster, B.C., then addressed the members of Council and questioned whether CD zoning would permit M4 zoning which is the present zoning of the subject property.

Mr. D.G. Stenson, Assistant Director, Current Planning, advised that M4 is not included within the CD zone, and that the application is to change from the existing M4 zoning to CD zoning, based on the P2 Administration and Assembly District.

Mr. Whelan then stated that he wished to make a brief submission this evening on behalf of Gamma Construction, 5489 Imperial Street, which is across the street and just west of the subject rezoning application.

"Essentially, we submit that Imperial Street in general and in particular, the part of Imperial Street with which this application is concerned, has a particular significance to the overall planning for the municipality. We submit that this particular significance requires the formulation of an overall policy for the redevelopment of the area and that the piecemeal rezoning of this area as proposed is incongruous with the significance of the area. Please consider the following:

- (a) the area in question is recognized by the Metro plan to provide an important east/west function;
- (b) adjacent to Metrotown, Imperial Street plays a major role in the east/west movement of motor vehicle traffic;
- (c) adjacent to Metrotown, Imperial Street, by its proximity to the Light Rapid Transit Route, plays a major role in public transit for the Metrotown area;
- (d) Imperial Street acts as a distinct boundary between the established residential areas to the south and Metrotown to the north;
- (e) there are many "undeveloped" properties located within the area in question. There is a sufficient number of such properties that by establishing a policy for the area a significant affect can be achieved in the near future on the character and use of the area;

- (f) construction of Light Rapid Transit and development of Metrotown will provide significant impetus to redevelop the area in the near future.

We are concerned that the report of the Planning Department does not acknowledge and reflect the above noted points and does not seem to consider the importance of developing a policy for the development of the whole area. We are concerned further that the report of the Planning Department may be somewhat misleading. Please note the following:

- (a) There are three similar older family homes located to the west of this site fronting Imperial Street rather than two as referred to in 2.1 of the Planning Department report.
- (b) With respect to paragraph 3.1, while the majority of the industrial zoned properties in the area may be small in size, there are some rather large developments and, in fact, there is a large warehouse located nearby and across the street from the proposed redevelopment.
- (c) The two rezoning requests referred to in paragraph 3.3 were granted for developments within the area covered by the Planning Department report adopted by Council in November of 1969, (referred to in paragraph 3.2). The report seems to suggest that these rezoning applications support the present application. They appear to be irrelevant in view of the fact that unlike this case, Council had established a clear policy for the redevelopment of the area in which they were contained.
- (d) Section 4.1 seems to suggest that a policy exists for the area in question. The report says, "In view of the block's relative location and present character, additional physical upgrading should be encouraged through redevelopment. However, C4 automobile oriented uses are not considered to be appropriate since such development would promote unwarranted strip commercial activities along Imperial Street". In paragraph 4.1 the Planning Department indicates that it considers the proposed use "appropriate and compatible" with the present combination of uses and provides a "complimentary" type of service facility. These phrases suggest that a policy exists for the area in question. If so, as concerned parties, we wish to know clearly what that policy is. We feel that to follow an undefined policy not only does not encourage the desired type of redevelopment, but leaves the planning process open for abuse and leaves open the possibility of contradictory uses within the area.

- (e) We wish to point out that notice of the petition has not actually been received by a large number of the owners of the adjoining lands. We assume that the notices were sent to tenants or to inaccurate addresses.

His Worship, Mayor Lewarne, then requested the Municipal Clerk's Assistant to read out the addresses of all abutting owners receiving notification of the Public Hearing with respect to this rezoning application.

The Municipal Clerk's Assistant then complied with this request.

Mr. Whelan then summarized by stating that the significance of the area in question requires the establishment of a clear, easily ascertainable policy regarding redevelopment compatible not only with the existing uses and land potential which the area has for redevelopment, but with the unique character and use of the adjacent areas. We further submit that by permitting the piecemeal rezoning of the area as proposed, Council ultimately jeopardizes its ability to control and influence in a positive way the development of the area. Priority should be given to establishing and defining a policy for the area. The future potential requires a long range view to the area and mitigates against the short term benefit accruing from the upgrading of the one piece of property in question."

