

ITEM	5
MANAGER'S REPORT #	33
COUNCIL MEETING	95/07/10

**TO:** CITY MANAGER

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #10/94  
HILLSIDE GARDENS  
7434 KINGSWAY

1995 JULY 6

**PURPOSE:** To respond to an issue raised at the Public Hearing for the subject rezoning.

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**RECOMMENDATION:**

1. THAT this report be received for information.

**R E P O R T**

At the Public Hearing for the subject rezoning, held on 1995 June 20, concerns were expressed regarding Hillside Gardens tenants that cross through the property at 7428 - 19th Avenue to access 19th Avenue (see **attached** sketch). Council requested a staff report on this subject.


Based on discussion with residents of the apartment building at 7428 - 19th Avenue, it is our understanding that the pedestrian traffic through that property includes other residents of the surrounding area in addition to tenants of Hillside Gardens, and is destined for Edmonds Street as well as 19th Avenue. The pedestrian desire line along the southwest boundary of 7428 - 19th Avenue is an extension of existing public access between 16th Avenue and 18th Avenue. In the longer term it would appear desirable to extend this public walkway system through to Edmonds Street by easements from 18th Avenue through the Hillside Gardens property, through the adjacent future development site on 19th Avenue and between two future development sites which will extend between 19th Avenue and Edmonds Street (see **attached** sketch). Staff have discussed the possibility of obtaining an easement through the Hillside Gardens property for this purpose at this time with construction of a public walkway link to 19th Avenue to follow when the adjacent development site is assembled and rezoned. The owner of Hillside Gardens is, however, opposed to this, due to potential nuisance factors of a public walkway and parking displacement. Similarly, the chair of the Strata Council for 7428 - 19th Avenue has also written to inform staff that they are not in favour of a public walkway adjacent to their property due to potential noise and crime concerns. In the circumstances, staff are not recommending that a walkway easement over the Hillside Gardens property be pursued at this time, although the possibility could be reconsidered when the property is redeveloped in the future. In addition, the obtaining of a public walkway easement at either end of the adjacent future development site on 19th Street should be considered when that site is rezoned, in order to provide access to 19th Street from the Hillside Gardens site.

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In the shorter term, Hillside Gardens is addressing the existing problem through the addition of chainlink fencing reinforcing the mutual fence between the two properties as confirmed by the Strata Council for 7428 - 19th Avenue.

This is for the information of Council.

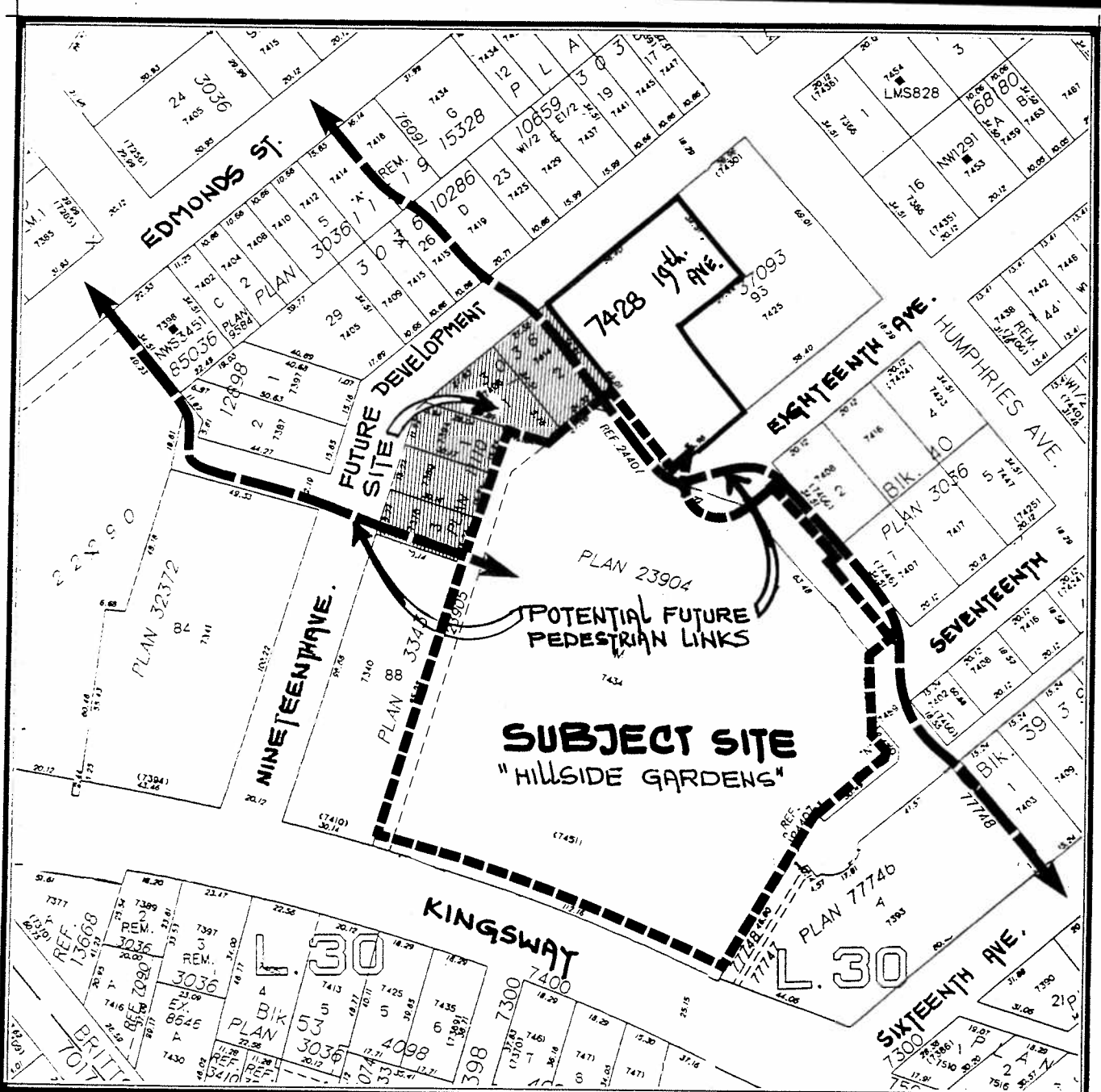


D. G. Stenson  
Director Planning and Building

RR:gk

Attach

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Date:  
 JULY 1995

Scale:  
 1:2000

Drawn By:  
 J.P.C.



City of  
 Burnaby  
 Planning & Building Dept.

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SKETCH # 1

