

MARCH 2, 1976

A Public Hearing was held in the Council Chamber, Municipal Hall,
4949 Canada Way, Burnaby, B. C. on Tuesday, March 2, 1976, at 7:30 P.M.

PRESENT:

Mayor T.W. Constable, in the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman B.M. Gunn
Alderman D.A. Lawson (7:43 P.M.)
Alderman F.G. Randall
Alderman V.V. Stusiak

ABSENT:

Alderman A.H. Emmott
Alderman G.H.F. McLean

STAFF:

Mr. M.J. Shelley, Municipal Manager
Mr. A.L. Parr, Director of Planning
Mr. J. Hudson, Municipal Clerk
Mr. B.D. Leche, Municipal Clerk's Assistant

FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #31/75

- (a) Lot "E" Explanatory Plan 11295 Except Parcel "F" and Rd.
Reference Plan 13740, Subdivisions 7, 8, 9, Block 2,
D.L.'s 44 & 78, Plan 3049.
- (b) Lot "F", Reference Plan 13740, R.S.D. "E", Subdivisions 7 & 9,
Block 2, D.L.'s 44, 78, 131 & 136, Plan 3049.
- (c) Parcel 1, Reference Plan 9692, Lot 12 of Blocks 1 & 2,
D.L.'s 78, 131 & 136, Plan 3049.

(6943/61/87 Lougheed Highway -- Located on the North side of the
Lougheed Highway between Ellerslie Avenue and Bainbridge Avenue)

(The applicant proposes to construct a 44-unit condominium townhouse
project on a 3.69-acre net site).

Mr. Norman Cressie, the applicant for this rezoning, then addressed Council
and with the aid of renderings and drawings outlined the concept of the pro-
posed development. Because of the Lougheed Highway and the existing stream
which runs through the property it is proposed to leave the existing trees,
which are very substantial in this area, in their natural state. It is
also proposed to leave the stream in its natural condition. The trees and
the noise of the stream would buffer the noise from the Lougheed Highway
and would screen the Highway from the future residents of the development.
It is further proposed that the existing swimming pool be left and upgraded
to Municipal standards providing this will be allowed by Municipal regulations.

The design of the development is basically simple with each unit having an
area of approximately 1,160 square feet. Mr. Cressie advised that he was

completely in agreement with the Planning Department insofar as the overall design and concept of the development is concerned except for one issue. It was considered that in this type of housing and the design which has been proposed, which is simple and straight forward, Mr. Cressie would like to see asphalt shingles used rather than cedar shakes. The additional costs of cedar shakes, amounting to approximately \$340.00 per unit or \$1,000.00 per unit over the period of the mortgage could possibly be put to much better use. Mr. Cressie stated that the chief objection to cedar shakes was the discoloring process which takes place over a period of years.

In answer to a question by Alderman Stusiak, Mr. Cressie advised that his original proposal to the Planning Department provided for the use of asphalt shingles on roofs throughout the development.

In answer to a further question by Alderman Stusiak, Mr. Cressie advised that an attempt would be made to market the units at \$47,000.00 to \$48,000.00 which is within the Assisted Home Owner Plan Program. The additional cost of providing cedar shakes could possibly make or break this project, although it was a little early to establish the exact costs of the project because the engineering costs, etc. are not yet available from the Municipality.

There were no other submissions received in connection with the foregoing rezoning proposal.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:


"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing terminated at 7:50 P.M.

Confirmed

Certified Correct


MAYOR


MUNICIPAL CLERK'S ASSISTANT