

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., on Tuesday, 1979 February 13 at 19:30 h.

PRESENT: Mayor T.W. Constable, In the Chair
Alderman G.D. Ast
Alderman B.M. Gunn
Alderman D.A. Lawson
Alderman W.A. Lewarne
Alderman D.M. Mercier
Alderman F.G. Randall

ABSENT: Alderman D.P. Drummond
Alderman A.H. Emmott

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. A.L. Parr, Director of Planning
Mr. P.D. Sanderson, Planner I
Mr. James Hudson, Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

The Public Hearing was called to order at 19:30 h.

1. PROPOSED TEXT AMENDMENT TO ZONING BY-LAW FOR LANDS
WITHIN THE DESIGNATED FLOODPLAIN

Section 6.18 Fraser River Flood Plain:

All lands within the area of the Fraser River Flood Plain as described in Schedule AA - Flood Plain Map of the Official Regional Plan of the Lower Mainland Regional Planning Board, now the Official Regional Plan of the Greater Vancouver Regional District shall be subject to the following regulations:

- 1) *No building shall be constructed or mobile unit located with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters:*
 - a) *lower than the nearest point on an even gradient line along the natural boundary of the Fraser River from 11.13 feet (3.392 metres) Geodetic Survey of Canada datum at Boundary Road to 13.13 feet (4.002 metres) G.S.C. at Fernwick Street.*
 - b) *within two hundred (200) feet (60 metres) of the natural boundary of the Fraser River.*

There were no submissions received in connection with this rezoning application.

2. FROM HEAVY INDUSTRIAL DISTRICT (M3) TO LIGHT INDUSTRIAL DISTRICT (M5)

Rezoning Reference #29/78

Portion of Pcl. 1, Expl. Plan 12331 of Block "L", District Lot 118, Plan 3067

2300 Boundary Road - located at the southeast corner of the Boundary Road/Lougheed Highway intersection.

The applicant has requested rezoning in order to utilize and refurbish the existing building for office accommodation.

Mr. John M. Quinlan, representing the applicant, Highfield Development Corporation (B.C.) Ltd., then addressed the members of Council regarding this rezoning proposal. Mr. Quinlan advised that he was in receipt of a report from Council with respect to a letter received by the Mayor and Council from Vancouver Mayor Jack Volrich written in his capacity as Chairman of the Urban Transit Authority and dated 1979 January 22. Mr. Quinlan advised that both the company he represents, Highfield Development Corp. (B.C.) Ltd. and British Columbia Hydro and Power Authority respect the input as contained in the letter from the Urban Transit Authority but question in what capacity the writer was acting in with respect to this input. He also advised that the British Columbia Hydro and Power Authority Board of Directors approved of the purchase of the subject

property by Highfield Development Corp (B.C.) Ltd. Mr. Quinlan advised that in the light of the involvement of the Urban Transit Authority in this matter the company he represents does have some sympathies for the need to pre-plan this site. However, there appears to be considerable confusion between the Urban Transit Authority and the British Columbia Hydro and Power Authority as to exactly what property is eventually going to be transferred to the Urban Transit Authority. Mr. Quinlan advised that he would appreciate it if Council could provide him with some indication as to how they will react to the letter from the Urban Transit Authority.

In response to this question, Mayor Constable advised that it was a difficult question to answer in that the members of Council are not concerned with the ownership of the subject property but rather the best use for the land. However the Council must also take into consideration the interests of the Municipality.

In addition, Mayor Constable advised Mr. Quinlan that it may be possible that the Urban Transit Authority may require the entire property in question and therefore if the members of Council support this rezoning application the resulting by-law may be given Two Readings and be set aside for some time.

In response to the statement by Mayor Constable with respect to the Readings of the by-law, Mr. Quinlan advised that he appreciated the fact that the by-law may be given only Two Readings but felt that this would be satisfactory as the matter would then still be left open.

There were no further submissions received in connection with this rezoning application.

3. FROM (MUNICIPALLY-OWNED PROPERTY) HEAVY INDUSTRIAL DISTRICT (M3) TO PARK AND PUBLIC USE (P3) AND FROM (JOHNSON & NEVAN LIMITED PROPERTY) PARK AND PUBLIC USE (P3) TO HEAVY INDUSTRIAL DISTRICT (M3)

Rezoning Reference #30/78

Lot 54, District Lot 162, Plan 50848; Lot 3 Exc. Plan 50848 of 2, Blocks 4 & 7, District Lot 162, Plan 3711; Lot 8 Exc. Lease Portion, District Lot 162, Plan 45

5577 Byrne Road; 8855 MacPherson Avenue; 8898 Royal Oak Avenue - located on Byrne Road at the MacPherson Avenue intersection.

