

SEPTEMBER 15, 1969

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, September 15, 1969 at 6:30 p.m., to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

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

ABSENT: Mayor R. W. Prittie  
Aldermen Blair, Dailly

The Acting Mayor first indicated the purpose of the Public Hearing, and explained briefly the procedure Council was required to follow in connection with rezonings. He then invited comment from those having an interest in the proposed rezonings.

(a) PROPOSED REZONINGS

(1) FROM GENERAL COMMERCIAL DISTRICT (C3) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Reference RZ #59/69

Lots 20 to 25 inclusive, Block 6, D.L. 121, Plan 1054

(4363 Hastings Street -- Located on the North side of Hastings Street from a point 33 feet West of Rosser Avenue Westward a distance of 198 feet)

No one appeared in connection with this application.

(2) FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO GENERAL COMMERCIAL DISTRICT (C3)

Reference RZ #59/69(a)

Lot 28, Block 6, D.L. 121, Plan 1054

(4343 Hastings Street -- Located on the North side of Hastings Street from a point 297 feet West of Rosser Avenue Westward a distance of 33 feet)

No one appeared in connection with this proposed rezoning.

(3) FROM SMALL HOLDINGS DISTRICT (A2) TO RESIDENTIAL DISTRICT (R2)

Reference RZ #60/69

Lot 18, D.L. 131, Plan 3052

(6670 Broadway - Located on the South-West corner of Broadway and Sperling Avenue, with frontages of 715 feet and 328 feet respectively and an area of 5.24 acres)

No one appeared in connection with this proposed rezoning.

(4) FROM SMALL HOLDINGS DISTRICT (A2) TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #6/69

Lot 2, Block 4, D.L. 2, Plan 4286

(9892 Government Road -- Located on the South side of Government Road from a point 280 feet West of North Road Westward a distance of 159 feet, and a depth of 277 feet)

Mr. Frank Smith, appearing on behalf of White Spot Restaurants Ltd., advised that it was proposed to develop a restaurant on property adjoining that under application, and sought further information on the rezoning proposal. He wished to know the nature and size of the development, and what access would be afforded it. He further requested that he be allowed to examine plans of the development if they were available.

Mr. Edward Chow, Consulting Engineer for the proposed development, advised that he would be pleased to answer questions relative to the project, and that he had with him plans prepared for the development.

The Acting Mayor suggested that the parties concerned discuss the matter outside the Council Chamber and return to Council with their further comments before the end of the Public Hearing. Those persons concerned followed the suggestion accordingly.

(b) TEXT AMENDMENT

The following amendment is proposed to the Uses Permitted in areas zoned Residential District (R1)

USES PERMITTED -- Section 101.1(1)

-The deletion of the following:

"Where the lot area exceeds 24,000 square feet, there may be two separate dwellings on one lot, provided that each dwelling shall and can be sited as required by the Subdivision Approving Officer in order to facilitate the future subdivision of the parcel or adjacent parcels of land."

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- Clause (1) of Section 101.1 would then read as follows:

"Single family dwellings."

The Burnaby Chamber of Commerce wrote respecting the proposed change, and in expressing concern to the reasons given for instituting the amendment, submitted that unless better reasons were offered the proposal should not be acted upon further.

The Planning Director indicated that more than one property would be affected by the proposed amendment, and that to his knowledge only two properties had been developed under this section of the By-law.

Mrs. C. G. Harper, 3874 Moscrop Street, was advised that the proposed amendment concerned only properties falling within the residential district (R1) category.

As no further comments were offered it was agreed that time be allowed those who had left the Chamber to discuss the plan of development relative to Item 4, Rezoning Reference #6/69.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:  
"That the Public Hearing be adjourned to 6:55 p.m."

CARRIED UNANIMOUSLY

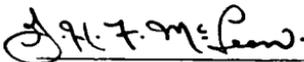
The Public Hearing reconvened at 6:55 p.m.

Mr. F. Smith, spoke once more to Item 4, Rezoning Reference #6/69, and advised that having gone over the plan of development for the site, he would at this time offer no objection to the proposal. He indicated, however, that a more detailed examination of the plan would be carried out by the Company's Architects and any further comments would be submitted to Council in the form of a letter in time for its next meeting.

The Hearing adjourned at 7:00 p.m.

Confirmed:

Certified Correct:

  
ACTING MAYOR

  
DEPUTY CLERK

GM/hb