

OCTOBER 28, 1969

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, October 28th, 1969 at 7:30 p.m. to receive representations in connection with the proposed amendments to the "Burnaby Zoning By-law 1965":

PRESENT: Acting Mayor G. H. F. McLean in the Chair;  
Aldermen Blair, Dailly, Ladner, Clark  
and Drummond.

ABSENT: Mayor R. W. Prittle, Aldermen Herd  
and Mercier

His Worship, the Mayor, explained the procedure which Council was required to follow in connection with rezonings and also its policy insofar as advising the owner of property abutting the land under application. He also explained the purpose of a Public Hearing and suggested the desired method for the public to express its views in regard to the proposed amendments.

A. PROPOSED REZONINGS

(1) FROM RESIDENTIAL DISTRICT ONE (R1) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #55/69

- (i) Parcel "A", Expl. Plan 34304, Block 1, D.L. 85, Plan 3484
- (ii) Parcel 2, Ref. Plan 35549, Parcel "A", D.L. 85

(Located between the Westerly property lines of 5195 and 5255 Sperling Avenue and the Easterly shoreline of Deer Lake, irregularly shaped with an area of approximately 0.85 acres)

No one appeared in connection with this rezoning proposal.

(2) FROM RESIDENTIAL DISTRICT FOUR (R4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

(a) Reference RZ #13/69

Lots 1, 2, 3 and 4, Block 80, D.L. 127, Plan 4953

(350, 360 and 380 Howard Avenue -- Located at the South-East corner of Capitol Drive and Howard Avenue)

The Clerk stated that he had been advised verbally that this application for rezoning was to be withdrawn, but that written confirmation has not been received to date.

Mr. H. P. Tieman, 360 S. Howard Avenue owner of one of the subject properties, spoke in favour of the application and considered that it should be proceeded with even in the event that the original application was withdrawn.

Mr. Cal Apland, Block Brothers Realty Ltd., stated that he had no knowledge of the application being withdrawn and that to the best of his knowledge it was to be proceeded with.

(b) Reference RZ #42/69

Lots 11 to 15 inclusive, Block 80, D.L. 127, Plan 4953

(331 to 381 Ellesmere Avenue inclusive -- Located on the West side of Ellesmere Avenue Southward from Capitol Drive a distance of approximately 340 feet)

Wall & Redekop Corporation Ltd., in a letter dated October 28th, agreed to all prerequisites required for the rezoning of this site.

Mr. John H. Lee, Wall & Redekop Corporation Ltd. spoke in favour of the rezoning.

(3) FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

(a) Reference RZ #134/68

- (i) Lots 1, 2 and 3, Block 27, D.L. 32, Plan 10045
- (ii) Lots 4 and 5, Block 27, D.L. 32, Plan 12272

(6291, 6275, and 6257 Royal Oak Avenue, 5149 and 5129 Newton Street -- Located at the North-West corner of Royal Oak Avenue and Newton Street with frontages of 150 feet and 245 feet respectively)

Polaris Construction Co. Ltd. in a letter dated October 23rd, 1969, advised that they had now found it impractical to proceed with the consolidation of the five lots and lane closing and requested Council to amend the application to consolidate only Lots 4 and 5, D.L. 32, Plan 12272, located on Newton Street with a frontage of 100 feet and a depth of 150 feet. This would permit development of this property to proceed with construction of a 22 suite apartment building.

Mr. W. Jones, 5180 Sanders Street enquired whether this proposed change would still require the closing of the lane.

The Acting Mayor advised that this was a matter that Council would have to consider.

(b) Reference RZ #17/69

- (i) Lot 1, Block 8, D.L. 116, Plan 1236
- (ii) Lot 2, Block 8, D.L. 116N $\frac{1}{2}$ , Plan 1236
- (iii) Lot 3, Block 8, D.L.'s 116/186, Plan 1236
- (iv) Lot 4, Block 8, D.L. 116, Plan 1236

(306 Boundary Road, 3706, 3724 and 3734 Albert Street --  
Located at the South-East corner of Boundary Road and Albert  
Street)

Mr. W. G. Kidd and Mr. A. G. Lawrence, abutting owners, wrote to  
say that they were in agreement with the proposed rezoning  
for the following reasons:

- (1) The property was included as an extension to the  
apartment area in the former study.
- (2) The applicants obviously negotiated for the land  
prior to the 1969 Apartment Study.
- (3) The dwellings situated on these lands have been nearly  
demolished by vandals and it is doubtful if they are  
worth restoring.
- (4) A comprehensive development would be a much greater  
undertaking and would not likely be feasible at this time.
- (5) The property South of Hastings Street that is available  
for comprehensive development has taken 21 years to assemble  
and we think this would be the logical place to start a  
new intensive comprehensive development.

