

Sept 2nd
1970

SEPTEMBER 1, 1970

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, September 1, 1970 at 7:30 p.m. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

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

ABSENT: His Worship, Mayor Prittle, Aldermen Dailly, Drummond, and Ladner

ACTING MAYOR CLARK, first briefly explained the purpose of the Public Hearing, and invited persons present to speak on the proposed amendments.

PROPOSED REZONINGS

(1) FROM RESIDENTIAL DISTRICT FIVE (R5) TO RESIDENTIAL DISTRICT SIX (R6)

Reference RZ #11/70

- (a) South 133 feet of Lot 1, Except Explanatory Plan 16043 and Except Plan 28800, S.D. "C", Block 2, D.L. 75, Plan 6877
- (b) South 133 feet of Lot 2, S.D. "C", Block 2, D.L. 75, Plan 6877
- (c) North 133 feet of Lot "D", Block 2, D.L. 75, Plan 3219
Excepting the Westerly 150 feet of (a) and (c)

(3180, 3150 and 3250 Douglas Road -- Located between Douglas Road and Highway 401, approximately 128 feet North of Hyde Street, and 150 feet East of Douglas Road)

Mr. Zoltan Martonffy, 1833 West Pender Street, Vancouver, B. C., Architect, appearing on behalf of the developers addressed Council and with the aid of maps outlined the concept of the proposed development with road patterns, etc. He advised that he, and the developers, had been working with the Planning Department for the last six months to arrive at a suitable plan of development.

The development will consist of 30 row house units, each on an individual lot. The units will be arranged in three clusters of eight units and one cluster of six units and will be staggered to provide maximum privacy. One unusual aspect of the development is that a children's play area will be provided in the development with all costs of developing and equipping the play area to be borne by the developer. The play area would be public and would by no means be for the exclusive use of the residents of the development.

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Mrs. P. J. Maure, 3170 Douglas Road, submitted a letter objecting to the proposed rezoning for the following reasons:

- (a) The area is presently a single family dwelling area and should remain that way.
- (b) Row type housing is ugly, and no doubt in a few years will be considered unsightly and bad planning.
- (c) The noise pollution emanating from the Freeway will create unnecessary problems for residents immediately adjacent to it.
- (d) The population of this type of housing will have an adverse effect on school facilities in the area.

Mrs. Maure was also present at the meeting and confirmed her opposition to the rezoning as outlined in her letter. She asked specifically what effect this rezoning would have on her property at 3170 Douglas Road.

Mr. Martonffy advised that in his opinion the proposed development would have little or no effect on surrounding properties. A lane is to be constructed between Douglas Road and the new development and all normal set-back requirements will be observed in the siting of the new units.

Mr. D. A. Wardstrom, 3160 Douglas Road, enquired as to how access would be gained to the development as this was not clearly indicated on the plans.

Mr. Martonffy advised that access to the development would be from an extension of Godwin Street with a pedestrian access only from Douglas Road.

Mr. Martonffy also made the following points in answer to specific queries raised at the Hearing:

- (a) The size of the playground will be two lots.
- (b) Individual units will have three bedrooms and a market value of approximately \$20,000.00.
- (c) Each lot will be individually owned and landscaping will be the responsibility of the purchaser.
- (d) R5 properties facing on Douglas Road and those to the South of proposed development will remain in R5 zoning.

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(2) FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY
RESIDENTIAL DISTRICT THREE (RM3)

Reference RZ #35/70

- (a) Lot 2, Except Explanatory Plan 8663, Block 5, D.L. 34, Plan 1355
- (b) Lot 1, Block 5, D.L. 34, Plan 1355
- (c) Lots 2 and 3, Sketch 8663, Block 5, D.L. 34, Plan 1355

(5608, 5622 and 5636 Inman Avenue -- Located on the East side of Inman Avenue from a point approximately 200 feet North of Kingsway, Northwest a distance of 197.5 feet)

There were no objections or comments on this proposed rezoning.

(3) FROM MANUFACTURING DISTRICT (M1) TO GENERAL COMMERCIAL DISTRICT
(C3)

Reference RZ #28/70

Lot 1 of Lot 8, Part North of Highway, Except Plan 21111, D.L. 4, Plan 845

(9601/07 Lougheed Highway -- Located on the North side of the Lougheed Highway immediately West of Austin Road, with a frontage of 300 feet on Lougheed Highway)

Mr. R. Boutin, Property Manager, Edper (B.C.) Ltd. wrote to advise that Edper (B.C.) Ltd. - the owners of the Lougheed Mall - would in no way oppose the rezoning of this property from M1 (Industrial) to C3 (Commercial). In his letter, Mr. Boutin noted that one of the prerequisites to this rezoning is the submission by the applicant of a suitable plan of development providing a Northward orientation and pedestrian connection to the Lougheed Mall Parking Lot. He advised that due to other undertakings with major tenants of Lougheed Mall and parking requirements necessary to comply with governmental regulations, it would be impossible to consider a joint use of parking facilities between the applicant and Lougheed Mall. Although Edper would welcome this rezoning, they feel that the proposed development should, within its boundaries, provide all parking necessary for its contemplated use.

Mr. Stuart L. Whitehouse, 6945 Isleview Road, West Vancouver, B. C. owner of the property concerned and applicant for rezoning, submitted a letter, a copy of which is attached to, and forms part of these minutes, in which he indicated the impossibility and inequity of the three prerequisites to rezoning recommended by the Planning Department.

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Mr. Whitehouse was in attendance at the meeting and stated that there was nothing he could add to his letter but would be pleased to answer any questions from Council concerning the proposed rezoning.

In answering questions from members of Council, Mr. Whitehouse brought out the following points:

- (a) The letter from Edper (B.C.) Ltd. introduced earlier at this meeting was the first indication he had received that they were willing to co-operate in this rezoning application.
- (b) The chances of renting his property were much better under the present M1 zoning than under the proposed C3 zoning. He had considerable trouble in locating his present tenant.
- (c) The Municipal Planning Department had assumed the initiative insofar as this rezoning was concerned but that he had co-operated fully with the Planning Department in this regard.
- (d) Water consumption under the proposed C3 zoning would likely be much less than under the M1 zoning.

It was pointed out that changes in the prerequisites to rezoning as recommended by the Planning Department was not proper discussion for a Public Hearing but should be heard by Council at a regular meeting. The Clerk advised that this rezoning application would appear on the Council agenda for September 8, 1970.

The meeting adjourned at 8:15 P.M.

Confirmed:

Certified Correct:

ACTING

MAYOR

CLERK

BL/hb