

ITEM 19

MANAGER'S REPORT NO. 25

COUNCIL MEETING Apr. 2/73

ITEM 19

MANAGER'S REPORT NO. 25

COUNCIL MEETING Apr. 2/73

19. Re: Beresford - Antrim - Royal Oak Area
Application for the Rezoning of
D.L. 98, Block 15, Lot 1 of Lot A, Plan 4577
From Residential District (R5) to Special Industrial (M4)

The following is the report of the Planning Director dated March 20, 1973 regarding the above.

Considering the cost of acquisition of the land in question for park and buffer purposes, it would appear that it would be feasible to expect industry to pay 50% of the cost of the acquisition but this would in essence mean that the proposed Industrially zoned land would be contributing \$69,000 per acre (see table below). By the same token if the contribution from the proposed Industrially zoned land is much more reasonable, then in the opinion of the Municipal Manager the cost to the Municipality becomes more unreasonable for the land that would be converted to park. We do not have the opinion of the Parks and Recreation Department on this matter as to the need or worth of the park and buffer area.

The Municipality certainly does not have the estimated \$500,000 that would be required to purchase the entire property.

If the area is rezoned, it is certainly felt that there should be a park buffer between the area and Royal Oak. Considering the objections to the proposed rezoning, the cost of acquisition of land for park purposes, the problems of assessing part of the cost of acquisition of the park area against the area to be rezoned and the lack of Municipal funds for financing this acquisition of park area, the Municipal Manager feels that the Council should reconsider the decision made on March 19, 1973 to propose rezoning any property in this area.

RECOMMENDATION:

THAT the Council reconsider its decision of March 19, 1973.

* * * * *

PLANNING DEPARTMENT

MARCH 30, 1973

OUR FILE: RZ 76/72

RE: BERESFORD - ANTRIM - ROYAL OAK AREA
APPLICATION FOR THE REZONING OF
D.L. 98, BLOCK 15, LOT 1 OF LOT A,
PLAN 4577
FROM RESIDENTIAL DISTRICT (R5)
TO SPECIAL INDUSTRIAL (M4)

A. BACKGROUND

Council on January 15th dealt with the attached report dated January 12th which discussed the rezoning of the captioned property to permit Industrial development, and subsequently asked that a report be submitted indicating the desirability of rezoning a larger area than that covered in the report. The attached report dated March 15th was dealt with by Council on March 19th and the three recommendations set out below were adopted.

RECOMMENDATIONS

THAT the subject area be only designated for future M5 and Park development as outlined on Map "C"; and

THAT the rezoning of properties in the designated M5 area follow the assembly of suitably sized sites and the submission of development plans in conformity with M5 regulations; and

THAT, if Council concurs with the above recommendations, that the Director of Planning submit a report regarding the rezoning of property at 5268 Beresford Street, and a report that deals with the feasibility of obtaining contributions as a condition of rezoning to be used for the acquisition and development of the Park buffer concerned.

B. DISCUSSION

1. Park Acquisition Participation

In the earlier report on the question of an area rezoning, the point was made that rezoning could only be recommended in conjunction with the provision of a buffer park. If the park is not an integral part of the rezoning proposal, the industrial zoning should not be entertained.

The cost of acquiring the park between Beresford and Sidley on the east side of Royal Oak has been discussed with the Assessment Department and it is their view that the cost would be in the order of \$500,000. This would provide a net park area, of approximately 3.1 acres. As the extent of the proposed industrial zone is approximately 3.6 acres the following table can be developed.

% of Park Acquisition Cost By Developer	Contribution/Sq. Ft. of Industrial Zoned Land	Contribution/Acre of Industrial Zoned Land
100	\$3.14	\$137,000
90	282	123,000
80	250	108,000
70	220	96,000
60	187	81,000
50	1.57	69,000
40	1.25	55,000
30	.94	41,000
20	.63	28,000
10	.31	13,500
0	0	0

The extent to which the developer should contribute is of course a decision for Council. It would appear however on the basis of the following rationale that a 50% participation by the Corporation could be considered.