Miss V. Mudrakoff, 3743 Albert Street, expressed, at some length,  
adamant opposition to the proposed rezoning. Miss Mudrakoff  
referred to a previous decision of Council on September 29th, 1969,  
whereby she understood that this proposal would receive no further  
consideration. She objected strongly to the construction of  
further apartments in the area referring to such buildings as  
"eyesores" and subject to almost immediate deterioration.

She also maintained that long time property owners in this block  
would suffer from devaluation of their properties through loss  
of view and that the majority of abutting owners were not in favour  
of RM3 apartments in this area.

SECRETARY'S NOTE --(A copy of Miss Mudrakoff's submission is  
attached to, and forms part of these Minutes.)

Mr. F. H. Maltby, 3775 Albert Street, also objected strongly to  
the proposed rezoning. He implied that the applicant for rezoning  
had deliberately allowed the existing structures on this site to  
deteriorate to their present stage as a lever towards the approval  
of his application. He stated that the combined value of the balance  
of the properties abutting the site of the proposed rezoning would  
exceed the total value of the proposed apartment buildings. He  
also stated that existing apartments in the area were little more  
than boxes and did nothing to enhance the neighbourhood. Parking  
problems in the area would become chaotic.

Mr. F. Pavan, 3951 Albert Street, an owner of a small apartment  
building in this area took exception to Mr. Maltby's remarks  
concerning existing apartments in the area.

Miss S. Mudrakoff, 3743 Albert Street, also expressed objection  
to the proposed rezoning and queried the reason why the applicant  
had been permitted to allow the existing buildings on the site  
to deteriorate so badly.

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Mrs. Joan Sutton-Brown, Solicitor, 905 West Pender Street, Vancouver B. C. spoke on behalf of the developer, and raised the following points:

- (1) The applicant acted in good faith in the acquisition of the land at this site.
- (2) The applicant was not aware of the Planning Department's recommendation that this area not be rezoned to RM3, when preparing development plans.
- (3) Plans were resubmitted in accordance with the Planning Department's wish.
- (4) The developer is already constructing apartments in the immediate area.
- (5) 100% parking will be provided for all prospective tenants of the apartment.
- (6) Existing structures on the site are in extremely poor repair due to vandalism and it would not be economical to renovate them.
- (7) Burnaby would benefit through increased taxes.
- (8) Mortgage money is immediately available.
- (9) Demolition of existing structures and construction of an apartment building would eliminate a source of potential juvenile delinquency.

Mr. R. A. Lort, Lort and Lort, Architects, 1909 West Broadway, Vancouver, B. C. supported Mrs. Joan Sutton-Brown, the previous speaker, as follows:

- (1) Mr. Lort contended that the Planning Department recommendation that the applicant assemble a through site between Hastings Street and Albert Street and to consider a more intensive comprehensive type development was not financially feasible at this time.
- (2) An examination of the site proposed by the Planning Department revealed that the grades and elevations existing did not lend themselves to the type of development envisaged by the Planning Department.
- (3) He further noted that existing services, sewer, power etc. were located in the lane and would need to be relocated at some expense.

(c) Reference RZ #21/69

- (i) Lots 14 and 17, Block 4, D.L. 116, Plan 1236
- (ii) Lots 15 and 18, Block 4, D.L.'s 116/186, Plan 1236
- (iii) Lot 16, Block 4, D.L. 116 N, Plan 1236

(4001 - 4051 Albert Street Inclusive -- Located at the North-East corner of Albert Street and MacDonald Avenue)

Mr. F. W. Slawson, 4020 Pandora Street was opposed to the application unless abutting properties were included in the rezoning.

Mrs. H. C. Dudley, 4035 Albert Street, concurred with the remarks of Mr. Siawson in opposing the application.

Mr. Robert Fletcher, 4054 Pandora Street, also opposed the application for similar reasons.

(d) Reference RZ #23/69

- (i) Lots 10, 11, 12N½, 17 and 18, Block 13, D.L.'s 151/3, Plan 2660
- (ii) Lots 1, 2 and 3, S.D. "C", Block 13, D.L.'s 151/3, Plan 4991
- (iii) Lot "D", S.D. "C", Block 13, D.L.'s 151/3, Plan 4979
- (iv) Lot 19, Block 13, D.L. 153, Plan 2660

(6132 - 6192 Willingdon Avenue inclusive and 6131 - 6179 Cassie Avenue inclusive -- Located between Willingdon Avenue and Cassie Avenue North from the B. C. Hydro and Power Authority right-of-way a distance of 338 feet)

Mrs. C. Pocock, 6180 Willingdon Avenue, enquired as to the name of developer. She had no objections to the rezoning.

