

MARCH 21, 1966

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Monday, March 21, 1966, at 7:00 p.m., to receive representations in connection with proposed amendments to "DURNABY ZONING BY-LAW 1965".

PRESENT: Reeve Emmott in the Chair;  
Councillors Blair, Corsbie,  
Dailly, Drummond, Hicks and  
McLean

ABSENT: Councillors Cafferky and Herd

His Worship, Reeve Emmott, first outlined the procedures which Council follow in connection with rezoning applications; in brief, they are that initial consideration is given a rezoning proposal and, if it is felt to have merit, a Public Hearing is arranged for the purpose of allowing those persons who consider themselves affected by the proposal to voice an opinion, following which an amendment to the Zoning By-Law of the Corporation is introduced and, if passed, the rezoning is effected,

Representations were then invited on the following proposed amendments to "Burnaby Zoning By-Law 1965":

A. PROPOSED REZONINGS

- (1) FROM RESIDENTIAL DISTRICT THREE (R3)  
TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #25/66

Lots 53B, 54B, 66B and 67D, S.D. 20, Block 6, D.L. 74S $\frac{1}{2}$ , Plan 1852;  
Lots 4 to 9 Inclusive, R.S.D. "M/N", S.D. 21/22, D.L. 74S $\frac{1}{2}$ , Plan 4370;  
Lot "T", Block 6, D.L. 74S $\frac{1}{2}$ , Plan 12729.

(The lots form a triangular tract of land bounded by Grandview-Douglas Highway, Woodsworth Street, and the North-South lane East of Grandview-Douglas Highway).

Mr. W. E. Markwart appeared and enquired as to the future effect on surrounding lands if the rezoning proposal was advanced.

His Worship, the Reeve, explained that it was difficult to judge whether the rezoning of the subject property and its subsequent development as a site for a School for Retarded Children would have an effect on the assessment of adjacent lands because assessments are based on the market value of land and therefore would only be altered if the value of the properties experienced change.

His Worship also mentioned that the development proposal for the property in question was the one that was originally slated to be established on a part of Harwood Park approximately one year ago.

A. (Cont'd):

(2) FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Reference RZ #19/65

Lot 'A' except part on plan with By-Law No. 30078, Block 1,  
D.L. 96, Plan 4425

(Located on the North side of Kingsway between Gilley and  
Colborne Avenues).

In response to a question from the Chair, the Planning Director explained the salient features of an RM3 zoning designation. In this regard, he stated that it allows multiple family use of the property but such buildings cannot be more than three storeys in height; the floor area ratio is .9; and underground parking can be provided.

No one appeared in connection with this rezoning proposal.

B. PROPOSED ADDITION TO THE "DEFINITIONS" section of "Burnaby Zoning By-Law"

"BEDROOMS, NUMBER OF includes, when used as a unit of measurement for determining minimum suite floor area or usable open space requirements of this By-Law, dens, libraries, recreation rooms, sewing rooms or other rooms of like character or kind."

No one appeared in connection with this proposed amendment.

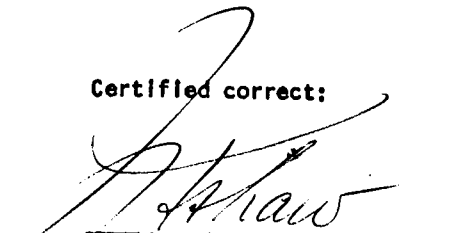
The Planning Director stated that the reason for the addition of this clause is that problems had developed recently when using "bedrooms" as a unit of measurement for determining minimum suite floor area or usable open space requirements, and this definition was designed to overcome that problem.

The Hearing adjourned at 7:10 p.m.

Confirmed:

  
REEVE

Certified correct:

  
CLERK