

AUGUST 11, 1969

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Monday, August 11, 1969 at 6:30 p.m. to receive representations in connection with the following proposed amendment to "Burnaby Zoning By-law 1965":

PRESENT: Mayor Prittie in the Chair;
Aldermen Blair, Clark, Drummond,
Herd, Ladner, McLean and Mercier;

ABSENT: Alderman Dally;

HIS WORSHIP, THE MAYOR, first explained the procedure which Council was required to follow relative to rezonings, and also its policy insofar as advising the owners of property abutting the land under application. He also explained the purpose of a Public Hearing and suggested the desired method for the public to express its views in regard to the proposed amendment.

PROPOSED REZONING

FROM RESIDENTIAL DISTRICT (R1) AND SMALL HOLDINGS DISTRICT (S2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #46/68 and 46/68A

- (a) Lot 1, Block 4, D.L. 4, Plan 11597
- (b) Parcel "A", Sketch 12778, D.L. 4, Plan 4332
- (c) Parcel "A" pt. South of Highway except sketches 11929/12778, Block 3, D.L. 4, Plan 4332
- (d) Block 4 $W\frac{1}{2}$ of $S\frac{1}{2}$ Except the N. 600 feet, D.L. 4, Plan 845
- (e) N. 600 feet of Block $4W\frac{1}{2}$ of $S\frac{1}{2}$, D.L. 4, Plan 845
- (f) Parcel "A", Expl. Plan 11637, Block 4, D.L. 4, Plan 845
- (g) Lot 1, S.D. "B", Block 3, D.L. 4, Plan 6913
- (h) Lot "A" of Parcel 2, Sketch 11929, Block 3, D.L. 4, Plan 4332
- (i) Block 4 $N\frac{1}{2}$ pt. South of Highway, D.L. 4, Plan 845

(Located East of Bell Avenue between the Lougheed Highway and Government Road, having an area of approximately 15.6 acres)

AND (j) Lot "E" except part on Plan 21111, Block 5, D.L. 4, Plan 18398

(3782 Keswick Avenue -- Bounded by the Lougheed Highway on the North, Bell Avenue on the East, Horne Street on the South, and Keswick Avenue on the West - having an area of 4.12 acres)

Mr. Chamberlain of Wolstencroft Agencies, first spoke and advised that he was making a representation on behalf of property legally described as Lot "A", D.L. 2, Plan 22562, located on the South side of the intersection of Government Street and the Lougheed Highway approximately 800 feet East of the site under application.

He submitted that the proposed rezoning, and the concept of development adopted for the area, had considerable effect on the property he represented.

Mr. Chamberlain expressed the view that the land set aside for commercial use within the area of concern was insufficient to serve the residential development proposed by the total concept, and that further consideration should be given to the need for additional commercial areas along the South side of the Loughheed Highway presently slated for apartment use. He offered the opinion that property between the Loughheed Mall Development and Highway 401 to the South, was ideally suited for commercial use, and noted that a number of commercial developments already existed there. Mr. Chamberlain also considered that traffic noise emanating from the adjacent major highways made the area unsuitable for residential use.

The Planning Director advised that to reduce the residential development envisaged by the concept would result in a scheme that would not be viable, and cost of development would also increase as related to the underpass, schools and recreational facilities. He further advised that there was ample room for the shopping centre to expand to a higher density within its present boundaries, and if necessary the commercial area could expand Northward.

Mr. Chamberlain again spoke & advised that the Department of Highways was of the view that it would be desirable for commercial development to expand in a Southerly direction rather than to the North. He also indicated that there was no objection to a cost sharing for the services referred to.

Mr. W. H. Reid, 9276 Government Street, and Mr. C. O'Neill, 8449 16th Avenue, owners of property under application, sought information as to the precise location of the proposed underpass that would link the development envisaged with the commercial centre to the North of the Loughheed Highway, and were so advised by the Planning Director.

Mr. Sherwood, representing the developers Polaris Construction Ltd., spoke in favour of the project and advised that the development envisaged would improve the area. He also indicated that he was prepared to answer any questions relative to the proposed development.

Mrs. M. Slywa, 9314 Loughheed Highway, expressed uncertainty as to how the proposed development would affect her property that was bounded by the site to be rezoned. She was assured that representation could be made to Council relative to her interest in the matter should she feel it necessary.

Mr. N. C. Toole, 9025 Government Street, on asking what plan of development was envisaged for the total area, was advised that full details could be obtained from the Planning Department. It was also indicated that a copy of the study undertaken for the area, entitled "Concept of a Comprehensive Apartment Development in the Loughheed-North Road Area" was also available through the Planning Department.

Mr. T. G. Johnson, 9336 Government Street, wished to know what affect the proposed development would have on his property, which abutted the subject area, particularly as it related to the taxes levied against his land.

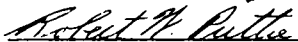
He was advised that his property also fell within the study area and was slated for future apartment use, but would not be rezoned until initiated. It was also advised that the development proposed would enhance the value of his holdings, but the affect on taxation could not at this time be projected.

Mr. R. N. Sinclair, 9306 Government Road, spoke in favour of the proposed development and indicated support for the total concept as proposed by the Planning Department. He expressed some concern, however, as to the amount of traffic that the project would likely generate, and requested Council to implement, early, action to provide the road system called for in the concept of development. Mr. Sinclair then advised that he strongly objected to the commercial development as proposed by the first speaker.

The Hearing adjourned at 7:00 p.m.

Confirmed:

Certified correct:


MAYOR


CLERK

GM/hb