

JANUARY 12, 1970

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Monday, January 12, 1970, at 6:30 p.m.

PRESENT: Mayor R. W. Prittie in the Chair;
Aldermen Clark, Drummond, Herd,
Ladner, and McLean;

ABSENT: Aldermen Blair, Dailly, and
Mercier;

HIS WORSHIP, THE MAYOR, explained the purposes of a Public Hearing and advised those present of the ruling of the Council concerning a single spokesman for any group which may be present to object or support any one of the three matters coming before this Public Hearing.

(1) FROM RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #143/66

Lots 131 and 132, D.L.'s 136 and 137, Plan 34438

(Located in the area bounded on the North by Halifax Street, on the East by the Municipal Golf Course, Montecito Drive on the South, and on the West by the Swedish Canadian Rest Home, the Easterly properties of the 7200 Block Sutliff Street and the proposed park and school site for the area)

This application has been the subject of two previous Public Hearings, January 17, 1967 and September 23, 1968 and the By-law relative to it, "Burnaby Zoning By-law 1965, Amendment By-law No. 2, 1967" was finally adopted December 16, 1968. One of the prime requirements of Comprehensive Development zoning is that specific plans and building programmes form an integral part of the By-law and must be adhered to. The developer however, has introduced some changes and before being permitted to proceed, the plan must be amended and a further Public Hearing is therefore necessary. Detail of the changes proposed will be available at the Hearing for inspection and comment.

A letter was received from Dawson Developments Limited relative to the proposed change in the Comprehensive Development Plan under this Rezoning. The Developer enclosed pertinent excerpts from a study by the Watts Marketing Research Ltd. which, together with the response from prospective residents that have inspected the development during the past two months supported their reasons for wanting to convert three-bedroom units to two-bedroom units.

It was proposed at the time of the initiation of the Public Hearing that 16 out of 56 three-bedroom units be converted to two-bedroom units.

The Planner submitted a report for consideration by the Council at the Regular Council Meeting later on this date and the report recommended that the Public Hearing receive the benefit of the information contained in the report.

Upon instructions from the Chair, the report of the Planner referred to dated January 9th relative to "Villa Montecito (Lakewood Village) Phase 1 - 153 Units" was received and read.

The report dated December 15th had been submitted to the Council and was referred to, recommending three alternatives:

- (1) That the developer require to build to the present plan;
- (2) Acceptance of the conversion of 16 three-bedroom suites to two-bedroom suites and require the developer to build the remaining forty three-bedroom suites to the plans originally approved by Council.
- (3) Accept the change of all 56 three-bedroom units to two-bedroom units as requested.

The latter two would require a Public Hearing and By-law Amendment for the whole Phase 1 of the project.

The Council had resolved to advance to a Public Hearing the matter of changing 16 three-bedroom units to two-bedroom units and deferred until the January 12th meeting the question of the 40 remaining suites.

The Planner reported after discussing with the developer that a fourth alternative might be considered and this was that the developer agreed to leave unchanged the overall two and three-bedroom count in Phases 1, 2, and 3 by replacing the 56 three-bedroom units changed in Phase 1 with a similar number of redesigned three-bedroom units in Phases 2 and 3.

This alternative recognizes that the existing three-bedroom units have some design deficiencies, and in assuming that there will be a market for an improved three-bedroom apartment, retains the original suite-mix.

The developer wished to reserve the right to approach the Department at any time in the future if necessary to further discuss Phases 2 and 3.

The Planner recommended that this report be read at the Public Hearing and that this Hearing be taken to cover all 56 three-bedroom units in Phase 1.

The developer would then be required to present revised proposals for Phases 2 and 3, incorporating this change before Development Permits could be issued for these phases.

Mr. Gordon Buss, 7220 Sutliff Street, appeared and drew attention to the description given in the legal Notice covering this Public Hearing which in his opinion appeared to extend the Comprehensive Development District to include his property. Mr. Buss asked for clarification of this alleged extension. The Municipal Clerk pointed out that the rezoning area was not being extended beyond that which had been established previously but that a written description of the area had been provided in the Notice to make more clear to the public the area covered by the property which was also legally described in the Notice. This description mentioned "the Easterly properties of the 7200 Block Sutliff Street". However, this was by way of describing in part the Westerly boundary of the area covered by the Comprehensive Development and did not include Mr. Buss' property on Sutliff Street or any other property on the said Street.

Mr. James Connal, 7280 Sutliff Street, spoke with reference to the roads leading into the Comprehensive Development Project and particularly Sutliff Street which was being used as a service road during the construction period. Mr. Connal referred to the original project statement which indicated that the building programme would be conducted from within the project entirely, and an objection was raised to the use of Sutliff Street during this construction period.

The Planner was asked to investigate the use of Sutliff as the service road into the project and to determine whether or not there was any violation to the original agreement in this regard.

Mr. A. Paige, 7281 Halifax Street, advised having received a Notice as an abutting owner accompanied by a report of the Municipal Planner which was not the report read at the Hearing this evening, and enquired why the report read this evening was not made available at the time of the Notice.

It was explained that the report read at the Public Hearing had not been composed until the ninth of January and it was not possible to forward it with the Notice concerning the Public Hearing.

Mr. Paige queried the manner in which 16 apartments could have come into existence in a different fashion than the plans provided for when inspections were conducted by the Building Department at regular intervals.

It was explained that during the framing period of the apartment the suites were being constructed in the manner in which the Comprehensive Development Plan indicated but that a subsequent inspections by the Building Department revealed that there had been some changes, and this is how the matter had come to light.

There were no further representations for or against this change in Comprehensive Development.

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

(i) Reference RZ #44/68

Lot 16, Block 3, D.L. 68, Plan 980

(3845 Linwood Street -- Located on the North side of Linwood Street from a point 160 feet East of Smith Avenue Eastward a distance of 40 feet)

No one appeared to make representations for or against this rezoning.

(ii) Reference RZ #47/69

Lots 1 and 2, Block 49, D.L. 30, Plan 4497

(7480 - 7490 Kingsway -- Located at the North corner of Sixteenth Avenue and Kingsway)

Mr. Saranchuk, 7480 Kingsway, owner of one of the properties appeared and spoke in favour of the proposed rezoning.

Mr. Harold Cox appeared representing Mrs. Cox, owner of the other property involved in this rezoning and spoke in favour of the rezoning. There were no other representations for or against this rezoning.

The Public Hearing adjourned at 6:50 P.M.

Confirmed:

Certified Correct:

Robert W. Peltier
MAYOR

J. Shaw
CLERK

JS:wk