

MAY 24, 1977

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, May 24, 1977 commencing at 6:45 P.M.

**PRESENT:**

Mayor T.W. Constable, in the Chair  
Alderman G.D. Ast  
Alderman D.P. Drummond  
Alderman A.H. Emmott  
Alderman D.A. Lawson  
Alderman W.A. Lewarne  
Alderman F.G. Randall  
Alderman R.D. Stewart

**ABSENT:**

Alderman V.V. Stusiak

**STAFF:**

Mr. M.J. Shelley, Municipal Manager  
Mr. A.L. Parr, Director of Planning  
Mr. James Hudson, Municipal Clerk  
Mr. R.W. Watson, Deputy Municipal Clerk

**1. FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) AND SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)**

---

Reference RZ #37/76A

Lots 1 & 2, S.D. 4, Blk. 3, D.L. 59, Pl. 9334, Lot 3, S.D. 4, Blk. 3, D.L. 59/136/137, Pl. 14985, Lot 4, Sk. 8125 exc. ptn. on Pl. 21109, D.L. 59/136/137, Pl. 14985, Lot 4, Sk. 8125 exc. ptn. on Pl. 21109, D.L. 59/136/137, Pl. 3050, Lot 1 exc. Expl. Pls. 12809, 14855 & 42646, Blk. 4 D.L. 59, Pl. 3050 (triangular ptn. N. of Lougheed only)

2820, 2808, 2776 Bainbridge, 2932 Bainbridge, 7111 Lougheed Highway - The subject site is located on the northeast quadrant of Lougheed Highway and Bainbridge Avenue.

The applicant has requested rezoning in order to construct 76-3 bedroom frame townhouses in accordance with the Community Plan for this site.

Mr. Gordon Hlynsky, architects for the developers, appeared before Council and advised they had made a submission in detail at the earlier Public Hearing and would just like to comment that they were well into the working drawings and the drawings for the landscaping involved and are just awaiting their approval due to a technicality involving a notice to one of the property owners. It was indicated that a model of the project was available in the Council Chambers for anyone to look at.

Dr. McLean, owner and president of the Burnaby Veterinary Hospital, then appeared before Council and advised that he owns and operates Fosters Boarding Kennels adjacent to the project. Dr. McLean apologized for this additional Hearing. It was indicated that he was not personally familiar with the project as the plans had never been presented to him. It was indicated that they had operated their hospital since 1958 and the boarding kennels since 1964, and did not feel the dog and cat boarding kennel is compatible with the residential development that has been planned, and suggested that there would be problems in the future, particularly with the buildings constructed quite close to the property line on the east side and was concerned about inadequate spacing to control the noise. Further, no provision for noise barriers, such as fences and berms or trees. It was contended that the highway was particular good commercial property, with the site advertising involved, and that it should not be designed as residential. Another concern expressed was the question of access from the subject property to his own property.

The following letter was then received:

"Re: Public Hearing into Rezoning #37/76A  
Corner Bainbridge and Lougheed Highway

Gentlemen:

This is our request to withhold any further rezoning permission until

- a) the Kensington Project has been studied further in line with a suggestion at the Public Meeting in North Burnaby. One speaker asked to investigate a possible change of the above project to the area of Bainbridge Avenue and Government/Winston Roads.
- b) As outlined above Council may find it useful to have additional land available for future street crossing needs.
- c) The unrestricted construction of additional townhouses has an unfavourable effect on the surrounding area that is zoned Single-Family Dwellings.
- d) This project will further aggravate the traffic situation on East Broadwa . We would be pleased if Council would some day make an inspection tour of our immediate area and gather some first-hand information that the present traffic flow is enough as it is and should not be increased artificially.
- e) The route along any major-highway seems hardly the right environment to raise children because of the dangers of traffic, noise and air pollution.

We would like to mention that we lived for 4 years in one of the first townhouses that were built in Burnaby and then decided to move to an area with less traffic just to find ourselves in the same situation again. (Former Location: Corner Gilmore and Douglas Road).

Yours very truly,

O. and B. Schmid  
6535 E. Broadway  
Burnaby, B. C.  
V5B 2Y6 "

There were no further submissions on this subject matter.

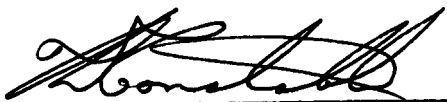
MOVED BY ALDERMAN STEWART:  
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

The Meeting terminated at 7:07 P.M.

Confirmed:

  
\_\_\_\_\_  
Mayor

Certified Correct:

  
\_\_\_\_\_  
Deputy Municipal Clerk

RWW:vap

0431