- a. Without a part buffer no industrial zoning can be supported.
- b. A minimum 100 foot landscaped buffer should be provided by the developer to achieve an acceptable interface between the residential and industrial zones.
- c. By increasing the width of the green space to 200 feet the dimensions are such that the green space can be used for neighborhood park purposes.
- d. If the Corporation assumed the cost of the second hundred foot depth a usable park can be achieved.

A 50% contribution is therefore recommended for Council consideration.

2. Rezoning Prerequisites

a) Road Dedications

At the present time, Beresford is only 16' wide at Royal Oak and for approximately 210 feet east. A widening in the amount of 50' is therefore required from the first two lots, one of which is owned by the Corporation. As the remainder of the private lot after road dedication will form a part of the Park, the developers contribution for park could be used to acquire this lot.

To the east of the Corporation owned lot, the allowance is 33' in width and a widening of 33' is therefore required from all other properties fronting on Beresford including the subject site. This dedication should be a prerequisite to rezoning.

b) Services

- (i) water available and adequate
- (ii) sanitary sewer available and adequate
- (iii) storm sewer service to be provided by developer. Monies to be deposited as a condition of rezoning.
- (iv) road construction on Beresford from Royal Oak to the east boundary of site to be provided by the developer. Monies to be deposited as a prerequisite to rezoning.

c) Site Assembly

As noted in the earlier report, the captioned property is not of sufficient size to experience rezoning. Consolidation with Lot 2 to the east is therefore a prerequisite to rezoning. The ultimate subdivision pattern and road pattern for this enclave is shown on the attached sketch.

d) Suitable Development Plan

A prerequisite to rezoning should be the submission of a plan which reflects the adjacent use of the land to the west for park purposes.

3. Public Reaction

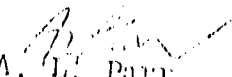
Since the last report was submitted to Council, a petition has been received from a number of property owners in this area. The petition appears on the Council agenda and a plot of the location of the petitioners is attached. The petitioners are opposed to the area rezoning and request that the zoning remain R5 residential.

C. CONCLUSIONS

If Council wishes to pursue the rezoning of this site, the following steps should be taken.

1. Confirm the adoption of Recommendations 1 and 2 in the March 15th Report.
2. Establish that the provision of the Park is an integral part of the Industrial zoning and adopt a firm sharing arrangement for this and all other rezonings within the area.
3. Refer the Park proposal to the Parks and Recreation Commission as that portion of the Park Acquisition cost not borne by the developers must be assumed by the Corporation.
4. Adopt the prerequisites under B 2 above.
5. Advance the two lot site to a Public Hearing.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

LEA/mp

Attachments

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

JANUARY 12, 1973

REZONING REFERENCE #76/72

Item #1

SUBJECT:

Application for the rezoning of:

D.L. 98, Block 15, Lot 1 of Lot A, Plan 4577

From Residential District (R5)
To Special Industrial District (M4)

ADDRESS:

5268 Beresford Street

LOCATION:

The subject property is located on the south side of Beresford, approximately 210 feet east of Royal Oak.

SIZE:

The lot, roughly rectangular in shape, has a frontage of 103.7 feet and an approximate depth of 207 feet. The area is approximately 20,400 square feet.

SERVICES:

Water and sanitary sewer are available and adequate. Storm sewer facilities are not available.

APPLICANT'S INTENTIONS:

The applicant requests rezoning to permit the construction of a refrigerated Ice Cream Plant.

GENERAL OBSERVATIONS:

The lot is occupied by an older single family home, with older single and duplex housing to the east, south and west. To the immediate north lies the B. C. Hydro Tracks and further north is an M4 zone which allows both Industrial and Residential uses. Another Industrial zoned area lies to the east and terminates the residential zoned area in which the subject property is located. This residential zone, of which this lot is a part, extends over the south slope.

