

July 23, 1974

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C. on Tuesday, July 23, 1974 at 7:30 P.M. to receive representations in connection with two proposed rezonings.

PRESENT:

Mayor T.W. Constable, in the Chair
Alderman G.D. Ast
Alderman B.M. Gunn
Alderman W.A. Lewarne (7:35 P.M.)
Alderman G.H.F. McLean
Alderman J.L. Mercier
Alderman V.V. Stusiak

STAFF PRESENT:

Mr. A.L. Parr, Planning Director
Mr. James Hudson, Municipal Clerk

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

Reference RZ #13/74

- (a) Lots 1 and 2, Block 34, D.L. 151, Plan 23484
(6338 Patterson Avenue and 6325 Kathleen Avenue)
- (b) Lot 1, Block 34, D.L. 151, Plan 6423
(6312 Patterson Avenue)
- (c) Parcel 1, Reference Plan 6092 Except Parcel "A", Explanatory Plan 9514, S.D. "B", Block 34, D.L.151
(6362 Patterson Avenue)
- (d) Lot 3, Block 34, D.L. 151, Plan 30859
(6388 Patterson Avenue)
- (e) Lots "A" and "B", Block 35, D.L.'s 151/3, Plan 11639
(4109 and 4121 Maywood Street)
- (f) Lot 10, Block 35, D.L.'s 151/3, Plan 1319
(6316 Kathleen Avenue)
- (g) Lot 9 Except Southeast 90 feet on Sketch 12040, Block 35, D.L. 151, Plan 1319
(6328 Kathleen Avenue)
- (h) Lot 8, Block 35, D.L.'s 151/3, Plan 1319
(6338 Kathleen Avenue)
- (i) Lot 7, Sketch 12040 Except Part on Sketch 12041, Block 35, D.L.'s 151/3, Plan 1319
(6350 Kathleen Avenue)
- (j) Parcel "C", Explanatory Plan 15398, Blocks 35/36, D.L.'s 151/3, Plans 1319 and 1263
(6356 Kathleen Avenue)
- (k) Lot 6 Except Sketch 12381, Block 35, D.L.'s 151/3, Plan 1319
(6360 Kathleen Avenue)

(Located at the Northeasterly corner of Patterson Avenue and Maywood Street)

Mr. B.M. Carruthers, Vice-President, Hyland Turnkey Ltd., addressed the meeting and gave a brief review of the proposed development advising that the site is composed of 2.38 acres and is located at the junction of Patterson, Kathleen, and Maywood Avenues and that they are proposing a high quality condominium apartment development consisting of three slim towers of 13, 15, and 17 storeys and containing 66, 76, and 86 units respectively with the exteriors of the buildings being finished in a warm beige.

Alderman Lewarne arrived at the meeting at 7:35 P.M.

The meeting was further advised that there will be an 85% open landscape site area. Parking is provided below the grade with some guest parking at the ground level. Mr. Carruthers advised that they agree to adhere to all the

items enumerated in the Managers report of June 24th, 1974 and abide by the Condominium Guidelines set down by the Planning Department.

In response to a question as to whether it was planned to have sprinklers in the building, Mr. Carruthers advised that they have not looked at that aspect as yet and that there is quite a controversy on sprinklers. Mr. Carruthers advised that the type of clientele they hope to attract are young families and the young married couples. In response to a question as to the purpose of the blank walls, Mr. Carruthers advised that the plan has alternated balconies for the different types of suite layout. In response to a question in reference to the young children, Mr. Carruthers advised that they proposed to sell the units for \$45,000 to \$60,000 and that there would be children, maybe one child or two per unit, but they are not really planning on a lot of children in this development, but they would sell the suites to whoever wishes to purchase them. Ninety of the suites are two bedrooms, and ninety of the suites are two bedrooms with a den which can be made into a bedroom if necessary. The density will be ninety-six units per acre with the occupancy being 2 1/2 to 3 persons per unit. A hobby room has been provided for on the ground floor and once the units have been commenced to be sold, and if there was a necessity, this hobby room could be turned into a day care centre for day-time use or a baby-sitting room at night. The building has been designed so that there is pressurization of the stair wells and standard fire hose cabinets will be installed. The meeting was advised that the swimming pool listed is an error in the report and that there is a whirl pool and sauna being provided in each building.