Mr. S. L. Woods enquired as to the road widening proposals in the vicinity of this site. He was opposed to the application unless 100% parking was provided for the tenants of the apartments to be constructed.

Mrs. E. R. Oberg, 6192 Willingdon Avenue, had no objection to this application and also requested information as to who the developer was.

Mrs. O. M. Pennington, 6119 Cassie Avenue, opposed the application and enquired as to whether it was planned to continue apartment construction along the balance of the block concerned.

Mrs. Harper, 3874 Moscrop Street, speaking on behalf of her father Mr. McCallum of 6107 Cassie, concurred with the remarks of the previous speaker.

(e) Reference RZ #27/69

- (i) Lots 15 E½ and 17, Block 39, D.L.'s 151/3, Plan 2884
- (ii) Lot 15 W½, Block 39, D.L. 153, Plan 3884
- (iii) Lot 16A, Block 39, D.L. 153, Plan 4690
- (iv) Lot 16B, Block 39, D.L.'s 151/3, Plan 4690

(6409, 6419 and 6431 Silver Avenue, 6408, 6420, 6432 McKay Avenue -- Located between McKay Avenue and Silver Avenue from a point 329 feet South of Beresford Street, Southward a distance of 156 feet)

Mr. H. McDonald, 6444 McKay Avenue, stated that demolition of existing structures on this site had already commenced. He objected to the application unless abutting properties were to be similarly rezoned.

Mrs. M. G. Malcolm, 6455 Silver Avenue, also opposed the application and concurred with the previous speaker.

(f) Reference RZ #29/69

Lots 13 and 14, Block 1, D.L.'s 121/187, Plan 1354

(4137 and 4145 Albert Street -- Located on the North side of Albert Street from a point 198 feet West of Carlton Avenue Westward a distance of 132 feet)

In reply to a suggestion by Council that the developer consolidate Lots 15 and 16 of the same block into his application for rezoning, Mr. J. S. Young, 1220 Madison Avenue, Burnaby 2, B. C. advised in a letter dated October 28th, 1969, that no negotiations had been held with the owners of Lots 15 and 16 and that he wished his original application to be considered as presented.

Admiral Hotel, 4125 East Hastings Street, an abutting owner had no objections to the application providing provision was made for 100% offstreet parking for tenants.

(g) Reference RZ #50/69

- (i) Lot 4, Block 52, D.L. 30, Plan 4098
- (ii) Lots 5 and 6, Blocks 51/52, D.L. 30, Plan 4098

(7337 Hubert Street, 7425 and 7435 Kingsway -- Located at the North-West corner of Kingsway and Hubert Street)

Mrs. N. R. Davies, 7331 Hubert Street, in a letter dated October 23rd, 1969, stated that she was in favour of the proposed rezoning.

(4) FROM RESIDENTIAL DISTRICT FIVE (R5) TO SERVICE COMMERCIAL DISTRICT FOUR (C4)

(a) Reference RZ #51/69

Lots 4 and 5, Block 53, D.L. 30, Plan 3036

(7413, 7415 and 7405 Kingsway -- Located on the South side of Kingsway from a point approximately 306 feet East of Britton Street, Eastward a distance of 140 feet)

Mr. Allen G. LaCroix, Solicitor, Lacroix, Stewart, Siddall and Taylor, 7375 Kingsway, in a letter dated October 16th, 1969, objected strongly to the wording of a report received by Council in which it was stated:

"The applicant requests rezoning to permit the expansion of the existing non-conforming engine building shop."

Mr. LaCroix pointed out that his client has no intention of expanding his engine rebuilding shop. He advised that his client planned to build a fairly large diagnostic centre for the purpose of carrying out ordinary automobile repairs. The engine rebuilding aspect of Mr. LaCroix's client will be a minor part only of the total operation.

Manufacturers Life Insurance Company, 1415 Two Bentall Centre, Vancouver, B. C. in a letter dated October 24th, 1969 were opposed to the application and were of the opinion that the inclusion of a commercial project at this point on Kingsway would be definitely detrimental to the present and proposed development of this area into an attractive multiple family section.

Miss H. Mills, 7430 Britton Street, also wrote on October 24th, 1969 definitely opposing the application on the grounds that her property would be seriously devaluated as a result.

Mrs M. Mills, 7456 Britton Street, in a letter dated October 23rd, 1969, adamantly opposed the application. She stated that Mr. Lavigne had consistently refused to co-operate with his neighbours by keeping his present premises in good order and that a state of constant conflict existed.