Mr. George Armstrong, Business Operator at 5329 Imperial Street, then addressed the members of Council and advised that he does not object to the proposed development, however, his only concern is the present parking situation. Over the past week Mr. Armstrong stated that he has not been able to park in front of his place of business. The speaker stated that the lot at 5329 Imperial Street runs from Imperial through to Lane Street and noted that the parking on Lane Street is presently plugged. Mr. Armstrong was of the opinion that if the proposed development is permitted to proceed they should be prepared to provide sufficient off-street parking because he does not feel that the present business establishments in the area should be further burdened with on-street parking demand.

His Worship, Mayor Lewarne, stated that the proposed development does meet the bylaw standards for on-site parking requirements.

Alpha G. Smith, 5438 Imperial Street, then addressed the members of Council and advised that she is residing directly opposite the proposed site. Ms. Smith stated that her bedroom window would be directly opposite the parking lot of the proposed development, and she is extremely concerned with the amount of noise which would be generated by patrons leaving the establishment in the early hours of the morning. The speaker stated that she does not feel it would be fair to have to put up with this additional burden because presently they must contend with trucks, traffic and the general comings and goings of individuals throughout the day and evening.

In summary, the speaker stated that she strongly objects to this proposal.

The following letters were received in opposition to the subject rezoning application:

M.E. & W.J. Bryden, 5411 Imperial Street  
B.J. Lenzen, 5249 Imperial Street  
A.G. Smith, 5438 Imperial Street  
E. & J. Booth, 5462 Imperial Street  
A.H. Donnelly, Secretary Manager, South Burnaby Branch #83,  
Royal Canadian Legion, 5289 Grimmer Street

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to NOT support the rezoning of the property at 5437 and 5461 Imperial Street from Special Industrial District (M4) to Comprehensive Development District (CD), utilizing the P2 Administration and Assembly District as a guideline.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN MCLEAN:

"THAT this Public Hearing relating to Rezoning Reference #62/82 be now terminated."

CARRIED UNANIMOUSLY

6. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #64/82

Lot 12, Blocks 13 & 15, D.L. 98, Plan 2066

5337 Victory Street - located on the north side of Victory Street between Antrim and Royal Oak Avenues.

The intent of the proposed bylaw is to rezone the land to permit the subdivision of the site into two lots for the construction of two new single family dwellings.



The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 5337 Victory Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #64/82 be now terminated."

CARRIED UNANIMOUSLY

7. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #65/82

Lot K, Block 53, D.L. 189, Plan 13260

55 North Ranelagh Avenue - located on the west side of Ranelagh Avenue between Dundas and Cambridge Streets.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots, demolish the existing dwelling, and construct two new single family dwellings.

Mr. George S. Lydiard, 65 North Ranelagh Avenue, then addressed the members of Council and read from a prepared text, the contents of which is contained hereunder:

"The Planning and Building Department in paragraph 3.3 recommended this rezoning as they feel it will not disrupt the character of this neighbourhood due to substantial evidence of small lot development. To justify this decision, they use the figure of 14 - 33 foot lots out of 27 equals 52 percent small lot development.

The people most affected, the east side of Ranelagh Avenue, are not included. These 11 homes should also be considered in the above weighted figures 14 out of 38 equals 36 percent small lot development. Lots 37 and 38 (on Springer Avenue and Ranelagh Avenue) were single family dwellings when most of us bought or built on the hill.

In essence, these approximately 25 year old, well maintained, all different, but basically 6 on one type homes are not compatible with the high box-type style currently in vogue. We were most disturbed when these lots were subdivided (which we couldn't stop). We were very unhappy with the results which did change the character of the neighbourhood, especially for the nearby residents.

These four lots should also be deducted to show the character of the neighbourhood when we invested in this area. Ten out of 36 equals 28 percent small lot development.

Also your drawing doesn't show another single house sitting on 2 x 33 foot lots (Lots 1 and 2 and Lots 13 and 14 on Springer), 6 out of 36 equals 16.67 percent small lot development.

A 16.67 percent small lot ratio does not, in my opinion, and I think you must agree, does not support the weighted claim of substantial evidence of small lot development.

Other factors to be considered. Parking - since the area under discussion has no curbs or sidewalks but do have open ditches and a good slope (as shown in the photograph), additional parking could become a problem with greater development. Presently those that have to or prefer to park on the

street, stagger park their cars so that they are not directly opposite (three car widths on 20 feet of asphalt not too comfortable). They also park their cars in such a way as not to block a neighbour's entrance from the road (culvert, driveway, etc.) to get over the ditch to their house.