We have recently reviewed the land use pattern in this area as a result of a request from the present applicant. Our reply to him read in part as follows:

"As you are aware, one of the major changes which will ultimately take place in this area is the introduction of a road along the south side of the Hydro tracks which will turn south at Antrim and subsequently connect with Irmin at McPherson. This road, in conjunction with the Hydro tracks will become a logical land use boundary and provide a suitable termination to the industrial zone to the north. Similarly, the Antrim-Irmin portion of this road will provide a logical termination to the Industrial pocket east of Antrim.

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

JANUARY 12, 1973

REZONING REFERENCE #76/72

Item #1

SUBJECT:

Application for the rezoning of:

D.L. 98, Block 15, Lot 1 of Lot A, Plan 4577

From Residential District (R5)
To Special Industrial District (M4)

ADDRESS:

5268 Beresford Street

LOCATION:

The subject property is located on the south side of Beresford, approximately 210 feet east of Royal Oak.

SIZE:

The lot, roughly rectangular in shape, has a frontage of 103.7 feet and an approximate depth of 207 feet. The area is approximately 20,400 square feet.

SERVICES:

Water and sanitary sewer are available and adequate. Storm sewer facilities are not available.

APPLICANT'S INTENTIONS:

The applicant requests rezoning to permit the construction of a refrigerated Ice Cream Plant.

GENERAL OBSERVATIONS:

The lot is occupied by an older single family home, with older single and duplex housing to the east, south and west. To the immediate north lies the B. C. Hydro Tracks and further north is an M4 zone which allows both Industrial and Residential uses. Another Industrial zoned area lies to the east and terminates the residential zoned area in which the subject property is located. This residential zone, of which this lot is a part, extends over the south slope.

We have recently reviewed the land use pattern in this area as a result of a request from the present applicant. Our reply to him read in part as follows:

"As you are aware, one of the major changes which will ultimately take place in this area is the introduction of a road along the south side of the Hydro tracks which will turn south at Antrim and subsequently connect with Irmin at McPherson. This road, in conjunction with the Hydro tracks will become a logical land use boundary and provide a suitable termination to the industrial zone to the north. Similarly, the Antrim-Irmin portion of this road will provide a logical termination to the Industrial pocket east of Antrim.

RZ #76/72
January 12, 1973

The second major change which is slated to take place in this area is the westward extension of the McPherson Park and School complex to Royal Oak.

This extension will allow the development of this site as a major facility. These two major changes which are logical boundaries would suggest that the small enclave between Beresford and Victory should be considered as a part of the Residential zone which covers the whole south slope. The introduction of Industrial zoning could not therefore be recommended to Council and the Department would recommend the retention of the existing residential zoning."

Prompted by the formal application, we have again reviewed the land use and zoning pattern in this area and are satisfied that the above observations are valid. Rezoning cannot therefore be recommended.