The meeting was further advised that in the Loughheed area each apartment was assessed \$200 or \$300 to provide recreation in a given area with the question being raised as to why the apartments in the southern area are not being so assessed. The question was raised as to whether the Council was too far along on the way to introduce at this time a \$200 or \$300 assessment per unit to provide the parks.

His Worship the Mayor advised he was of the opinion that if an Alderman wished to impose some conditions as a matter of policy on all developments then it should be raised as a notice of motion and further that the Housing Committee are studying the feasibility of levying a certain amount for units in that particular area and that report will be coming forward.

Mr. J. Marlin of 6306 Kathleen Avenue then addressed the meeting and advised he was the owner of Lot 11 of Plan 1319 and feels that a buffer zone is needed for the adjoining properties and that he will be saddled with the noise from the new tenants and a great amount of traffic will be generated in this area. Mr. Marlin further continued that there will be no privacy and that he will have a road along side of his house adjacent to a dead end road. The meeting was advised that in 1969 the Council made a decision that this would be a hi-rise area and that there are pamphlets available at the Planning Department in connection with this subject matter.

Mr. Marlin advised that he would rather move out than sit next to a road and questioned as to why did the Municipal Hall see fit to never advise the owners concerned in reference to future developments.

The Meeting was advised that apartment study had been carried out in 1965 and reviewed again in 1969, and that it is the responsibility of the purchaser of property to go to the Municipal Hall and view future plans and that all people in this area had been notified in reference to the Community Plan.

The Director of Planning advised that Lot C, Explanatory Plan 15398, is not part of the development and will not have a building on it and that the road would not go through the property described and that it would not be carrying traffic past the Marlin lot to Lot c.

In response to a question Mr. Marlin advised that the only time that he would be against the application is when an attempt is made to put a road along the full length of his property.

FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
Reference RZ #77/73

Lot 264, D.L. 78, Plan 35880
(6845 Loughed Highway -- Located on the North Side
of Loughed Highway approximately 520 feet east of
Sperling Avenue)

The meeting was then addressed by Mr. Bing Marr of Bing Marr and Associates, Architects, and plans in the form of blueprints were displayed. The size of the property is 1.2 acres and the developer is proposing 14 units composed of half 3's and half 4's, with the site coverage for these units being 17.8%. The actual floor area ratio being .356 and the suite sizes being 1,179 square feet for a 3 bedroom unit and for the 4 bedroom unit, 1,500 square feet. There will be 26 parking spaces on the site and 14 adjacent to the building.

In response to the question as to what is involved in the children's play area and what sort of amenities they have, Mr. Marr advised in each area there is no access from the Loughed Highway and the site coverage is 1/3 of the entire area. There is some 90 feet of area at the front adjacent to the Loughed Highway which is for a play area and access is by way of a 6 foot wide sidewalk on the upper part of the property. Mr. Marr advised that the sale cost will be between \$45,000. and \$50,000 per unit and that the construction cost will be some \$26.00 per square foot.

Mr. H.J. Steinvall of 6815 Loughed Highway addressed the meeting and advised that he was not here to oppose progress but he wished information as to whether he will be interfered with as a private home if this development goes ahead.

Mr. Steinvall advised that they will lose some of their privacy but he will not try to oppose this plan for the area east of him, and reported that the developer stated that he was quite willing to construct a fence along the property line to keep the dogs and kids out to which statement Mr. Marr agreed.

Mr. Marr drew to the attention of the meeting that on Page 73 of Item #23 of the Manager's Report #47 the word "Western" as contained in Section 3.2 should be changed to read "Eastern" and that the word "Eastern" as contained in Section 3.3 should be changed to read "Western".

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:


"That this public hearing do now terminate."

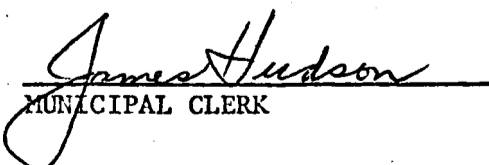
CARRIED UNANIMOUSLY

At 8:15 P.M. the Meeting terminated.

CONFIRMED:

CERTIFIED CORRECT


MAYOR


MUNICIPAL CLERK