Summer we can live with, but come most winters and those who can't get up the lane due to our line ditches not being connected. The water drains down then across the lane on top of the asphalt usually forming ice and thus limiting traffic. Those who must or want to drive have to put their cars on the street. The usual procedure is to follow the bus route (usually quickly plowed by Burnaby) up to Cambridge and slide down Ranelagh and with a couple of passes with the car and/or shovel, use up at least 30 feet getting parked.

Since Cambridge and Dundas are part of the bus route, by gentlemen's agreement, we use these streets for temporary parking only while you dig out your own parking spot or help extract a neighbour. What happens when more 66 foot lots are rezoned - won't this disrupt the character of our neighbourhood? It will be crossed snow shovels at dawn.

Most of us were greatly influenced in our decision to buy on Capital Hill by the then outstanding view. For those that still have some view it remains a valuable and enjoyable asset. For those that have lost their view - no compensation by the assessor or Burnaby and a lot less enjoyment and in most cases bitter feelings.

My wife, prompted by calls from the neighbours and her own feelings, contacted people in the immediate vicinity. The result of her survey, already submitted, was of the 66 contacted, 65 were against rezoning. One didn't understand - through intercom, 'me buy nothing - me broke'. One in favour of rezoning. That's 98.5 percent against rezoning. My wife did miss some - vacant and out of town, etc. if you wish to check them off.

The one that said yes to the rezoning (the neighbour south of 55 North Ranelagh) is fed up with the cottonwood tree banging against his house, looking over an abandoned partly stripped truck, discarded chesterfield and chairs, used hot water tank, etc., and up to a few days ago, garbage from the back door to the lane.

Mr. Wong's rental home, built after mine, has unfortunately had a rapid string of poor tenants. But I will not be intimidated into voting for this rezoning."

Mr. Hing Bun T. Wong, owner of the property at 55 North Ranelagh Avenue, and residing at 88 South Ranelagh Avenue, then addressed the members of Council and advised that the subject rezoning would only affect this lot and those lots abutting Springer Avenue. The speaker further stated that there would be no loss of view to any of the surrounding properties, and that the house at 55 North Ranelagh Avenue is presently rented out and in a run-down condition. Further, Mr. Wong stated that approximately 90 percent of the lots in the area are presently 33 feet wide.

Mr. Harry J. Kirkpatrick, 12 North Springer Avenue, then addressed the members of Council and advised that he is opposed to this rezoning application. Mr. Kirkpatrick stated that there were two homes built across from his property and that one of the homes destroyed his view. The speaker further noted that he bought in the area because of the view and suggested that a view easement bylaw be considered to protect the view for those residents in the Capitol Hill area.

The following letters were received in opposition to the subject rezoning application:

Louise Kirkpatrick, 12 North Springer Avenue  
John H. Evans, 40 North Ranelagh Avenue  
Marjorie Evans, 40 North Ranelagh Avenue

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 55 North Ranelagh Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #65/82 be now terminated."

CARRIED UNANIMOUSLY

8. FROM MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD),  
UTILIZING THE C3 DISTRICT AS A GUIDELINE

Rezoning Reference #66/82

Lot 61, S.520 ft., D.L. 153, Plan 26311

6102 Silver Avenue - located at the northeast corner of Silver Avenue and Beresford Street.

The intent of the proposed bylaw is to rezone the land to accommodate an office development which conforms to the Metrotown development concept.

Mr. Donald Lawler, Regional Manager of G.T.E. Sylvania, then addressed the members of Council and advised that G.T.E. Sylvania owns the subject property. Mr. Lawler then stated that they have elected to have Dominion Construction speak on their behalf, and then called on Mr. George Sexsmith of Dominion Construction.

