

JUNE 10, 1965

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Thursday, June 10, 1965, at 7:30 p.m., to receive representations in connection with the following proposed rezoning:

PRESENT: Reeve Emmott in the Chair;
 Councillors Blair, Cafferky,
 Corbie, Dailly, Drummond,
 Herd and Hicks

(1) FROM SMALL HOLDING AND NEIGHBOURHOOD COMMERCIAL TO GENERAL COMMERCIAL

- (a) Lot 8 pt. Ex. Explanatory Plan 14388 and Ex. S2½ chains, D.L. 4, Plan 845
- (b) Block 8, S2½ chains, Ex. Explanatory Plan 13389, D.L. 4, Plan 845
- (c) Block 8, S2½ chains, Explanatory Plan 13389, D.L. 4, Plan 845
- (d) Lot "A", Sketch 4084, Block 8, D.L. 4, Plan 845
- (e) Block 8, part Sketch 2576, D.L. 4, Plan 845
- (f) Parcel "G", Reference Plan 1506A, Ex. Reference Plan 6960, D.L.'s 4/8, Plan 845
- (g) Block 8, Part Sketch 6960, D.L. 4, Plan 845
- (h) Lot 3, Blocks 1/8, D.L. 4, Plan 3877
- (i) Lot 2, N.110.9', Blocks 1/8, D.L. 4, Plan 3877
- (j) Lot 2, Ex. N.110.9', Blocks 1/8, D.L. 4, Plan 3877

(2) FROM SMALL HOLDING TO GENERAL COMMERCIAL

- (a) Lot "D", Ex. W50', S.D. 1, Blocks 1/8, D.L. 4, Plan 10016
- (b) Lot "B", W50', S.D. 1, Blocks 1/8, D.L. 4, Plan 10016
- (c) Lot "A", S.D. 1, Block 1/8, D.L. 4, Plan 10016
- (d) Lot 4, Sketch 9360, Blocks 1/8, D.L. 4, Plan 3877
- (e) Lot 4, Ex. Sketch 10136 and Ex. Sketch 9360, Blocks 1/8, D.L. 4, Plan 3877
- (f) Lot 4, Sketch 10136, Blocks 1/8, D.L. 4, Plan 3877
- (g) Lot 5, Blocks 1/8, D.L. 4, Plan 3877
- (h) Blocks 1/8, Sketch 8569 and Ex. Pt. on Plan 2111, D.L. 4, Plan 845
- (i) Parcel 2, Explanatory Plan 15356, Ex. Pt. on Plan 2111, S.D. "J", Blocks 1/8, D.L. 4, Plan 845

(All of the above described properties are located at the North-West quadrant of North Road and Government Street and consist of an area of approximately 31 acres).

For the benefit of those present, the Reeve explained the procedures followed in making presentations and gave a resume of the purpose for holding a Public Hearing into the proposed passage of a Zoning By-Law amendment.

The following appeared and indicated their support of the rezoning application under consideration:

- (i) Mr. H. F. Spackman, 9816 Cameron Street
- (ii) Mr. P. L. Richardson, 3631 North Road
- (iii) Mr. A. H. J. Walters, 9634 Cameron Street
- (iv) Mr. A. L. Snow, 9745 Government Street
- (v) Mr. J. P. Kester, 3832 Keswick Avenue
- (vi) Mr. A. W. Darby, 9111 Government Street
- (vii) Mr. C. H. Shaw, 9259 Government Street
- (viii) Mr. N. Dabiche, 3741 North Road
- (ix) Mr. C. McBride, 9775 Government Street
- (x) Mr. J. Lakness, 3809 North Road
- (xi) Mr. R. C. Macdonald, 221 Queens Avenue
- (xii) Mr. W. J. Glasgow, 9411 Lougheed Highway

In addition to those listed above, the following expressed their support of the rezoning application but also raised the following points:

- (a) Mr. F. H. Taber, 515 North Road, enquired as to which side of North Road is to be widened and when this is to be done.

In response to this query, the Planning Director stated that the Burnaby side of North Road will definitely be widened and, it is hoped, the Coquitlam side too.

Reeve Emmott added that consideration of the widening aspect preceded the development proposal now in hand.

- (b) Mr. M. H. Whitehouse, 9607 Lougheed Highway, commented that he supported the rezoning if it in no way affected the future expansion of his plant at 9607 Lougheed Highway. Mr. Whitehouse remarked that his concern that the presence of the commercial development might have a depreciating effect on his property. He also expressed concern that Council ensure adequate access arrangements to the Lougheed Highway are made by the developer of the comprehensive commercial scheme.

The Planning Director advised that his Department would be submitting a report on the details associated with the rezoning proposal to Council on June 21, 1965.

When an enquiry was made as to the name of the firm which was promoting the development, Mr. J. Aceman of Messrs. J. Aceman, M.P. Nathanson and S. H. Rosen, advised that he and Mr. L. G. Dirassar, Architect, represented the developer.

Reeve Emmott mentioned that the name of the prime tenant for the development must be kept confidential and could therefore not be divulged at this time.

- (c) Mr. J. A. McLoughlin, 4183 Cypress Street, enquired as to whether Council would be receiving a commitment from the prime tenant before proceeding with the rezoning.

Reeve Emmott answered that it was fully intended that this be done in order to protect the interests of the Corporation.

Mr. McLoughlin also enquired as to whether the Council would be requiring the posting of a performance bond by the developer.

Reeve Emmott replied that Council had no authority to do this.

Planning Director added that he was hopeful the assurance that Council is seeking regarding the development will include a commitment ensuring that the development is performed in the manner desired by Council.

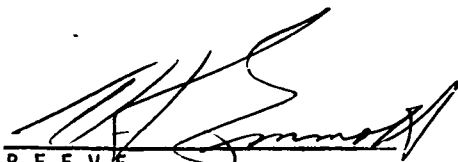
- (d) Mr. A. W. Darby, 9111 Government Street, stated that he had received fragmentary reports that certain Councillors were opposed to the rezoning at hand.

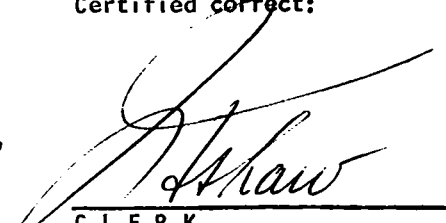
Reeve Emmott advised that, to his knowledge, the only Councillor who has expressed any opposition is Mr. J. H. Edwards, who feels that Council should first examine in detail the Simon Fraser Townsite Master Plan before considering the rezoning application at hand because of the conflict between the two.

The Hearing adjourned at 7:50 p.m.

Confirmed:

Certified correct:


REEVE


CLERK