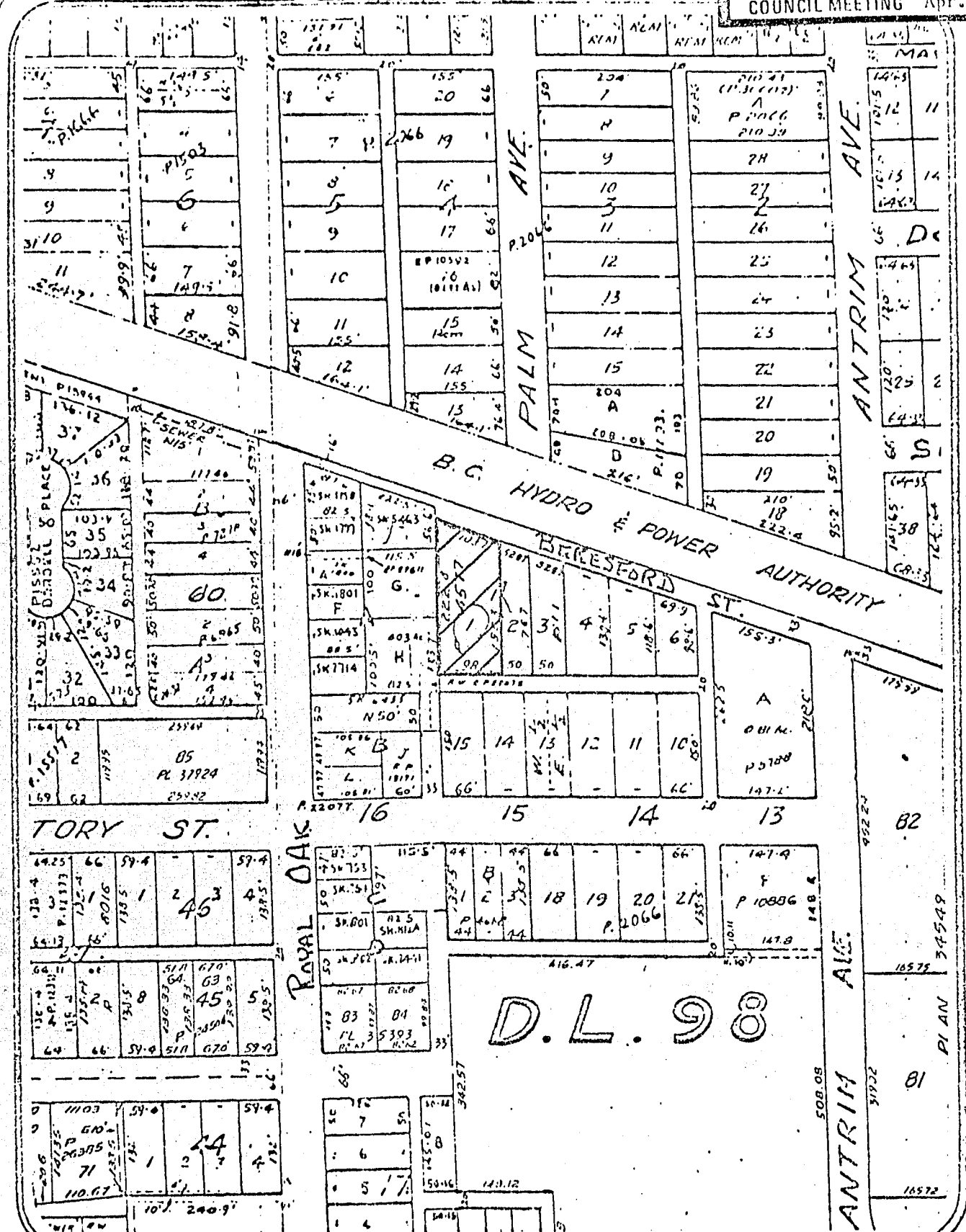
We acknowledge the applicants point that there are older homes in this area and that perhaps redevelopment may be in order. We suggest however that there are other uses that can be located within this area as a means of achieving redevelopment but without the basic incompatibility that would result from Industrial intrusion. As suggested in our letter to the applicant quasi-residential uses or Institutional uses could be located in this area and provide a reasonable transition between the Industrial area to the north and the residential area to the south while enjoying the amenities of the Park and the proximity of reasonable transportation.

RECOMMENDATION: It is recommended that the present Residential zoning is appropriate and should be retained and that this application for spot rezoning not be favourably considered.

