

1983 MAY 31

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1983 May 31 at 19:30 h.

PRESENT: Acting Mayor A.H. Emmott (In the Chair)  
Alderman T.W. Constable  
Alderman G.H.F. McLean  
Alderman E. Nikolai  
Alderman V.V. Stusiak

ABSENT: Mayor W.A. Lewarne  
Alderman D.N. Brown  
Alderman D.P. Drummond  
Alderman D.A. Lawson

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 19:28 h.

1. FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO PARKING DISTRICT (P8)

Rezoning Reference #15/83

Lot 39 E.1/2 Exc. South 10 feet and Exc. Expl. Plan 33213, D.L. 94, Plan 720  
5389 Imperial Street - located on the north side of Imperial Street between Royal Oak Avenue and MacPherson Avenue.

The intent of the proposed bylaw is to rezone the land to provide a surface parking facility for the proposed Army, Navy, Air Force Veteran's Unit private club at 5437/61 Imperial Street.

Mr. William H.F. Christie, representing Bembem and Kuzych Architects, 7414 Edmonds Street, then addressed the members of Council and advised that he was speaking on behalf of the Army, Navy, Air Force Veteran's Unit 314, who are in support of the proposed rezoning from M4 Special Industrial District to P8 Parking District. The intent of the proposed rezoning is to provide 24 additional parking spaces for the Veteran's Unit 314 private club facility at 5455 Imperial Street. This additional space reflects concerns regarding parking which were expressed at the Public Hearing on 1983 February 22, which have been addressed by the speaker's clients. The proposed 24 parking spaces will have ingress and egress on to Lane Street only. The rationale is that initially vehicles will enter the club facility parking area adjacent to the building, and if this area is filled the vehicle will proceed along Lane Street to the proposed additional parking area. These 24 parking spaces will be screened by a cedar hedge on the south, east and west sides. In addition, a low mound with planting will further screen the parking from the Imperial Street side. The speaker then requested Council's support for the proposed rezoning to provide 24 additional parking spaces.

In response to a query from a member of Council regarding whether the Army, Navy, Air Force Veteran's Unit had considered purchasing the Bryden's property at 5411 Imperial Street, which is located between the proposed club site and parking lot facility, the speaker advised that he was not aware of any contact with the Bryden's concerning the purchase of their property, but stated that the site chosen at 5389 Imperial Street would answer the additional parking space requirements.

Mrs. Marie E. Bryden, 5411 Imperial Street, then addressed the members of Council and advised that in spite of her protests she is going to have a private club next door, but at least the parking lot would be on the far side of her home. However, the proposed parking lot at 5389 Imperial Street will mean that they will have cars starting up right next to her living area and people walking back and forth in front and behind her home.

This, she considers will become an intolerable situation, and that her garden in time will become useless to her. The speaker stated that it is one thing to part with your home when you want to, but quite another to part with it because you are forced to. The speaker further advised that her husband constructed the home approximately 40 years ago, and he is now not a well man and to think of relocating somewhere else is more than the speaker could face at present. The speaker was of the opinion that this development would make many veterans happy, but that she and her husband are being persecuted in this matter.

In response to a query from a member of Council whether the Bryden's had received a letter requesting to purchase their property, the speaker advised that she had received a letter requesting to purchase their property, but due to the medical condition of her husband they are not interested in selling their property at present.

In response to a further query from a member of Council regarding whether the Bryden's would be interested in having their house moved to a suitable location, Mrs. Bryden responded that it would be difficult for her and her husband to relocate at the present time.

Mr. William A. Lindsay, 5776 Buckingham Drive, then addressed the members of Council and advised that Mr. Cal Shepherd, President, Army, Navy, Air Force Veteran's Unit, had approached the Bryden's regarding the purchase of their property, and had given them their undertaking that if, sometime in the future, they wished to sell their property the club would seriously consider this. Mr. Lindsay further stated that in his experience as a realtor he appreciates the difficulty experienced by people in a transitional area.

In response to a query from a member of Council regarding whether the Army, Navy, Air Force Veteran's Unit has considered buying and moving the Bryden's home, Mr. Lindsay advised that this had not occurred to the Club and that this is the first thought he has had of this proposal.

In response to a query from a member of Council regarding whether the Bryden's property, which is currently zoned M4, would be of a sufficient size to justify a development on its own merits, Mr. D.G. Stenson, Assistant Director - Current Planning, advised that the site does not have the required 100 foot frontage and 10,000 square foot area normally required of an industrial site, but the M4 District is among those districts that are covered by the exemption if the lot was created by subdivision prior to a certain date, and as a result it is capable of development under the present M4 zoning.

In response to a further query from a member of Council regarding whether a manufacturing use could be constructed on the Bryden's property, Mr. Stenson, Assistant Director - Current Planning, advised that this was possible, and that either a manufacturing or industrial use could be constructed 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 5389 Imperial Street from Special Industrial District (M4) to Parking District (P8).

A letter dated 1983 May 28 was received from Mrs. A.G. Smith, 5438 Imperial Street, objecting to this rezoning application.

A letter dated 1983 May 28 was received from Mrs. M.E. Bryden, 5411 Imperial Street, objecting to this rezoning application.

A letter dated 1983 May 30 was received from Mr. and Mrs. W. Langas, 5349 Imperial Street, objecting to this rezoning application.

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

1983 May 31

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #15/83 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN MCLEAN:

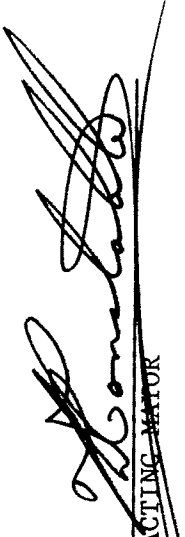
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 19:41 h.

Confirmed:

Certified Correct:

  
ACTING MAYOR

  
MUNICIPAL CLERK'S ASSISTANT

Records

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BYLAW AMENDMENT

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 MAY 31 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 amendment to "Burnaby Zoning Bylaw 1965":

- 1. FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO PARKING DISTRICT (P8)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 17, 1983" - BYLAW NO. 8057

Rezoning Reference #15/83

Lot 39 E.1/2 Exc. South 10 feet and Exc. Expl. Plan 33213, D.L. 94, Plan 720

5389 Imperial Street - located on the north side of Imperial Street between Royal Oak Avenue and MacPherson Avenue.

The intent of the proposed bylaw is to rezone the land to provide a surface parking facility for the proposed Army, Navy, Air Force Veteran's Unit private club at 5437/61 Imperial Street.

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

A copy of the Director Planning and Building Inspection's report and related information respecting the subject rezoning application is available for public examination at the offices of the Planning and Building Inspection Department in the Burnaby Municipal Hall.

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, 1983 May 13 at 12:00 h up to 16:30 h on Tuesday, 1983 May 31.

James Hudson  
MUNICIPAL CLERK