Mr. Sexsmith then addressed the members of Council and advised that Dominion Construction has an option to purchase the G.T.E. property, and then briefly explained the benefits to Burnaby of this proposed development. The status of the project is one of six proposals that the Greater Vancouver Regional District is considering. The subject property is located at the corner of Silver Avenue and Beresford Street, which is directly across the street from the proposed A.L.R.T. station and right next door to the proposed shopping centre redevelopment in Metrotown. In addition to being a very handsome building, with considerable plaza areas, there are some specific benefits which Burnaby should know about. Dominion Construction has included in their development plans extensive road construction to serve not only this development, but all of Burnaby Metrotown. Specifically, there is over \$300,000 worth of road construction which they have been asked to put in on Silver Street, principally to serve as a major access to the A.L.R.T. station and the shopping centre. In addition, there is a land dedication on Silver Street of 20 feet by 400 feet, which is twice the width of the building they are asking to develop, which is worth \$320,000 if it is valued at the same price that Dominion Construction Company is offering to pay for the site. In addition, there is a land dedication of 65 feet to widen Beresford Street, of which the principal use will be to provide access to the A.L.R.T. station. The value of this dedication would exceed \$500,000 if it is valued at the same price that Dominion Construction Company is being asked to pay for the subject lands. In total, there is over \$800,000 worth of land dedication and \$300,000 worth of road construction required, which would benefit Burnaby. The speaker stated that this developing would be a key to starting the Metrotown development concept by removing the industrial use and providing access and servicing infra structure to the A.L.R.T. line. The approval process of this development is contingent upon the Greater Vancouver Regional District being the major tenant in this proposed building. Mr. Sexsmith stated that the application would be withdrawn if Dominion Construction Company is unable to obtain the Greater Vancouver Regional District as the major tenant of this proposed development.

Mr. James A. Tarling, 5067 Dover Street, then addressed the members of Council and advised that the proposed development would be a positive feature for the area, and in closing wished Dominion Construction luck.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to NOT support the rezoning of the property at 6102 Silver Avenue from Manufacturing District (M1) to Comprehensive Development District (CD), utilizing the C3 District as a guideline.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #66/82 be now terminated."

CARRIED UNANIMOUSLY

9. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #67/82

N.1/2 of Lot "A", Block 5, D.L. 91, Plan 11387

6714 Hersham Avenue - located on the northeast side of Hersham Avenue between Elwell and Imperial Streets.

The intent of the proposed bylaw is to rezone the land to permit the subdivision of the site into two lots, remove the existing dwelling, and construct two new single family dwellings.

A letter was received from D.W. Nimmo, 6740 Hersham Avenue, dated 1983 February 02, in opposition to this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 6714 Hersham Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #67/82 be now terminated."

CARRIED UNANIMOUSLY

10. FROM MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE LIGHT INDUSTRIAL DISTRICT (M5) AS A GUIDELINE

Rezoning Reference #3/83

Lot 49, D.L. 70, Group 1, Plan 63230

4545 Canada Way - located on the south side of the Trans Canada Highway approximately 87 m west of Beta Avenue.

The intent of the proposed bylaw is to rezone the land in a vacant condition subject to adherence to community plan guidelines established for the development of high quality light industrial uses.

1983 February 22

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 4545 Canada Way from Manufacturing District (M1) to Comprehensive Development District (CD), utilizing the Light Industrial District (M5) as a guideline.

There were no further submissions received in connection with this proposed text amendment.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #3/83 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

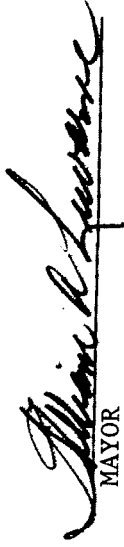
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 20:58 h.

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

TUESDAY, 1983 FEBRUARY 22 AT 19:30 h

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

1. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED ON THE RMI AND BURNABY 200 COMMUNITY PLAN GUIDELINES  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 1, 1983" - BYLAW NO. 8025  
Rezoning Reference #23/82A  
  
Lot 90, D.L. 100, Plan 51478  
  
9252 Ash Grove Crescent - located on the south slope of Burnaby Mountain and consists of Enclave 3 of the Burnaby 200 Plan.  
  
