

March 19, 1974

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, March 19, 1974, at 7:30 p.m. to receive representations in connection with the following rezoning proposals:

PRESENT: Mayor T. W. Constable, in the Chair;  
Alderman G. D. Ast  
Alderman A. H. Emmott  
Alderman D. A. Lawson  
Alderman W. A. Lewarne  
Alderman G. H. F. McLean  
Alderman J. L. Mercier  
Alderman V. V. Stusiak

STAFF PRESENT: Mr. M. J. Shelley, Municipal Manager  
Mr. D. Stenson, Assistant Planning Director - Current  
Mr. B. D. Leche, Municipal Clerk's Assistant

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

Reference RZ #4/73

- (a) Lots 31, 32 and 33, Block 5, D.L. 4, Plan 2121
- (b) Lot "C", Block 5, D.L. 4, Plan 7400

(3833, 3865, 3895 Bell Avenue and 9111 Government Street - Located on the West side of Bell Avenue between Government Street and Horne Street)

Mr. H. Porte, Porte Realty Ltd., speaking on behalf of the developers, Wiltshire Developments Ltd., stated that the proposed project was adequately described in the Planning Department's report and that he was available to answer any additional questions which might arise.

Alderman Stusiak noted that the majority of the units were three-bedroom and inquired as to the ultimate purchase price of such units. Mr. Porte agreed that the proposed project was family oriented. With regard to the ultimate purchase price of individual units, he advised that he was not in a position to give precise information on this subject at this time, as the material and labour costs which will be in effect when construction is underway are not known.

Alderman McLean inquired as to why the whole block bounded by Government Street, Horne Street, Keswick Avenue and Bell Avenue had not been included in the rezoning proposal.

Mr. Stenson of the Planning Department stated that it was considered that the site under consideration was sufficiently large to accommodate the proposed project and would adequately accommodate all the amenities required.

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

(a) Reference RZ #73/73

- (i) Lots 6 and 7, Block 26, D.L. 95, Plan 9019
- (ii) Lots "A" and "B", Block 26, D.L. 95, Plan 9592

(7271, 7267, 7249 and 7259 Acorn Avenue - Located on the Northwest corner of Acorn Avenue and Beresford Street)

Mr. W. Ralph Brownlee, Architect for the proposed development, was on hand to answer any questions which might arise.

Alderman McLean inquired as to why Lots 4 and 5 immediately North of the site of the proposed rezoning had not been included in this proposal.

Mr. Stenson stated that it was planned that Lots 4 and 5 would ultimately be consolidated with the three lots facing on Kingsway and would thus create another site similar in area and use to that now under consideration.

(b) Reference RZ #6/74

Lot 13, S.D. "A", Block 23, D.L. 32, Plan 4481

(4989 Newton Street - Located on the North side of Newton Street approximately midway between Nelson Avenue and Marlborough Avenue)

Mr. E. Lohn, of E. & J. Lohn Ltd., owners of the property immediately to the North of the site under consideration stated that he was opposed to the closing of the lane between his own development and that proposed for the site under consideration due to the severe restriction this would place on the movement of emergency vehicles and maintenance vehicles. Mr. Lohn was also concerned that the reduced parking ratio for the Senior Citizens' High-Rise would aggravate the general parking problem in the neighbourhood.

Mr. Stenson went on to say that following closure of the lane access for emergency vehicles only to the rear of the existing and proposed developments would be provided by means other than the existing lane.

There were no comments received in connection with the proposed rezoning of Lot 13, S.D. "A", Block 23, D.L. 32, Plan 4481

(3) FROM GENERAL INDUSTRIAL DISTRICT (M2) AND RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)Reference RZ #55/73

- (a) Block 2, Part South of Highway on Plan 4800 Except Part on Plan 17642, D.L. 130, Plan 3071
- (b) Lot "A" Except Part on Plan 2112, Block 2, D.L. 130, Plan 17642

(5750 and 6150 Loughheed Highway - Located on the South side of Loughheed Highway from a point approximately 455 feet East of Holdom Avenue Eastward a distance of approximately 2,280 feet)

Mrs. R. M. Jory, 6090 Broadway, was of the opinion that access to the Loughheed Highway from the subject site should be removed. Mrs. Jory stated that despite the median in the centre of the Loughheed Highway vehicles exiting onto the Highway persisted in making a left turn into the Eastbound traffic and this created a very severe traffic hazard. Noise created by present car unloadings at this site was creating a nuisance at all hours of the day and night.

Mrs. Jory was also concerned with the type of screening which would be provided between the proposed development and the residential area on the North side of the Highway.

Alderman Lewarne inquired if the road giving access to the Loughheed Highway was adequately signed to indicate the prohibition of left turns on to the Highway at this point.

NOTE: Staff was requested to bring the matter of improving traffic control at the intersection of Loughheed Highway and the access road to the attention of the Municipal Engineer for consultation with the Department of Highways. The noise problems being experienced at this time are to be referred to the Chief Public Inspector.

The Architect for the proposed development noted that all buildings within the proposed development would be oriented to Roy Street and would face away from the Loughheed Highway. He considered that Roy Street would definitely provide the main access to the site. He also noted that when the development is completed the unloading and storage of new automobiles will take place on the South side of the property, some distance removed from the Loughheed Highway. This should relieve noise problems considerably.

Mr. R. J. Giandomenico, 6100 Broadway, also expressed concern over the noise. He stated that he was not entirely opposed to the rezoning but expressed concern that adequate control be maintained to ensure that the amenities of the adjoining residential area are protected.

Mr. V. Coupal, 6050 Broadway, supported the previous speakers. He was not opposed to the rezoning providing that sufficient control was maintained to prevent deterioration of the area.

Mr. Scott, 6631 Loughheed Highway, advised that he had resided at that address for two years. He inquired as to whether the proposed development would be provided with rail spurs which could increase the noise factor considerably. He was also interested in the effect this development could have on his own tax bill.

Mr. R. C. Harris, 5770 Broadway, was of the opinion that direct access to the site from Loughheed Highway should be denied and that vehicle access to the site should be from Roy Street via Holdom Avenue. He considered that this would alleviate the noise problem considerably.


ADJOURNMENT:

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN LEWARNE:  
"That the Public Hearing now adjourn."


CARRIED UNANIMOUSLY

The meeting adjourned at 8:35 p.m.

Confirmed:

  
MAYOR

Certified Correct:

  
MUNICIPAL CLERK'S ASSISTANT

BI/mc