

NOVEMBER 22, 1971

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, November 22, 1971 at 6:45 p.m. to receive representations in connection with the following rezoning proposal:

PRESENT: His Worship, Mayor Prittie, in the Chair;  
Aldermen Blair (6:47 p.m.); Clark; Drummond;  
Emmott; Ladner; Mercier and McLean (6:47 p.m.);

ABSENT: Alderman Dailly;

FROM GENERAL COMMERCIAL DISTRICT (C3) AND PARKING DISTRICT (P8)  
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #13/71

- (a) Lots 4 and 6, Block 26, D.L.'s 151/3, Plan 4798
- (b) Lot 5, Block 26, D.L. 152, Plan 4932
- (c) Lots 38 and 39, D.L.'s 32 and 152, Plan 24986
- (d) Lot "A", Block 27, D.L. 152, Plan 5847

(4989, 4969, 4949 Bennett Street, 4950 to 4956, 4980 and 5000 Kingsway - Located on the South-West corner of Kingsway and Marlborough Avenue)

Mr. R. G. Bentall of Dominion Construction Company first spoke and indicated his support for the rezoning proposal.

Mr. Bentall provided a brief history of the plans which had been made to develop the property under the Comprehensive Development District (CD) zoning.

Mr. Bentall explained that the main objective in developing the property in the manner desired was to raise funds for a Cancer Hospital and other similar purposes. He added that it was proposed to establish a Foundation to manage the funds.

ALDERMEN BLAIR AND McLEAN ARRIVED AT THE HEARING.

Mr. Bentall pointed out that his Company would manage the development.

He also suggested that the development would be an asset to the Kingsway Town Centre Concept advocated by the Planning Department and accepted by Council.

Mr. Bentall indicated his Company was not able to accept two of the prerequisites pertaining to the rezoning proposal, which were:

- (i) the payment of \$14,810.00 as a result of the lane which penetrates the site being closed.

He pointed out that the owner of the parcels could, because he has title to all land abutting the lane, proceed under the Plans Cancellation Act to gain the land that is currently dedicated as a lane.

Nov/22/1971

Mr. Bentall stated that the owner would prefer that the Corporation use the procedure available to it under the Municipal Act to have the lane allowance abandoned.

He added that the owner is prepared to pay the legal and survey costs which would be involved in the abandonment.

- (ii) The payment of \$50,400.00 to cover the cost of installing storm sewers and paving Marlborough Avenue and Bennett Street.

Mr. Bentall contended that, because the development envisaged could almost be provided under the C3 category currently enjoyed on the property, the CD zoning being sought would not materially alter the development scheme planned.

He stated that the developer is prepared to pay half of the cost of paving the two streets mentioned where they abut the subject properties, and it would be preferred that this work be done as a Local Improvement. He added that, if the Corporation insists on a cash deposit for the work, this sum not be deposited until the work is actually to be done.

Mr. Bentall also made a point that there would be relatively low traffic volumes on the streets abutting the Southerly and Easterly sides of the site.

*In response to a question, the Planning Director stated that the requirement for the provision of storm sewer facilities was established as a part of the road improvements that are considered necessary.*

It was understood by Council that the Planning Department would consider the two points made this evening by Mr. Bentall and report on these matters when the amendment to the Zoning By-law covering the rezoning proposal is to be considered by Council.

The Planning Department was also asked to indicate to Council the footage of those portions of the streets involved which abut the park and the fire hall plus the part of Bennett Street between Nelson Avenue and the Westerly limit of the applicant's properties.


Mr. F. T. Higgins, 6518 Marlborough Avenue, then spoke and expressed support for the rezoning proposal if he was assured that Marlborough Avenue would be adequately improved and maintained.

The Hearing adjourned at 7:00 P.M.

Confirmed:

Certified Correct:

  
MAYOR  
EW/hb

  
CLERK