

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, September 23, 1968 commencing at 6:30 p.m. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965"

PRESENT:

Mayor A. H. Emmott in the Chair;
Aldermen Blair (6:45 p.m.); Corbie,
Dailly, Drummond, Herd, Lorimer,
and McLean;

ABSENT:

Alderman Hercier;

HIS WORSHIP, MAYOR EMMOTT, first explained the procedure which Council was required to follow in connection with rezonings.

In that regard, he stated that:

- (1) Under the Municipal Act, Council is only required to publish in two consecutive issues of a newspaper circulating in the municipality a Notice of a Public Hearing.
- (2) The Council has established a policy where, in addition to the statutory notice, all owners of property abutting the land under application are individually notified of the Hearing.
- (3) The purpose of a Public Hearing was to receive representations in connection with the proposed amendments to the Zoning By-law which appear on the Agenda for the Public Hearing.
- (4) The desired method for the public to express its views in regard to the proposed amendments was to indicate their name, address and opinion on the proposal concerning them.

PROPOSED REZONINGS

(1) FROM SMALL HOLDINGS DISTRICT (A2)
TO RESIDENTIAL DISTRICT TWO (R2)

Reference RZ #63/68

- (a) Lots "A" and "B", Block 2, D.L.'s 44/73/131/136, Plan 6835
- (b) Lot 1, Blocks 1 and 2, D.L.'s 44/73/131/136, Plan 3049

(6726-6704-6816 Broadway - Located on the South-East corner of Sperling Avenue and Broadway, having a frontage of 435 feet on Sperling Avenue and 485 feet on Broadway, with a total area of 4.627 acres)

The applicant for this rezoning proposal, Burrard Brokerage Company Limited, submitted a letter expressing concern that the part of the properties involved which is occupied by the Power Line easement is shown as being proposed for rezoning to Residential District Two (R2) instead of the Multiple Family Residential District One (RM1) category that the Company understood was the appropriate one.

The Company pointed out that this area, which is approximately 30,000 square feet in size, has been included in the plans which have been prepared for the development. The Company added that this was done on the strength of an earlier understanding reached in discussions with the Planning Director and quoted in correspondence from the Municipal Clerk.

The Company requested that Council clarify the matter of concern and include the "Power Line" territory within the RM1 zoning category.

The Planning Director was present and confirmed that the communications from the Municipal Clerk, which were dated June 27, 1968 and August 21, 1968, clearly indicated that the "Power Line" area was to be designated as RM1.

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He commented that this area was needed to satisfy siting requirements for the development.

He also mentioned that a sketch accompanying a report from the Planning Department on the rezoning proposal indicated that the rezoning proposal should have been in accordance with the understanding outlined by the applicant in his letter this evening.

He concluded by suggesting that Council, when dealing with the By-law covering the R11 and R2 rezoning proposals, define the line of demarcation on the properties involved for each of these two zoning categories.

Mr. Miles of 6954 Broadway spoke and enquired as to the position of his application to develop properties adjacent to those under consideration this evening. He mentioned that, when last speaking to the Planning Department on this matter, he was informed that the land lying under the Power Line easement was to be used for Single Family housing.

Mr. Miles also expressed concern about the future effect this Power Line easement would have on the development of properties lying beneath it.

The Planning Director stated that it is proposed to create a road paralleling Broadway immediately North of the Power Line easement so as to provide a separation between the Single Family use of property to the North from the Multiple Family type of development to the South.

He also explained that his Department does not envisage buildings being constructed on the Power Line easement; rather, this area should be reserved for landscaping purposes related to the building development on adjoining lands.

The Planning Director also explained, in general terms, the future plan of development for the area East of Sperling Avenue between Broadway and Lougheed Highway.

Mr. Miles again spoke and stated that he was in favour of the rezoning proposal that is the subject of this Hearing.

ALDERMAN BLAIR ARRIVED AT THE MEETING.

(2) FROM RESIDENTIAL DISTRICT TWO (R2)
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #143/66

- (a) Lot 1, Except Ref. Plans 6379/6173, Block 10, D.L. 136, Plan 3053
- (b) Lot 15, S.D. 2/5, Block 10, D.L. 136, Plan 4417
- (c) Lot 16, S.D. 4/5, Block 10, D.L. 136, Plan 4417
- (d) Lots 17 and 18, S.D. 2/5, Block 10, D.L. 136, Plan 4417
- (e) Lot 2, Except Ref. Plan 22122, Block 10, D.L. 136, Plan 4417
- (f) Lot 3, S.D. 2/5, Block 10, D.L. 136, Plan 4417
- (g) Lot 4, Block 10, D.L. 136, Plan 4417
- (h) D.L. 137, Except Part on By-law 42665 and Except Plan 21410, Plan 3073

(Located in the area bounded on the North by Halifax Street, on the East by Phillips Avenue and the Municipal Golf Course, on the South by a new road linking Duthie Avenue with Phillips Avenue, and on the West by a proposed elementary school and park and the Swedish Canadian Rest Home.)

