

JANUARY 21, 1975

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, January 21, 1975 at 7:30 P.M.

**PRESENT:**

Mayor T. W. Constable, in the Chair  
Alderman G. D. Ast  
Alderman A. H. Emmott  
Alderman B. M. Gunn  
Alderman D. A. Lawson (7:33 P.M.)  
Alderman W. A. Lewarne  
Alderman G. H. F. McLean  
Alderman J. L. Mercier (7:35 P.M.)  
Alderman V. V. Stusiak

**STAFF:**

Mr. M. J. Shelley, Municipal Manager  
Mr. A. L. Parr, Director of Planning  
Mr. J. Hudson, Municipal Clerk

The Public Hearing was held to receive representations in connection with the following rezoning proposal:

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

Reference RZ #55/74

Part of Lot 292, D.L. 56/148, Plan 41353  
Part of road north of Lot 292, By-Law Plan 41115

(9180 Centaurus Circle, located east of Gaglardi Way, north of Centaurus Circle.)

*This proposal is for the rezoning of the above described parcels in order to permit the construction of a 222 unit cluster housing project on Area 2A within the parameters of an adjusted Lake City East Community Plan for Areas 2 and 5. The applicant is the authorized agent of the Department of Housing of the Province of British Columbia.*

Mr. L. J. Westwood, Senior Vice President - Land Development, Dunhill Development Corporation Ltd., appeared on behalf of the applicant and advised that Messrs. Northey and Waddell from his office together with Architect Beinhaker and Mr. Bowman from his office were in attendance and that the Architect would speak to the rezoning proposal.

Mr. Beinhaker then presented a series of slides depicting the proposed structures, siting of same in relation to pedestrian paths and vehicular roads, the swimming pool, the play areas, the day care area, the stream which is proposed to be upgraded and the room plans.

In response to a question as to the event that the road pattern is changed so that there is no access to Beaverbrook Drive how will this affect the development Mr. Westwood advised that it was their opinion that a connection across Gaglardi Way is not required however in regard to the planning in the area to west of Gaglardi Way this is deemed to be a requirement that can readily be accommodated and relative to this particular rezoning application we can live with it or without it.

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The Director of Planning advised that the question being raised is what would happen if there was no access to Beaverbrook Drive and Centaurus Circle at all and that the access to the site came from Gagliardi Way to the west - in other words can the site be developed without having access to the residential areas to the south. Mr. Westwood was of the personal opinion this would be very undesirable and highly unlikely and that his response was to the question "Can this project live without this crossing", and we think it can.

In reply to a question Mr. Westwood voiced the opinion, and referred to his letter of January 14, 1975 addressed to the Council, that this should not be a prerequisite condition for this particular rezoning but could be a prerequisite condition for the rezoning of the area to the west of Gagliardi Way.

The meeting was advised that the property before the hearing to-night would be entirely co-operative housing. In reply to a question as to the selection process by the co-op society for admission by the public to the housing created by the development the meeting was advised that same would be open to anyone in the lower mainland and that the services of United Housing is used and that the members of the co-op are anyone who is interested in joining. The intention is to try and give preference to people who are already in the municipality.

The question was raised as to reasonable laundry facilities being located in all units to which the meeting was advised that not all will have same but they will all have individual entries and some will have laundries in the storage laundry areas and some units will have shared laundry facilities immediately below in the underground parking.

The enquiry was made as to the setback distance from Gagliardi Way as shown on the design drawings. The reply was an average of 90 feet back by which we mean the closest point of the building from Gagliardi Way is 60 feet and the average distance back along the length of the building is 90 feet which was felt to be adequate distance for sound purposes.

A series of questions and answers to same then ensued in reference to the total value of the project, the cost of the units, the monthly unit payment, the proximity to a school, the means of garbage disposal, the matter of income mix within the development, how complaints in reference to the management of the units are handled, the provision of a day care centre in this development with the reasoning behind this function being for children to learn to play together at an early age.

In reply to a question the meeting was advised that the day care centre can handle approximately 20 children at a time. A question was asked as to what would the recreational activities of the teen agers be to which it was pointed out that there is an extra park area at site #5 which is adjacent and there is potential for many recreational facilities there and there is provision for a recreational facility next to the pool.

An enquiry was also made as to the size of the pool to which the response was that the size has not as yet been determined but will be determined when the drawings are completed to accompany the By-Law for third reading but it will be of a size commensurate to the number of people who will be using it.

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The opinion was voiced, during the discussion in reference to traffic and traffic matters that the quarrel of Council was now with the Department of Highways and not the Department of Housing and that the Minister of Highways had made a commitment that the Provincial Government would be responsible for a road between Gaglardi Way and North Road to a two-lane standard and that the members of Council had seen this in writing.

Mrs. Anita Morris, President, Lougheed Town Community Association, then addressed the meeting and advised that she was happy to see much needed housing provided and was anxious to ensure that errors already made were not repeated insofar as safety and health problems were concerned.

Mrs. Morris then enumerated as to problem areas encountered in similar prior projects such as deep tunnels, high sills to be crossed gaining access to a balcony, back of laundry tubs, inadequate sized day care centres, fire trap basements with high windows and some being difficult to open, the need for double window glazing to reduce outside noise.

Mr. R. M. Davies, Chairman, Lake City East Executive Committee, then addressed the meeting and advised that this Committee was in general agreement with the development proposal and offered comments. They are pleased to see the area that has been designated for parks. They note that the parks acquisition levy is proposed to be rescinded for this project and while this appears to be a reasonable request they wonder where the funds to develop the park will come from. They would not like to see Beaverbrook Crescent become an arterial highway past a proposed secondary school and past an existing elementary school.

Mr. L. Whaley, #201-6822 Arcola Street, then addressed the meeting as the President of the Norman Bethune Co-operative Housing Association and that this Association has received assurance from the Minister of Housing that they will have the opportunity to take over and operate the 24-unit which has already been approved by Council and is under construction and they will be co-operating with the 222 units that is up for rezoning to-night if same is approved.

In response to an earlier question the meeting was advised that the co-operative is receiving some financial assistance from both the Federal, and Provincial Governments. Membership is open to anyone in the lower mainland and membership fee is \$10.00.

Mr. Whaley then advised as to share purchase, the down payment requirement and disposition when a member leaves the association, the average income of present members is \$10,077.00 per year, waiting list creation, the co-operative operates in a democratic manner with a constitution and by-laws, it is anticipated that the 24-unit will be moved into on April 1st, 1975, and the matter of roads is for Council to resolve.

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No one else appeared in connection with this rezoning proposal.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:


"THAT this meeting be now terminated."

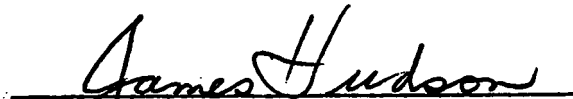
CARRIED UNANIMOUSLY

The meeting terminated at 8:50 P.M.

CONFIRMED:

CERTIFIED CORRECT:

  
MAYOR

  
MUNICIPAL CLERK.

JH/lc