

An adjourned Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1978 November 27 at 18:45 h.

PRESENT: Mayor T.W. Constable, In the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman B.M. Gunn
Alderman D.A. Lawson (18:58 h)
Alderman W.A. Lewarne
Alderman D.M. Mercier (18:48 h)
Alderman F.G. Randall

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. E.E. Olson, Municipal Engineer
Mr. A.L. Parr, Director of Planning
Mr. J.G. Plesha, Administrative Assistant to Manager
Mr. James Hudson, Municipal Clerk
Mr. B.D. Leche, Deputy Municipal Clerk

His Worship, Mayor Constable, explained to the Public Hearing that this Public Hearing on Rezoning Reference No. 15/78 had been adjourned on 1978 November 21 to allow staff an opportunity to ensure that all requirements of Council policy regarding the notification of owners, abutting owners, and occupiers of the lands which may be affected by the rezoning had been complied with.

His Worship advised that he was now completely satisfied that all requirements of Council policy with reference to Rezoning Reference No. 15/78 had been complied with by the Office of the Municipal Clerk.

1. Rezoning Reference #15/78

FROM: RESIDENTIAL DISTRICT (R4)
TO: COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Parcel "B", Reference Plan 4142 except N. 132 feet, Block 11, District Lot 79, Plan 536; N. 132 feet of Parcel "B", Reference Plan 4142, Block 11, District Lot 79, Plan 536; Parcel "C", Reference Plan 4676, Block 11, District Lot 79, Plan 536.

3837, 3903 and 3937 Norland Avenue - located within the central administrative area on the southwest corner of Sprott Street and Norland Avenue.

The applicant wishes to rezone the site to Comprehensive Development in order to build a church and related educational facilities.

Mrs. Annie S. Charuk, 5946 Sprott Street, then addressed Council and noted that from her examination of the Director of Planning's report on Rezoning Reference No. 15/78, it would appear that the closure of Norland Avenue has been approved. Mrs. Charuk was of the opinion that allowing the church access from Sprott Street would create exactly the same problem that the closure of Norland Avenue is designed to obviate. Mrs. Charuk was of the opinion that the driveway access onto Sprott Street would create a terrible problem which would be compounded by the blind hill coming down Sprott Street. Mrs. Charuk also expressed strong concern about the parking situation. She could not believe that the approved parking ratio of one car for every ten seats in the church would be sufficient to meet the churches requirements and that church parking would inevitably overflow on to neighbouring streets. Mrs. Charuk expressed the opinion that Council should consider the institution of "Resident Parking Only" restrictions on Sprott Street in order that the residents may be assured of unrestricted access to their driveways and to the privilege of parking in front of their own premises.

Mrs. Charuk presented a petition signed by herself and twenty-two other residents of Sprott Street requesting "Resident Parking Only" on Sprott Street adjacent to the proposed church.

The following is the preamble to that petition:

"In reference to rezoning a property for the purpose of Calvery Temple - corner of Sprott Street and Norland Avenue. We, the undersigned residents of Sprott Street, are requesting no parking except residents only, and no driveway on Sprott Street as the Calvery Temple has outlined in their proposal for future use."

Mrs. Charuk advised that she was not opposed to the church as such, but was opposed to the traffic and parking problems which will arise.

Mrs. W. Manning, 6049 Sprott Street, then addressed Council on the subject of Rezoning Reference No. 15/78.

Mrs. Manning requested information on the height of the proposed structures in this development. Mrs. Manning stated that she was not opposed to the development of a church on this site but was most concerned with the tremendous traffic problems which would be created. Mrs. Manning was of the opinion that anything that would increase traffic on Sprott Street and aggravate parking problems would not be acceptable to the residents.

Mr . Larry Doyle of Hamilton, Doyle and Associates, Architects, with the aid of a scaled model of the proposed development, demonstrated the height of the buildings relative to the topography of the development for Mrs. Manning's benefit.

Alderman Emmott noted that the bulk of the traffic generated by the church would probably not conflict with the normal rush hour traffic and enquired if Mrs. Manning had taken this into consideration.

Mrs. Manning replied that it would appear that the proposed development would consist not only of a church but a gymnasium and educational facilities and it was extremely difficult to forecast the traffic that would be generated at any given time of the day.

Reverend Gordon MacDonald, 3415 Douglas Road, Pastor of Calvery Temple, then addressed Council on the subject of Rezoning Reference No. 15/78. Reverend MacDonald noted that the church had already given a commitment to the Planning Department in writing that the access to Sprott Street would be closed at any time the Municipality feels that such action is warranted. Reverend MacDonald went on to say that the church would not be opposed in any way to a "Resident Parking Only" restriction being instituted on Sprott Street adjacent to the proposed development. Reverend MacDonald also pointed out that the parking ratio of one space to every ten seats did not apply to churches only, but to quite a number of institutional uses. The proposed gymnasium, when it is built, which could be some time from now, would be built without a spectator area and would not contribute materially to traffic problems in the area. Reverend MacDonald also was of the opinion that the bulk of traffic to and from the church would be in off-peak hours.

Reverend MacDonald was convinced that the on-site parking provided within the development would be sufficient to meet the church needs.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

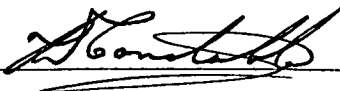
"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing terminated at 19:00 h.

Confirmed:

MAYOR



Certified Correct:

DEPUTY MUNICIPAL CLERK