The Municipality has initiated this application in order to consummate a land exchange between the Corporation and Johnson & Nevan Limited to allow for further and efficient industrial utilization of the site.

There were no submissions received in connection with this rezoning application.

4. FROM RESIDENTIAL DISTRICT (R4) AND SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Rezoning Reference #31/78

Lot 432, District Lot 135, Plan 54890

1351 Greystone Drive - located south of the Greystone Drive road allowance approximately 91.44 m (300 feet) east of Augusta Avenue.

The applicant requests rezoning in order to construct sixty-five (65) townhouses.

Mr. Walter I. Nelson, 1620 Augusta Avenue, then addressed members of Council and presented a petition to the Municipal Clerk for distribution. The text of this petition is contained hereunder:

"We, the undersigned, being residents of property fronting on Augusta Avenue known as Site 14 on Community Plan Area "e" and on Community Plan Seven (Sketch attached to your letter of January 16, 1979, hereby petition for:

- 1) A six foot (6') natural buffer zone with supplement to the natural foliage between Site 14 and the proposed development on Site 5 of the same plan(s);

- 2) The construction of a privacy fence of a minimum height of Seventy-two inches (72") on the easterly side of the said buffer zone;
- 3) The continuation of the privacy fence along the southerly boundary of Site 5.

(See attached Sketch #1 for proposed location.)

This petition is based upon the following factors which we feel bear upon our right to the privacy and enjoyment of our property:

- a) The proposed increase from 45 units (previously approved) to 65 units will substantially increase the population density of the development.
- b) The construction of a concrete walkway across the southern end of Site 5, terminating at the easterly edge of Site 14 will be an open invitation to residents in Site 5 to trespass on our property as a means of access to Augusta Avenue and thence to bus stops and schools.
- c) There does not appear to be provision for adequate internal walkways to provide easy access for residents of Site 5 to Halifax and Kitchener Avenues; thereby strengthening our belief in the possibility of trespass.
- d) The proposed development of Site 13 for Commercial purposes could open up the possibility of trespass by residents on the westerly side of Augusta Avenue and surrounding neighbourhood proceeding to and from the commercial outlets.

Further, we would appreciate some assurance that the influx of school age children to the area would not overtax the capabilities of Lochdale and Montecito schools thus resulting in a construction program and the inevitable increase in school taxes."

The petition was signed by the following individuals:

Mrs. J. Nemeth
1570 Augusta Avenue

Mr. D.G. Vaneck
1596 Augusta Avenue

Mr. J. Evans
1650 Augusta Avenue

Mrs. B.Y. Kine
1590 Augusta Avenue

Mr. W.I. Nelson
1620 Augusta Avenue

In response to a question from Council, Mr. Nelson advised that he and his neighbours were aware that their homes were located on a site that will eventually be required for park land under the Community Plan. However, the residents of the area have not been given a definite time as to when their property may be required and in fact have been told that the proposed acquisitions are of a low priority. In the meantime, Mr. Nelson felt that the requests as contained in the petition should be given consideration.

The Director of Planning advised that in noting the requests as contained in the petition, he felt they were reasonable in nature and could be discussed with the developer or Council may make them a prerequisite that must be met before rezoning approval is given.

There were no further submissions received in connection with this rezoning application.

5. FROM HEAVY INDUSTRIAL DISTRICT (M3) TO NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)

Rezoning Reference #1/79

Portion of Lot "B", Block 4, District Lot 117 W $\frac{1}{2}$, Plan 15747

3777 Williams Street - situated on the north side of William Street between Boundary Road and Esmond Avenue.

The applicant has requested rezoning in order to utilize the existing facility for a coffee shop.

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There were no submissions received in connection with this rezoning application.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

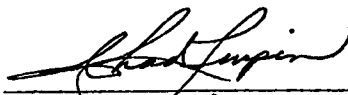
The Public Hearing was terminated at 19:57 h.

CONFIRMED:

CERTIFIED CORRECT:



MAYOR



MUNICIPAL CLERK'S ASSISTANT