Mrs. V. R. Zeswick, 7397 Kingsway, objected to the application for rezoning as she felt that the proposed development was not compatible with the balance of development of the neighbourhood.

Mrs. D. Demke, 7425 Kingsway, concurred with the previous speaker in opposing the application.

Mrs. E. Hubscher, 6435 Kingsway, also opposed the application.

Mr. S. F. Zomar, 7416 Britton Street, also opposed the application.

Mrs. B. Harton, Block Brothers Realty Ltd. speaking on behalf of an abutting owner and potential apartment developer was also in opposition to the application.

Mr. V. Mills, 7456 Kingsway, reiterated his opposition to the rezoning application.

Mrs. A. Bloomfield, 7337 Britton Street, was not in favour of the application.

Mr. A. Lavigne, 7405 Kingsway, the applicant for rezoning, then spoke in support of his application. He stated that the engine rebuilding aspect of the business only comprised approximately 10% of their total and the purpose of this application was to permit the erection on Lot 5 of a nine bay diagnostic and service centre which, in his opinion, would provide a valuable and needed service to apartment dwellers in this area.

He stated that every effort had been made to obtain an alternate site for this operation but they had not been successful.

Mr. Lavigne went on to say that the proposed new buildings would be modern in all respects and presented an artists conception of the proposed building. He further stated, that every effort would be made to keep the existing building which houses the engine rebuilding phase of the business in good repair. He was also of the opinion that further apartment development in this area of Kingsway would create a serious traffic problem.

Reference: RZ #43/69 -- Part I

- The Northerly portions of:
- (i) Lot 2 W 200 feet Ex. Pt. on Plan 21113 & Ex. Ref. Pl. 30248,
  - (ii) Lot "C" Ex. Ref. Pl. 30248, Block 2 Pt. D.L. 119 W<sub>2</sub>, Plan 11285

(4219 and 4247 Loughheed Highway -- a 60 foot strip parallel to the South side of Douglas Road)

(5) FROM RESIDENTIAL DISTRICT FIVE (R5) TO MANUFACTURING DISTRICT CNE (M1)

Reference RZ #43/69 -- Part IJ

The Northerly portions of:

- (i) Lots "A", "B", and "C", S.D. 1, Block 3, D.L. 120, Plan 13545
- (ii) Lot "A", Expl. Pl. 9664, S.D. 2, Block 3, D.L. 120, Plan 3482
- (iii) Lot 3 Ex. Pcl "A", Expl. Pl. 9664, Block 3, D.L. 120, Plan 3482
- (iv) Lot "A", S.D. 4, Block 3, D.L. 120, Plan 9309
- (v) Parcel 1, Expl. Pl. 12387, R.S.D. "B", S.D. 4, Block 3, D.L. 120, Plan 9309

(1691 - 1785 Douglas Road inclusive - A 60 foot strip parallel to the South side of Douglas Road East from Gilmore Avenue a distance of approximately 780 feet)

Mr. Angus Macdonald, Manager, Burnaby Chamber of Commerce, spoke in favour of this application and stated that it is the hope of the Chamber that Council would shortly eliminate such strip zoning throughout the municipality.

(6) FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING DISTRICT (P8)

Reference RZ #68/69

- (i) Lot 4, S.D. 3, Block 12, D.L. 95, Plan 1796
- (ii) Lot 5, R.S.D. 3, S.D. 11/13, Blocks 1/3, D.L. 95, Plan 1796

(7264 and 7250 Arcola Street -- Located on the South side of Arcola Street from a point 132 feet West of Walker Avenue, Westward a distance of 132 feet)

McCan Franchises Ltd. in a letter dated October 10, 1969, requested that this rezoning application be withdrawn.

(7) FROM RESIDENTIAL DISTRICT FIVE (R5) AND COMMUNITY COMMERCIAL DISTRICT (C2) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

Reference RZ #35/69

Lot 6 except N. 20 feet, Block 2, D.L. 205, Plan 3328

(5958 Hastings Street -- Located on the South side of Hastings Street, from a point 261 feet West of Fell Avenue, Westward a distance of 165 feet, and a depth of 339 feet)

No one appeared in connection with the rezoning proposal.

(8) FROM RESIDENTIAL DISTRICT FIVE (R5) AND COMMUNITY COMMERCIAL DISTRICT (C2) TO PARKING DISTRICT (P8)

Reference RZ #69/69

- (i) Lots 3 to 6 inclusive and 29, Block 24, D.L.'s 151/3, Plan 2001
- (ii) Lots 30, 31 and 32, Block 24, D.L. 152, Plan 2001



(6430 - 6490 Fern Avenue Inclusive and 6507 - 6543 Lily Avenue inclusive -- Located between Fern Avenue and Lily Avenue, from a point approximately 335 feet South-Westerly from the South corner of Nelson Avenue and Fern Avenue, South-Westerly a distance of 264 feet)

No one appeared in connection with this rezoning proposal.

