

NOVEMBER 28, 1972

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, November 28, 1972 at 7:30 p.m. to receive representations in connection with the following rezoning proposals:

PRESENT: Alderman J. D. Drummond, in the Chair;  
Alderman W. R. Clark;  
Alderman T. W. Constable;  
Alderman J. Dailly;  
Alderman W. A. Blair;  
Alderman H. G. Ladner;

ABSENT: Mayor R. W. Prittie;  
Alderman G. M. Dowding;  
Alderman D. A. Lawson;

STAFF PRESENT: Mr. M. J. Shelley - Municipal Manager;  
Mr. A. L. Parr - Planning Director;  
Mr. B. D. Leche - Municipal Clerk's Assistant;  
Mr. R. F. Norcliffe - Municipal Clerk's Assistant;

(1) FROM CEMETERY DISTRICT (P4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #1/72

Lot 1, D.L.'s 73/81, Plan 40648

(Bounded by Wayburne Drive on the West, Woodsworth Street on the North, Moscrop Drive on the South and Forest Lawn Cemetery on the East)

Mr. E. W. T. Hnatluk, representing Dawson Developments Ltd. advised the Public Hearing that the eventual project would cover an area of 50 acres to be constructed in several phases over a two to three year period. However, at the present time they were requesting the rezoning of a 9.86 acre site for the initial phase of the project.

Mr. Hnatluk introduced Mr. Thomas Meyer representing Michael Katz Company the Architects of the Project. Mr. Meyer gave an outline of the proposed development and advised the Public Hearing that their initial proposal was for 450 units of single family and cluster housing located at the North-East corner of Wayburne Drive and Moscrop Street. A main road would lead through the site, providing access to small clusters of housing and linking the residential areas with the recreational facilities and a small neighbourhood shopping area. Their objective was to create a great variety of housing types within an identifiable space. Densely planted buffer zones included a fence along Moscrop Street and a berm along Wayburne Drive. This would provide the residents with a screen protecting them from traffic noise, etc. A system of concrete paved sidewalks and pedestrian walkways added Mr. Meyer, would link the residential areas with the school, park, playground and the local neighbourhood centre. The neighbourhood centre would provide community and recreational facilities like an indoor swimming pool. With the aid of charts and drawings, Mr. Meyer pointed out the different types of buildings proposed for the site.

Alderman Dailly enquired if the school facilities were to be constructed in conjunction with the construction of the First Phase of the Project. Mr. Parr advised that initially children of families living in the First Phase of the Project would attend Gilpin Street School until further phases of the Project were completed and construction of a school became necessary.

ALDERMAN BLAIR LEFT THE MEETING AT 7:45 P.M.

Alderman H. G. Ladner enquired if the recreational facilities were to be constructed in conjunction with the construction of the First Phase of the Project.

Mr. Hnatiuk, representing Dawson Developments advised that it was proposed that the recreational facilities would be constructed towards the beginning of the overall construction of the site which would take approximately two to three years. Mr. Hnatiuk added that sufficient funds had been deposited with the Parks and Recreation Commission for the development of the soccer pitch although the actual development of the pitch would be the responsibility of the Parks Department.

Alderman T. W. Constable enquired as to the width of the pavement of the various roads in the site and was advised that these would range from twenty feet of pavement to twenty-eight feet of pavement, although no parking would be allowed on these roads.

Mr. Hnatiuk advised the Public Hearing that approval of the complete 50 acre development proposal was being sought at this time, however, it would be necessary to come back to the Municipal Council as each phase was commenced for specific rezonings.

(2) Reference RZ #72/72

(a) FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

North 20 feet of Lot 4, Block 13, D.L. 79, Plan 2814

(4389 Ledger Avenue -- Located on the West side of Ledger Avenue immediately South of the present Operating Engineers Union building)

(b) FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Remainder of Lot "A", Except the North 142 feet, Block 13, D.L. 79, Plan 4893

(4333 Ledger Avenue -- A rectangular shaped parcel having a frontage of 178 feet on Ledger Avenue and a depth of 312 feet)

*(The above rezoning proposal was the subject of a previous Public Hearing on July 28, 1969 and the By-law relative to it, "Burnaby Zoning By-law 1965, Amendment By-law No. 43, 1969" was finally adopted by Council on February 23, 1970. One of the prime requirements of Comprehensive Development zoning is that specific plans form an integral part of the By-law. Some changes in the plan have recently been proposed but a further Public Hearing must first be held before the plan can be approved. Details of the changes proposed will be available at the Hearing.)*

November/28/1972  
P.H.

Mr. M. L. Parr, Business Manager, International Union of Operating Engineers spoke in favour of the rezoning and advised that he was prepared to answer any questions of Council.

Alderman W. R. Clark enquired as to the proposed changes in the plans.

Mr. A. L. Parr, Planning Director, advised that the plan was basically the same, however, the changes would allow the developer to build and enlarge the auditorium and also give them access to a parking area.

(3) FROM RESIDENTIAL DISTRICT FOUR (R4) TO PARKING DISTRICT (PB)

Reference RZ #55/72

Lot "B", S.D. 1, Block 16, D.L. 79N, Plan 5294

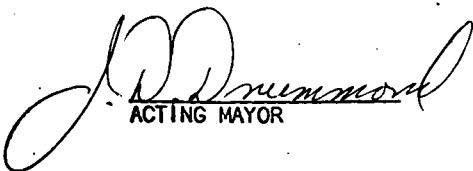
(4340 Ledger Avenue -- Located between Ledger Avenue and Highway 401)

No one appeared in connection with this rezoning.

The Hearing adjourned at 8:15 P.M.

Confirmed:

Certified Correct:

  
ACTING MAYOR

  
CLERK

RFN/hb