The intent of the proposed bylaw is to rezone the land to permit a minor increase in the floor area of 36 townhouse units to be developed on this site.
2. FROM GASOLINE SERVICE STATION DISTRICT (C6a) TO GASOLINE SERVICE STATION DISTRICT (C6b)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 2, 1983" - BYLAW NO. 8026  
Rezoning Reference #59/82  
  
Parcel "B", Ref. Plan 59875, D.L. 121  
  
975 Willingdon Avenue - located on the northwest corner of Willingdon Avenue and Parker Street.  
  
The intent of the proposed bylaw is to rezone the land to establish a convenience grocery store facility in combination with the existing gas station.
3. FROM SERVICE COMMERCIAL DISTRICT (C4) TO GASOLINE SERVICE STATION DISTRICT (C6b)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 3, 1983" - BYLAW NO. 8027  
Rezoning Reference #60/82  
  
Lot 60, Expl. Plan 31337, D.L. 153, Plan 26311  
  
4620 Kingsway - located at the southeast corner of the Kingsway/Silver Avenue intersection.  
  
The intent of the proposed bylaw is to rezone the land to convert the existing full-serve gas station to a self-serve facility.
4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 4, 1983" - BYLAW NO. 8028  
Rezoning Reference #61/82  
  
Lot 7, Block 23, D.L. 74, N 1/2, Plan 2603  
  
5330 Dominion Street - located on the south side of Dominion Street between Royal Oak Avenue and Douglas Road.  
  
The intent of the proposed bylaw is to rezone the land to subdivide the site into two lots for the development of two new single family dwellings.

5. FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE P2 ADMINISTRATION AND ASSEMBLY DISTRICT AS A GUIDELINE  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 5, 1983" - BYLAW NO. 8029

Rezoning Reference #62/82

E.1/2 of Lot 40 except S.10 ft., and Except Expl. Plan 33213, W.1/2 of Lot 41, Except S.10 ft., and Except Ref. Plan 33213, D.L. 94 S, Plan 720

5437 and 5461 Imperial Street - Located on the north side of Imperial Street between Royal Oak and MacPherson Avenues.

The intent of the proposed bylaw is to rezone the land to permit the construction of a private club facility for the Army, Navy, Air Force Veteran's Unit 314.

6. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 6, 1983" - BYLAW NO. 8030

Rezoning Reference #64/82

Lot 12, Blocks 13 & 15, D.L. 98, Plan 2066

5337 Victory Street - located on the north side of Victory Street between Antrim and Royal Oak Avenues.

The intent of the proposed bylaw is to rezone the land to permit the subdivision of the site into two lots for the construction of two new single family dwellings.

7. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 7, 1983" - BYLAW NO. 8031

Rezoning Reference #65/82

Lot K, Block 53, D.L. 189, Plan 13260

55 North Ranelagh Avenue - located on the west side of Ranelagh Avenue between Dundas and Cambridge Streets.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots, demolish the existing dwelling, and construct two new single family dwellings.

8. FROM MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE C3 DISTRICT AS A GUIDELINE  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 8, 1983" - BYLAW NO. 8032

Rezoning Reference #66/82

Lot 61, S.520 ft., D.L. 153, Plan 26311

6102 Silver Avenue - located at the northeast corner of Silver Avenue and Beresford Street.

The intent of the proposed bylaw is to rezone the land to accommodate an office development which conforms to the Metrotown development concept.

9. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 9, 1983" - BYLAW NO. 8033

Rezoning Reference #67/82

N.1/2 of Lot "A", Block 5, D.L. 91, Plan 11387

6714 Hersham Avenue - located on the northeast side of Hersham Avenue between Elwell and Imperial Streets.

The intent of the proposed bylaw is to rezone the land to permit the subdivision of the site into two lots, remove the existing dwelling, and construct two new single family dwellings.

10. FROM MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD),  
UTILIZING THE LIGHT INDUSTRIAL DISTRICT (M5) AS A GUIDELINE

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 11, 1983" - BYLAW NO. 8035

Rezoning Reference #3/83

Lot 49, D.L. 70, Group 1, Plan 63230

4545 Canada Way - located on the south side of the Trans Canada Highway  
approximately 87 m west of Beta Avenue.

The intent of the proposed bylaw is to rezone the land in a vacant condition  
subject to adherence to community plan guidelines established for the  
development of high quality light industrial uses.

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

Copies of the Director Planning and Building Inspection's reports and related  
information respecting the subject rezoning applications are available for public  
examination at the offices of the Planning and Building Inspection Department in  
the Burnaby Municipal Hall.

Copies of the proposed bylaws may be inspected at the office of the Municipal  
Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from  
Friday, 1983 February 04 at 12:00 h up to 16:30 on Monday, 1983 February 22.

James Hudson  
MUNICIPAL CLERK