JH/mp

Attachments

ITEM 19
 MANAGER'S REPORT NO. 25
 COUNCIL MEETING Apr. 2/73



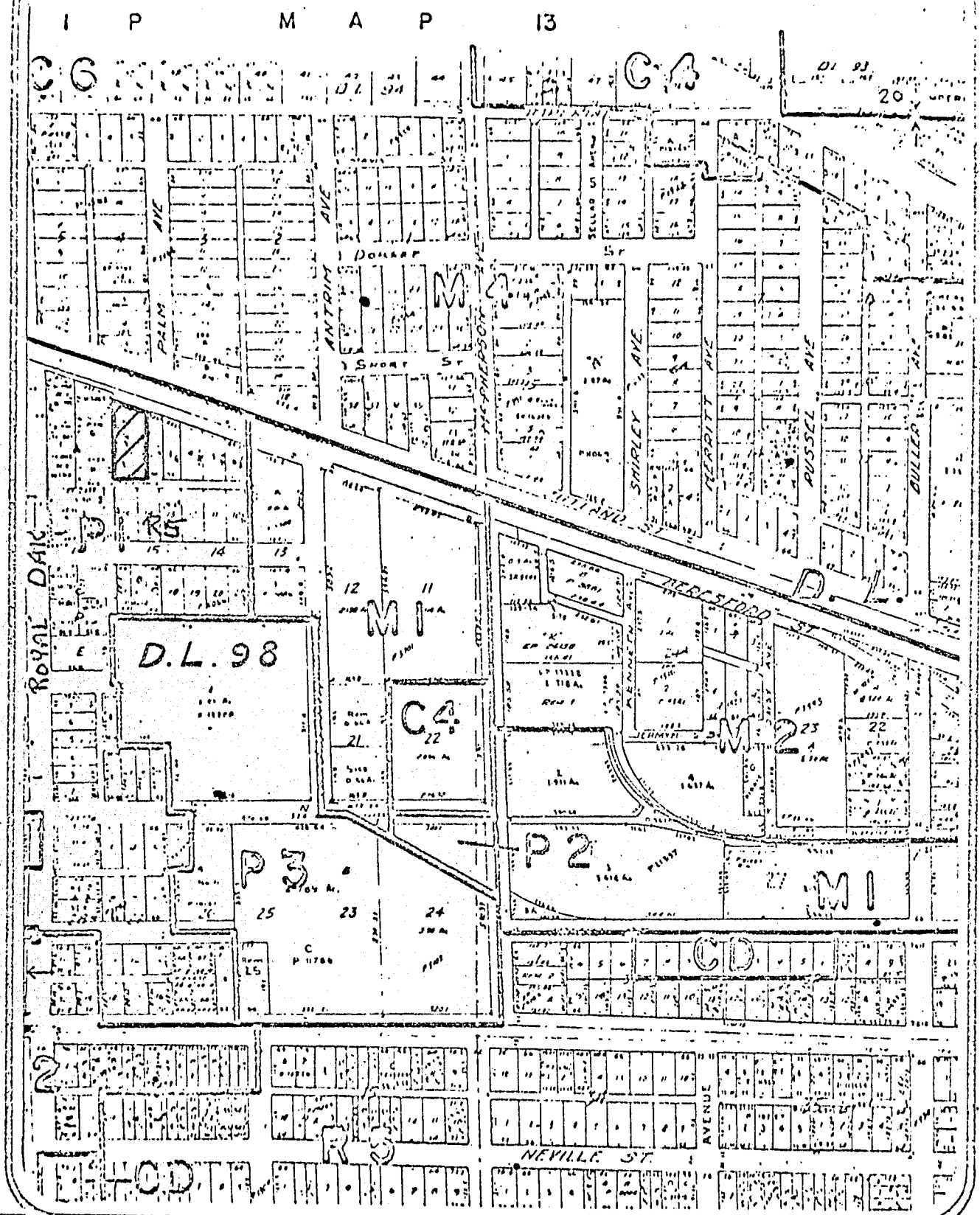
SCALE 1:200
 DRAWN JH
 DATE JAN 73

REZONING REFERENCE 76/72

BURNABY PLANNING DEPARTMENT



ITEM 19
 MANAGER'S REPORT NO. 25
 COUNCIL MEETING Apr. 2/73



SCALE	1:400
DRAWN	JH
DATE	JAN 73

REZONING REFERENCE 76/72



BURNABY PLANNING DEPARTMENT

4835 Irmin Street,
Burnaby 1, B. C.,
December 4, 1972.

Mr. A.L. Parr,
Director of Planning,
The Corporation of Burnaby,
4949 Canada Way,
Burnaby 2, B. C.