(9) FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RMI) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

Reference RZ #108/68

Lot 18, Block 18, D.L. 29, Plan 19194

(7455 - 13th Avenue -- Located on the Northerly side of 13th Avenue from a point approximately 138 feet North-East of Kingsway North-Eastward a distance of 124 feet)

Mr. T. Jeske, 7448 - 14th Avenue, spoke in favour of this rezoning proposal.

Mr. B. Griffiths, speaking on behalf of John Crowe Construction Ltd. the applicants, reported that a survey of abutting owners had shown that the majority were in favour of the requested rezoning. Mr. Griffiths was of the opinion that the family nature of RMI zoning was not compatible to the general area due to the proximity of the Burnaby Hotel and a treatment centre for alcoholics.

(10) FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3) TO RESIDENTIAL DISTRICT FIVE (R5)

Reference RZ #36/69

Lot "G", Expl. Plan 13465, D.L. 30, Plan 11071

(6984 Linden Avenue -- Located on the East side of Linden Avenue from a point approximately 128 feet South of Elwell Street, Southward a distance of 60 feet)

No one appeared in connection with this rezoning proposal.

(11) FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #63/69

Lots 1 and 2 W $\frac{1}{2}$ , Block 13, D.L. 158 E $\frac{1}{2}$ , Plan 1908

(7724 Royal Oak Avenue and 5216 Neville Street -- Located at the South-East corner of Royal Oak Avenue and Neville Street)

The Clerk stated that this application could not be considered at this Public Hearing because a plan of development was not yet available.

Mr. C. L. Adams, 1449 West 57th Avenue, Vancouver, B. C. speaking on behalf of his wife, stated that he expected plans to be ready by Monday, November 3rd, 1969.

The Chairman ruled that since an application for rezoning to Comprehensive Development District must be accompanied by a plan of development, this application would be set over for a future Public Hearing.

(12) FROM SERVICE COMMERCIAL DISTRICT (C4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Reference RZ #9/69

Lot "A", S.D. 2, Block 31, D.L. 152, Plan 3627

(6511 Royal Oak Avenue -- Located on the South side of Kingsway between Burlington Avenue and Royal Oak Avenue, with an area of 1.06 acres)

Block Brothers Realty in a letter dated October 24th, 1969 advised that they had been unable to obtain this property and that this application for rezoning was being withdrawn.

(13) FROM MANUFACTURING DISTRICT (M1) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Reference RZ #48/69

- (i) Lot 1 Expl. Pl. 21763, S.D. 4, Block 5, D.L. 206, Plan 1684
- (ii) Lots 2 and 3, S.D. 4, Block 5, D.L. 206, Plan 1684

(6805, 6811 and 6851 Hastings Street -- Located on the North side of Hastings Street between Clare Avenue and Duncan Avenue)

Mr. Y. M. Chernoff of Freeman, Freeman, Silvers and Koffman, 1030 West Georgia Street, Vancouver, B. C. wrote to advise that his clients (Am-Cal Construction Corp. (Canada) Ltd.,) would prefer the consolidation of the three properties into two sites rather than one. They would prefer two separate parcels at this time rather than consolidating and being faced with subdividing at a later date.

Mr. Chernoff addressed the Hearing and stated that the building in question would be occupied by Kinney Shoes and would be similar to one already in existence at Kingsway and 12th Avenue.

(14) FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #66/69

Lot 26, D.L. 94, Plan 720

(5485 Lane Street -- Located on the North side of Lane Street from a point approximately 396 feet West of MacPherson Avenue, Westward a distance of 132 feet)

No one appeared in connection with this rezoning proposal.

B. TEXT AMENDMENTS

(1) Relative to permitting diesel fueling installations, the following text amendments are proposed:

(a) The addition of the following definition to Section 3 (Definitions) of the Zoning By-law:

"DIESEL FUELING INSTALLATION" means any building or land used or intended to be used for the sale of diesel fuel and lubricants to commercial vehicles and industrial equipment, but shall not include a gasoline service station.

(b) The addition of "diesel fueling installations" as a sub-clause to Clause (1) of Section 401.1 (Uses Permitted in the M1 District):

(p) "Diesel fueling installations".

(This will automatically permit this use in the M2 and M3 Districts)

(c) The addition of "diesel fueling installations" as a sub-clause to Clause (1) of Section 404.1 (Uses Permitted in the M4 District):

(m) "Diesel fueling installations".

