

AUGUST 11, 1970

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Tuesday, August 11, 1970, at 7:30 p.m. to receive representations in connection with the following proposed amendment to Burnaby Zoning By-Law 1965.

PRESENT: Acting Mayor Drummond, In the Chair;
Aldermen Blair, Clark, Herd and Ladner;

ABSENT: Mayor Prittle, Aldermen Dailly, Mclean
and Mercler

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

PROPOSED REZONING

FROM RESIDENTIAL DISTRICT TWO (R2) AND HEAVY INDUSTRIAL DISTRICT (M3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #37/70

South Westerly 10.92 acre portion of Lot 67, D.L.'s 6/10/56/148, Plan 31569

North Westerly portions of Lot 69, D.L.'s 4/6, Plan 31569 and Parcel 1, Reference Plan 22345, S.D. Parcel "A", Block 17, D.L. 6, Plan 748 having a combined area of 10.57 acres

(The total area described is located North of the Lougheed Highway between the B.C. Hydro and Power Authority right-of-way along the West of the Ravine Area West of Noel Drive and Bell Avenue, and the Railway Right-of-Way East of the Gaglardi Way Road Allowance)

Mr. R. C. Mann, of Thompson, Berwick, Pratt and Partners, addressed Council and advised that he was appearing on behalf of the Developers, Dawson Development Company.

Mr. Mann first described the proposed project with the aid of maps indicating the various areas of development considered, road patterns, and various floor plans of dwelling units to be constructed on the property under application. Mr. Mann advised that fuller details were included in the Brief distributed to members of Council prior to the Hearing.

Mr. Mann advised that his Firm considered the development of 65 acres on behalf of their client, and noted that a large scale study of the total adjacent area had been conducted by the Planning Department. He felt that the area was suitable for a good choice and variety of housing, and that initially the Southerly portion would be developed.

As to density, Mr. Mann indicated that higher density development was envisaged for those areas that have been denuded of trees, and where natural growth and trees still existed a lower density use would be pursued. He expressed the view that a major pedestrian use of the area was essential to the overall concept, and described a system of pedestrian walkway and park areas considered, and indicated that approximately 9 acres of the total site would be dedicated to public use for this purpose.

Mr. Mann then went on to describe in more detail the type of housing proposed for the two sub-areas under application, numbers 4 and 6, and displayed floor plans in this respect. He noted that in the range and variety of housing considered, heavy emphasis was made on the need for family accommodation, and in this they had followed the best advice available as to the mix and number of bedrooms.

Five types of townhouses were proposed for Area #4, and cost-wise in the range of \$22,000.00 to \$25,000.00.

Sub-Area #6 was favoured by the Minister of Housing for what was classified as "innovative housing" and a considerable variety of housing type would be provided, with the prices in the range of \$14,500.00 per unit. He pointed out that this type of housing would be offered for sale under the terms of the Strata Titles' Act, and ownership directed to the \$440.00 per month salary earner.

On a question raised relative to the scheduling of the project, it was advised that depending on the requirements of the market the total development envisaged could be completed in about eight years. The present application covered Sub-Areas #4 and #6, and Mr. Mann indicated that Area #1 would follow. He also mentioned that Sub-Area #5 was being considered for high-rise development and park use.

Some concern was expressed regarding the connecting link to the East from the 65 acre site being considered, to North Road through the Sullivan Heights residential area.

The Planner explained that the road pattern proposed had been approved by the Traffic Safety Committee, the Advisory Planning Commission, and the Municipal Council some three ago, and that the proposed route had been presented to the people of the area at the same time. It was noted that the proposed link would cross Noel Drive and follow a path yet to be developed between Cameron Street and Sullivan Street.

In dealing with the prerequisites established by Council to the proposed rezoning, Mr. Mann indicated that whilst some discussion was still underway relative to some of the requirements, he was optimistic as to the outcome of the negotiations.

The Planner then indicated to Council that whilst the general density of the total project was concurred in, the direction of Council was sought as to the type of development proposed for Sub-Area #6. He noted that although no recommendation had been made against the type of units envisaged, the floor area of the units was below the minimum of 900 square feet called for by the Zoning By-Law. The units proposed by the Developer had a floor area of 837 square feet, but the Planner pointed out that an additional 400 square feet of basement area was also available.

The Planner considered the question to be whether or not this aspect was covered by the terms of Comprehensive Development zoning, or whether there was required an amendment to the Zoning By-Law that would reduce floor area requirements.

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The Council whilst indicating support in principle to the development and type of unit proposed for Sub-Area #6, agreed to a suggestion by the Planner that this aspect be examined and reported on.

To a final question directed to the Developers, Council was advised that if all requirements could be mutually satisfied without delay, site construction could commence as early as September.

The meeting adjourned at 8:15 p.m.

Confirmed:

Certified Correct:


ACTING MAYOR


CLERK

GM/mb