

SEPTEMBER 24, 1973

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Monday, September 24, 1973, at 6:45 p.m. to receive representations in connection with the following rezoning proposal :

PRESENT:

Mayor T. W. Constable, in the Chair;
Alderman E. L. Burnham
Alderman M. M. Gordon
Alderman B. M. Gunn
Alderman W. A. Lewarne
Alderman G.H.F. McLean (6:55 p.m.)
Alderman J. L. Mercier
Alderman V. V. Stusiak

STAFF PRESENT:

Mr. A. L. Parr, Planning Director
Mr. B. D. Leche, Municipal Clerk's
Assistant

(1) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #24/70

Lot 119, Block 5, D.L. 32, Plan 39167

(6275 Nelson Avenue - Located on the West side of Nelson Avenue approximately 417 feet north of Kingsway.)

Brigadier Parkinson of the Salvation Army, who occupy the property immediately north of the site of the proposed rezoning stated that the Salvation Army was not opposed to the rezoning but was concerned with the following points which he felt should be taken into consideration:

- (a) The Salvation Army has, in the past, experienced drainage problems from the site of the proposed rezoning. Brigadier Parkinson requested full consideration of this matter should the rezoning be approved.
- (b) He was also concerned that parking from the proposed apartments would encroach onto the frontage of the Salvation Army and create problems for the members.
- (c) Brigadier Parkinson also noted that the Salvation Army Band rehearsed and played on their premises frequently and that prospective neighbours in the proposed condominium apartments should be prepared to live with any resultant inconvenience which may arise. He noted that this has caused no problems to date with the Army's present neighbours.

Alderman Lewarne noted that as this was to be a condominium development and was providing 2.3 parking spaces per unit in underground facilities, parking on adjacent streets should not be a problem.

In reply to a question from Alderman Stusiak concerning the main activity hours at the Salvation Army premises, Brigadier Parkinson advised as follows:

Sundays	-	9:45 A.M. to 12:30 P.M. 7:30 P.M. to 9:00 P.M.
Weekdays	-	7:00 P.M. to 9:00 P.M.

Mr. A. J. Lee, 6207 Miller Avenue, expressed concern with the matter of access to the proposed development. He noted that Miller Avenue was sub-standard immediately adjacent to the proposed site and inquired if it was to be improved to the accepted standard when the proposed development took place.

The Director of Planning advised that it was anticipated that major access to the site would be from Nelson Avenue, the proposed extension of Sanders Street, and a lane that is to be constructed immediately north of the site between Nelson Avenue and Miller Avenue. Access to the underground parking facilities would be from this lane. Mr. Lee stated that he was not opposed to the rezoning.

Mr. R. E. Lea, 5973 Nelson Avenue, was concerned that the continued development of the high density area south of Dover Street was destroying the amenities of the residential area to the north. He was of the opinion that a buffer zone between the two areas should be established by the creation of an RM3 Zone immediately north of Dover Street to provide the required buffer. He inquired if such a proposal was under consideration.

The Planning Director replied that there were no plans to extend the apartment area north of Dover Street.


Mr. Rossi, 6175 Miller Avenue, stated that if the proposed development would in any way, adversely affect the property taxes on his property, he would be opposed to the rezoning.

ADJOURNMENT:

The Public Hearing adjourned at 7:05 p.m.

Confirmed:

Certified Correct:



 MAYOR

 DEPUTY MUNICIPAL CLERK

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