Re: Rezoning of 5268 Beresford Street

Dear Sir:

Please find enclosed our application for rezoning
the above mentioned property.

We have considered your discussions and correspondence
and still feel that the proper use of the South Beresford area
is Industrial. The area is generally of an older nature and has
only one resident owner. With the future plans that you propose
for Beresford Street as a major collector and with Hydro's future
plans for rapid transit along the Hydro right-of-way, Beresford surely
cannot be considered as a properly planned Residential Zone.

May I thank you for the time you have spent discussing
and reviewing the area.

Yours truly,



W. A. Lewarne.

WAL/JK

24. Proposed zoning of certain
 "Berensford - Antrim - McPherson Junior High School - Royal Oak Ave"

Following is a report from the Director of Planning regarding the proposed zoning of properties in the subject area.

RECOMMENDATIONS:

THAT the subject area be only designated for future M5 and Park development as outlined on Map "C"; and

THAT the rezoning of properties in the designated M5 area follow the assembly of suitably sized sites and the submission of development plans in conformity with M5 regulations; and

THAT, if Council concurs with the above recommendations, that the Director of Planning submit a report regarding the rezoning of property at 5268 Beresford Street, and a report that deals with the feasibility of obtaining contributions as a condition of rezoning to be used for the acquisition and development of the Park buffer concerned.

PLANNING DEPARTMENT,
 March 15, 1973.
 RZ Ref. # 7C/72.

RE: BERESFORD - ANTRIM - ROYAL OAK AREA.

A. BACKGROUND

The proposed rezoning of the property at 5268 Beresford Street (Lot 1, S. D. "A", Blk. 15, D.L. 98, Plan 4577), which is cross hatched on the attached map "A", to the M4 (Special Industrial) District received two readings at the Council meeting on February 5, 1973.

However, because of the question of the advisability of rezoning a single lot to an industrial category within an existing residential area, further action on the matter was deferred. The Planning Department was requested to prepare a report on the area bounded by Beresford, Antrim, the McPherson Junior High School and Royal Oak Avenue (see Map "A") with a view to determining its suitability for industrial use. It was also directed that the report include the consideration of measures for the protection of residentially developed properties in the vicinity from the possible detrimental effects of nearby industrial development.

B. EXISTING ZONING

The existing zoning in the general area, which is shown on map "B", is predominantly R5 (Two-Family) Residential. The adjoining properties to the east are included in the M1 (Manufacturing) Industrial District category, while M4 (Special Industrial) District zoning covers an extensive area to the north of Beresford Street and the B. C. Hydro rail line.

C. LAND USE AND OWNERSHIP PATTERN

The existing land use in the area, which is shown by the following table, is mainly single family residential, with some two-family (duplex) development.

<u>Land Use Category</u>	<u>Area (sq. ft.)</u>	<u>% of Total</u>
Single Family Residential	229,296	61.2
Two-Family Residential	39,477	10.5
Industrial	57,397	15.3
Vacant	48,630	13.0
TOTALS	374,790	100.0

Industrial land use, which is confined to the two large properties on Antrim Avenue, accounts for 15.3% of the total study area.

There are 43 separate lots located within the area, four of which are undeveloped. The subdivision pattern in the sector east of Royal Oak Avenue is somewhat haphazard, making development difficult.

The majority of the properties in the area are privately held, while one lot on Beresford Avenue is under Corporation ownership.