Mr. Gordon Lutz, 2916 Nelson Avenue enquired as to whether this amendment would permit the dispensing of gasoline on such sites.

He was informed that the dispensing of gasoline for private purposes only would be permissible.

(2) The following text amendment is also proposed:

Section 204.2 - Conditions of Use: (RM4 District)

The deletion of Clause (2) of Section 204.2:

"All required off-street parking spaces shall be provided in or beneath a principal building (excluding an accessory building which has become a part of the principal building by reason of its attachment to the principal building), or underground (where the roof of the underground parking area is not above the adjacent finished grade).

Section 204.2 would then read:

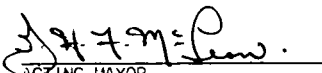
"The building or buildings on a lot shall be designed and sited in a manner which does not unnecessarily obstruct view from the surrounding residential areas.

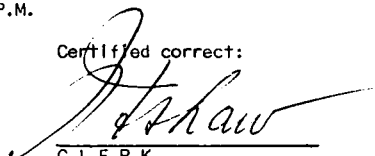
No one appeared in connection with this proposed Text Amendment.

The Meeting adjourned at 9:20 P.M.

Confirmed:

Certified correct:

  
ACTING MAYOR  
BL/hb

  
CLERK

ADDRESS TO PUBLIC HEARING  
OCTOBER 28, 1969  
BY MISS PAULINE MUDRAKOFF

Mr. McLean,

While the developer is bemoaning the fact that he has made such vast expenditures on this project, we cannot understand this concern about money as he has made no attempt to rent the four houses in question which have remained vacant since the end of July. Eviction notices were issued in June after, yes, after he was notified that he should not proceed with his plans. If council is to seriously consider the fact that the developer has spent this money, council will also have to consider just as seriously the fact that almost all of the home owners in the immediate area have put out thousands of dollars in home improvements within the past year.

In presenting the reasons for our opposition to an apartment on our block, we must emphasize the fact that most of the residents in this area purchased homes, paid taxes and lived here for more than twenty years because of the view. We put up with such things as the towers on Boundary Road, the deplorable state of the grounds surrounding these towers where the grass and weeds are permitted to grow to unbelievable heights causing a perilous situation for drivers and pedestrians and providing a convenient dumping place for garbage, various bits of clothing and other discards. We have put up with such things because we value this magnificent view and we will not have it obliterated by a many-windowed mausoleum. We are not the only ones to appreciate a good view as we note that the RM3 just being completed on the 3800 block Albert Street is named La Grande Vista. Hackneyed as hell, but it still indicates that a view is important and there is just no way that you can deprive your longtime citizens and taxpayers of it.

If we could install parking meters on both sides of our street, within a year we would have enough money to build an apartment across the street from any one of you. The traffic and parking situation here is chaotic and the addition of a tenement with its many inhabitants and visitors can only magnify the problem, no matter what underground parking that is provided.

Esthetically speaking, we have looked further up and down our street and found a series of boxes with tacky balconies, crumbling plaster and flashing red lights, looking for all the world like a string of bordellos. The presence of these structures has brought about an unmistakable slumdom, if I may coin a phrase, and we demand that this spreading scourge be halted and kept off our block where our homes may be older but they are looked after and present a picture of respectability.

As you all well know, the Planning Department has made a survey and let it be known that an RM3 apartment is one for which there is no demand. Criticism and condemnation of these tenements has come from a variety of sources, from Mr. Prittie in an address to the Lower Mainland Chapter of Real Estate Appraisers earlier this year to a letter to the editor of The Sun in last night's edition from a North Vancouver citizen. And what about the meeting of the 29th of September? This leads to a lot of unanswered questions, the most important of which are

- What is the purpose of the developer in openly permitting these vacant houses to deteriorate at the hands of vandals and destructive, curious children?
- For what reason were eviction notices issued after being told that applications were being held in abeyance?
- Why weren't these houses rented to people who desperately needed them, many of whom inspected these houses and expressed a wish to rent?
- Why weren't these houses boarded up, padlocked or any attempt made to protect them instead of leaving an open invitation to thieves and enticing small children who have injured themselves on broken glass and almost started a fire?

Whatever his motives may be, as late as this past weekend we still had people enquiring about these houses, wishing to clean up, rent or buy.

Gentlemen, I work for one of the largest, most respected architectural, engineering, planning firms in Western Canada and I know approximately if not exactly what drawings cost, whether they are preliminary or final. Let's not kid ourselves, when a builder engages an architect it is pure speculation. For example, thousands and thousands of dollars worth of Pacific Centre drawings were stored away in a storage room and you know how close to an early death that project came. Likewise the drawings for the new whale pool are being completed and Dr. Newman has publicly stated that they are broke and the pool might never be constructed.