It was drawn to the attention of those present that the proposal before the Hearing this evening was not the rezoning of the land involved to Comprehensive Development District (CD), per se, but was only for the purpose of receiving representations on a major revision to the proposed plan of development for the property.

It was added that, pursuant to the provisions of the Comprehensive Development District (CD) section of the Zoning By-law, the plan of development becomes an integral part of the By-law; therefore, any changes in that plan must be handled in the same fashion as any other amendment to the Zoning By-law.

The Planning Director pointed out that the Architect for Western Pacific Projects Ltd. has, as a result of consultation with the Planning Department, modified the original plan of development for the property to reflect desires of Council expressed in the form of long-range land use policies for the area in which the subject properties are located.

He also explained that the satisfaction of the prerequisites which were established by Council in connection with the rezoning proposal at hand, is, because of the complexities involved, taking a considerable length of time and the development plan is being advanced progressively with the view in mind of ensuring that the desires of Council are met.

Mr. R. Jessiman, Architect with the firm of Thompson, Berwick & Pratt, appeared and displayed plans for the development of the subject properties under the Comprehensive Development District (CD) provisions of the Zoning By-law.

He explained that, pursuant to the direction of Council on September 3, 1968, Western Pacific Projects Ltd. was offering the following on the five points listed in a report of the Planning Department that Council received, and endorsed, at that meeting:

- (1) Landscaping - A plan illustrating the landscaping arrangements proposed for the site will be produced and presented to the municipality at some time in the future.
- (2) Access and Road Facilities - The plan shows the arrangements that have been made to satisfy the requirements of the municipality insofar as the road and access patterns, and the parking facilities, are concerned.
- (3) Density - The types of buildings planned to be constructed have been modified to reflect more closely the ^{desired} density of development, and there is now a greater variety in the types of buildings. For example, some of the structures have been changed from three-storey buildings to two-storey ones.

Improvements have been effected in the third dimensional quality of the development.

- (4) Building Programme - The project will be developed as one unit, and not on a piecemeal basis, and will include some "high-rise" structures.
- (5) Natural Landscape - The plan will provide for the retention of as much of the natural landscape as possible.

Mr. Jessiman also remarked that:

- (a) There will be a total of 594 units instead of the 590 originally planned.
- (b) The floor area ratio will be .8 instead of the original .81.

- (c) The site coverage will be slightly less than the original plan.
- (d) The density of development will be 28.6 units per acre.
- (e) Off-street parking facilities for all but the "high-rise" development will be 1.42 spaces per unit. The provision for the "high-rise" development will be 1.10 spaces for each unit.
- (f) The total development will be oriented toward family occupancy.
- (g) 40% of the accommodation provided will consist of two-bedroom suites, 35% will be three-bedroom suites and the remaining 17% will be one-bedroom suites.
- (h) All suites will be larger than originally planned.

Mrs. McCann of 7201 Sutliff Street, spoke and enquired as to whether the street on which she resides (which dead-ends at the Westerly side of the site) will be used for access to the development.

The Planning Director replied that there would be no vehicular access permitted to the development from Sutliff Street, although provision would be made for pedestrian access from the end of the street into the development.

Mr. Paige of 7201 Halifax Street, enquired as to the height of the proposed "high-rise" buildings.

Mr. Jessiman answered that, at the North end of the site (which would be the last phase of development), the buildings would be fourteen stories. He added that there would be one entrance to the development from Halifax Street, another from the East side of the site and a third from the corner of Halifax Street and Phillips Avenue.

He also commented that underground parking facilities would be provided for the development.

When Mr. Paige asked whether this was to be a low-rental development, Mr. Jessiman replied that it would not be, in the normal context of the term "low-rental".

Mr. L. J. Westwood of Western Pacific Projects Ltd. added that his Company was not planning to build public housing units; instead, it was contemplating a development under the Strata-Titles Act (a condominium).

Mr. Blix, 7271 Sutliff Street, spoke and enquired as to whether there would be access from the street on which he lived to the parking facilities on the subject site.

The Planning Director ^{repeated} what he had said earlier in response to a similar question from Mrs. McCann.

Mrs. McCann then asked for an explanation as to the quality of the development planned.

She was assured that it would be a high quality development and that the Council would pursue this concept with vigor.

Mr. Swanson of the Swedish-Canadian Rest Home enquired as to whether the development included the provision of any commercial facilities.

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The Planning Director replied that none were proposed in the development that is the subject of this Hearing but the plan of the municipality for the general area (which extends beyond that presently under consideration) does include sectors for commercial development.

Mr. McEwan spoke on behalf of Mr. Williams of 2070 Duthie Avenue and enquired as to the location of the proposed elementary school in the area. He also asked whether the land involved will be vested in the name of the School Board before the Western Pacific Projects Ltd. development proposal is allowed to proceed.

The Planning Director stated that the site alluded to by Mr. McEwan is on Duthie Avenue and the acquisition of the property for the School is currently being negotiated by the School Board.

He added that this will need to be completed before the Comprehensive Development District (CD) proposal is finally approved by Council.

The Hearing adjourned at 7:10 p.m.

Confirmed:

Certified correct:


MAYOR


CLERK

EH/hm