However, if this developer still laments paying the architect's fee, there is nothing to prevent him from building that barracks anywhere else. It will take a few adjustments to the substructure and his little investment is not lost. Apparently there are people who are enchanted with RM3's, so perhaps he could build it across the street from one of them.

To sum up, the supporters of this protest are home owners - tax payers - in the street being considered for rezoning and in the 3700 block Pandora Street. We have decided to concentrate on this area only for support as this is where it really counts. We have also excluded the support of persons renting or boarding in this area, although those who have any opinion at all are opposed to apartments here.

Members of the Council of Burnaby, more than twenty home owners and resident who elected you and whom you represent have a firm, clear message for you - we do not want an apartment on our street - 3700 block Albert Street.

- / / -

Later, after remark from member of public that we had done nothing to keep up our street, in other words that we had let it run down - Pauline Rudrakoff informed the hearing that a Mr. Wadson, a Block Bros. salesman lived in one of the houses now vacant and about two years ago began the dickering for the purchase of houses for apartments. The scare was on and the outdoor work was off. (Cannot recall exact wording, but this is close).

*Am*

ADDRESS TO MAYOR AND COUNCIL OF BURNABY  
SEPTEMBER 29th, 1969  
BY PAULINE MUDRAKOFF

MR. MAYOR, MEMBERS OF COUNCIL:

I WOULD LIKE IT MADE KNOWN THAT I WAS INFORMED OF THIS MEETING ONLY LAST THURSDAY NIGHT WHEN I RECEIVED A LETTER FROM THE CLERK STATING I MUST ADVISE HIM BY NOON OF THE NEXT DAY THAT I WOULD APPEAR HERE WITH A DELEGATION. ONE WEEKEND IS BARELY ENOUGH TIME TO ROUND UP A SIZEABLE DELEGATION AND THEREFORE OUR REPRESENTATION HERE TONIGHT MAY NOT BE TOO STRONG. HOWEVER, THE QUALITY IS FIRST CLASS.

LAST JUNE, IN REPLY TO OUR REQUEST TO APPEAR BEFORE YOU, WE WERE ADVISED TO AWAIT THE ADOPTION OF THE NEW APARTMENT STUDY. UP UNTIL THE MORNING OF FRIDAY, SEPTEMBER 26, I WAS STILL AWAITING NEWS OF SUCH AN ADOPTION AND IN A CONVERSATION WITH MR. SHAW I MANAGED TO LEARN THAT THE STUDY HAD INDEED BEEN ADOPTED IN PRINCIPLE, BUT WOULD NOT COME INTO EFFECT UNTIL JANUARY 1. IN OTHER WORDS, WE ARE BACK TO PROTESTING THE CONSTRUCTION OF A 3-STORY FRAME TENEMENT WHICH WILL NO DOUBT MAKE AN OPPRESSIVE ATMOSPHERE FOR ALL RESIDENTS IN THIS AREA.

FIRST OF ALL, MOST OF US HAVE BEEN RESIDENTS IN THIS AREA FOR 20 YEARS OR MORE AND ONE OF THE PRIME REASONS FOR LIVING HERE IS THAT WE HAVE A SPLENDID VIEW EXTENDING ALL THE WAY TO THE MOUNTAINS OF VANCOUVER ISLAND. IT IS AN EFFRONTERY AND A DISGRACE TO HAVE THIS REPLACED WITH A SERIES OF SHODDY BALCONIES NO DOUBT SUPPORTING AN UNSHAVEN, PORTLY INDIVIDUAL IN AN UNDERSHIRT HAVING A GOOD OLD SCRATCH. I AM NOT BEING FACETIOUS, THIS IS AN EXACT DESCRIPTION OF WHAT I HAVE SEEN WHILE WALKING ALONG NEIGHBOURING STREETS SUFFERING WITH RM3's. IF YOUR RETORT IS THAT WE SHOULD MOVE, DON'T FORGET THAT A VIEW IS A SELLING FEATURE AND NOT EVEN A DEGENERATE WOULD TOLERATE THAT ONE.

PAGE TWO.

THE NEXT POINT IS TRAFFIC. FOR YEARS THIS BLOCK HAS BEEN AND IS A FULLTIME FREE PARKING LOT. WE RESIDENTS HAVE HAD TO PUT UP WITH LACK OF PARKING SPACE FOR OUR OWN VEHICLES TO SAY NOTHING OF SPACE FOR EMERGENCY VEHICLES OR TAXIS AS I FOUND OUT EARLIER THIS YEAR WHEN I HAD A SPRAINED KNEE, THE NOISE AT ALL HOURS OF THE NIGHT OF BANGING DOORS AND THE INEVITABLE LITTER. I WILL CIRCULATE PHOTOGRAPHS SHOWING AN AVERAGE WEEKDAY. DURING EXHIBITION OR FOOTBALL - BEDLAM! NOW WE ARE BEING MADE TO CONTEND WITH NUMEROUS ADDITIONAL CARS IF THIS RM3 GOES IN. I AM SURE YOU ARE ALL AWARE THAT NO MATTER WHAT UNDERGROUND OR BACKYARD PARKING YOU PROVIDE, APARTMENT DWELLERS STILL PARK ON THE STREET. AND WHAT ABOUT THEIR VISITORS? SLAM BANG ALL NIGHT! AT A MEETING WITH MR. ARMSTRONG OF THE PLANNING DEPARTMENT HE INDICATED THAT HE WAS NOT AT ALL AWARE OF THE SERIOUS PROBLEM THAT EXISTED HERE.

OUR HOUSES ON ALBERT STREET FOR THE MOST PART ARE OLDER BUT WE DO THE BEST WE CAN TO MAINTAIN THEM AND HAVE EXPENDED MUCH TIME, MONEY AND EFFORT TO PRESERVE THEM AS DECENT FAMILY HOMES. WE THEREFORE STRONGLY OBJECT TO HAVING OUR PEACEFUL, CONGENIAL MANNER OF LIVING DISRUPTED BY A COMMERCIAL ENTERPRISE.

IN HIS LETTER TO THE PLANNING DEPARTMENT, THE REPRESENTATIVE OF THE REAL ESTATE FIRM INVOLVED STATED THAT THE FOUR RESIDENCES TO BE DEMOLISHED WERE "UNSALEABLE". BALONEY! THE ONLY REASON THEY ARE UNSALEABLE IS THAT THEY NEVER PUT THEM UP FOR SALE. I WILL CIRCULATE PHOTOGRAPHS OF THE HOUSES IN QUESTION. ALL OF THEM HAVE BEEN SOMEWHAT NEGLECTED FOR THE PAST YEAR. NOW, IF THESE ARE UNSALEABLE, PERHAPS THE REAL ESTATEMAN WOULD LIKE TO EXPLAIN FOR EXAMPLE A HOUSE ON EAST 41ST AVENUE, AN EYESORE, WHICH PROUDLY DISPLAYS THEIR COMPANY'S FOR SALE SIGN.



PAGE THREE.

FOR THE PAST TWO MONTHS, FOUR HOMES HAVE REMAINED EMPTY WHILE COUNTLESS FAMILIES ARE IN DESPERATE NEED OF HOUSES. THERE HAS BEEN A SIGN IN THE WINDOW OF THE NDP OFFICES ON EAST HASTINGS STREET FOR WEEKS ASKING FOR A 2-BEDROOM HOME FOR A FAMILY AND FOUR HOUSES ON ALBERT STREET WITH PLENTY OF BEDROOMS REMAINED EMPTY. THINK OF ALL THE CHILDREN STUCK AWAY LIKE RABBITS IN HUTCH-LIKE RM3 BUILDINGS WHILE HOUSES WITH BACKYARDS AND GARDENS WITH FRUIT TREES ARE BEING TORN DOWN TO THE DELIGHT OF GREEDY DEVELOPERS. PROMINENT MEN OF VARIOUS POLITICAL PERSUASIONS HAVE RECENTLY EMPHASIZED THE NEED TO IMPROVE OLDER HOMES - FOR EXAMPLE - PAUL HELLYER IN HIS STUDY ON HOUSING FOR THE FEDERAL GOVERNMENT, TOM BERGER IN THE RECENT PROVINCIAL ELECTION AND PREMIER W.A.C. BENNETT WHO CAME OUT IN FAVOUR OF POSSIBLE ASSISTANCE IN THE PURCHASE OF OLDER HOMES.

THEN THERE IS THE PLANNING DEPARTMENT ITSELF ON PAGE 7 OF THE APARTMENT STUDY '69 WHERE IT SAYS " ... VACANCY RATE STATISTICS POINT TO A GREATER DEMAND FOR FAMILY TYPE ACCOMMODATION".  
SO WHO NEEDS RM3's?

KEEP THE NEOPOLITAN SLUM IMAGE THAT IS ENGULFING THE HEIGHTS OUT OF OUR NEIGHBOURHOOD AND LET US LIVE THERE IN DIGNITY.