D. ASSESSED LAND AND IMPROVEMENT VALUES

Average assessed land and improvement values in various sections of the area are shown in the following table:

<u>Sector</u>	<u>Land</u>	<u>Improvements</u>
Royal Oak	\$ 5,454	\$ 6,533
Beresford	\$ 7,020	\$ 7,066
Victory	\$ 6,978	\$ 7,033
Barric	\$ 2,590	\$ 593
Sidley	\$ 9,130	\$ 32,780

Land assessment values are higher on the Beresford Street frontage than along the other major streets in the area, with the exception of the two lots on Sidley Street. Improvement values are also higher on these latter properties which are occupied by duplex dwellings. The sectors where general building maintenance is poor are those adjacent to Beresford Street and Royal Oak Avenue.

In summary, the age and condition of most of the improvements in the area would suggest the feasibility and, in some instances, the desirability of some form of redevelopment.

E. DEVELOPMENT CONSIDERATIONS

The replacement of older and deteriorating single family dwellings in the area by new houses is considered unlikely due to the location of the area in relation to other land uses, particularly industry. Duplex development is a possibility on some properties but again the problem of location makes this form of accommodation somewhat questionable, a factor that would apply to an even greater degree in the case of higher density apartment units.

There seems to be little doubt that the redevelopment of at least a portion of the area to industrial use would be feasible both economically and from a land use viewpoint. It is desirable that such development be of a good quality with high land coping and screening standards, and the avoidance of

outside storage type operations. These are characteristics of the new M5 (light industrial) zoning category.

Twenty properties between the McPherson Junior High School and Beresford Street are suggested as being suitable for this type of use. However, their wholesale rezoning to the M5 category is not recommended, since this would result in a haphazard pattern of occupancy and an undesirable mixture of land uses. Rather, a controlled program of rezoning, involving the assembly of suitably sized sites and the meeting of other necessary M5 requirements, would appear to offer the best possibility for orderly future development. The property at 5268 Beresford Street is of sufficient size for this type of zoning to be considered provided it is consolidated with the lot to the east.

As in the case of the Winston Street area, a definite separation between industrial and residential development is considered essential in order to avoid future problems arising where such incompatible land uses are situated in close proximity to one another. In the Winston Street area this has been accomplished by the development of a strip of landscaping which includes earth berms and selective plantings of trees and shrubbery. Similarly, in the Stride Avenue Area a park buffer of 300 to 400 feet in width has been proposed between the two contrasting land use areas - industrial east of Mission Avenue and residential to the west.

It should be mentioned in this regard that the area between the McPherson Junior High School and Royal Oak Avenue has been included as a long - range proposal in the Park Acquisition Program for future park development. The extension of this park area along the east side of Royal Oak Avenue to Beresford Street would, besides meeting a need for additional park facilities in the area, provide a suitable buffer between the industrial development on the east and the residential district to the west of Royal Oak Avenue. It would, together with the school site, also serve as a clearly defined westerly and southerly boundary to industrial development in the sector south of the B. C. Hydro rail line.

However, in order to provide an effective separation, a reasonable area of park will be necessary. This will also make the land involved in park development more usable for park purposes. To meet these requirements, a depth of two lots to the east of Royal Oak Avenue is considered necessary. Such an area would include a Corporation - owned property and three vacant lots. A further advantage of the park proposal is that it would remove the development problems created by the present difficult subdivision pattern in this portion of the area.


F. RECOMMENDATIONS

It is recommended:

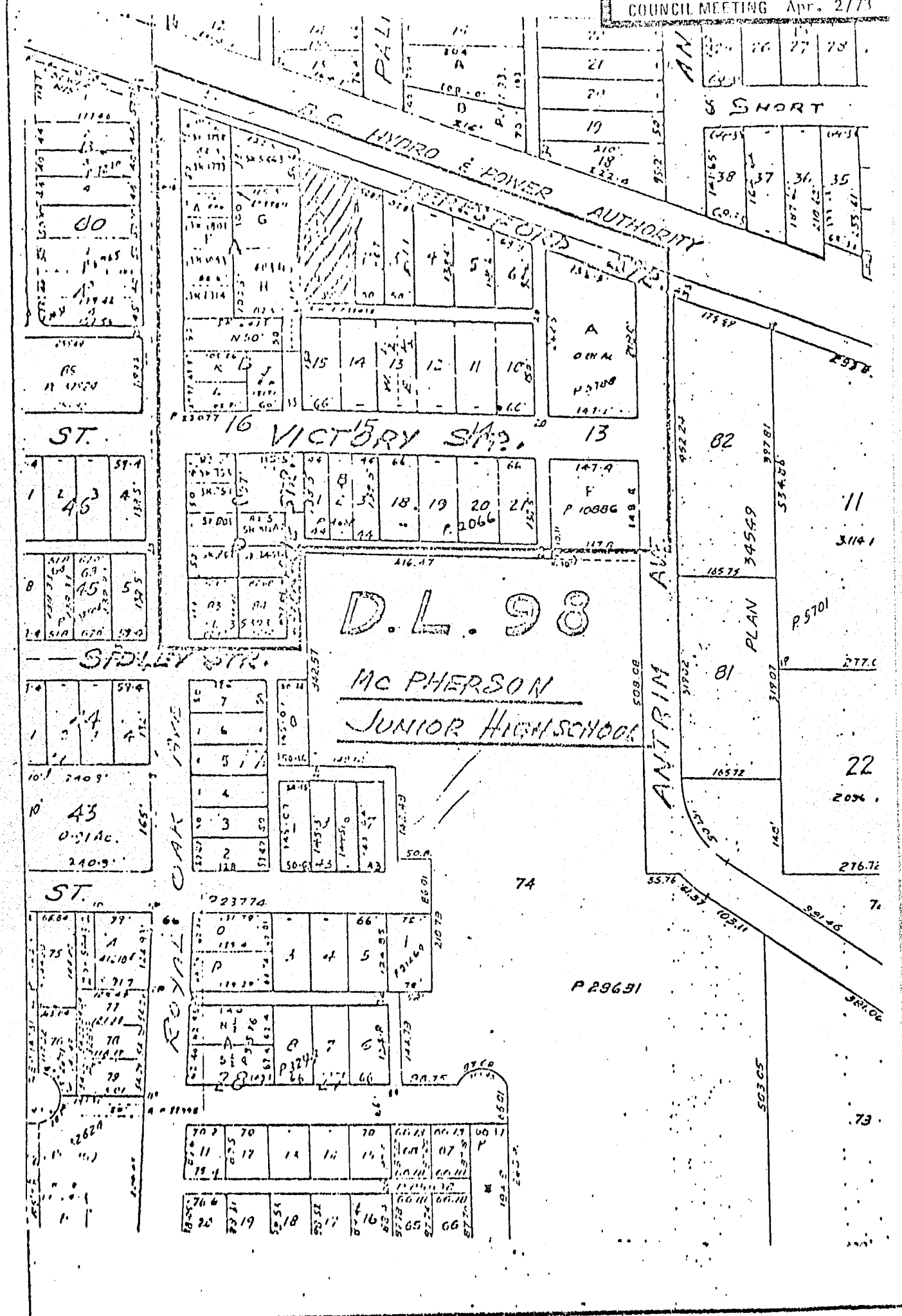
- (1) THAT the area covered by this report be designated for future M5 and park development as outlined on the attached Map "C".
- (2) THAT the rezoning of properties in the designated M5 area follow the assembly of suitably sized sites and the submission of development plans in conformity with these regulations.

Should Council agree with these recommendations a specific report will be submitted dealing with the rezoning of property at 5268 Beresford Street.

Respectfully submitted,

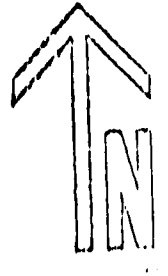

A. G. PAPP,
DIRECTOR OF PLANNING.

ITEM 19
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 COUNCIL MEETING Apr. 2/73

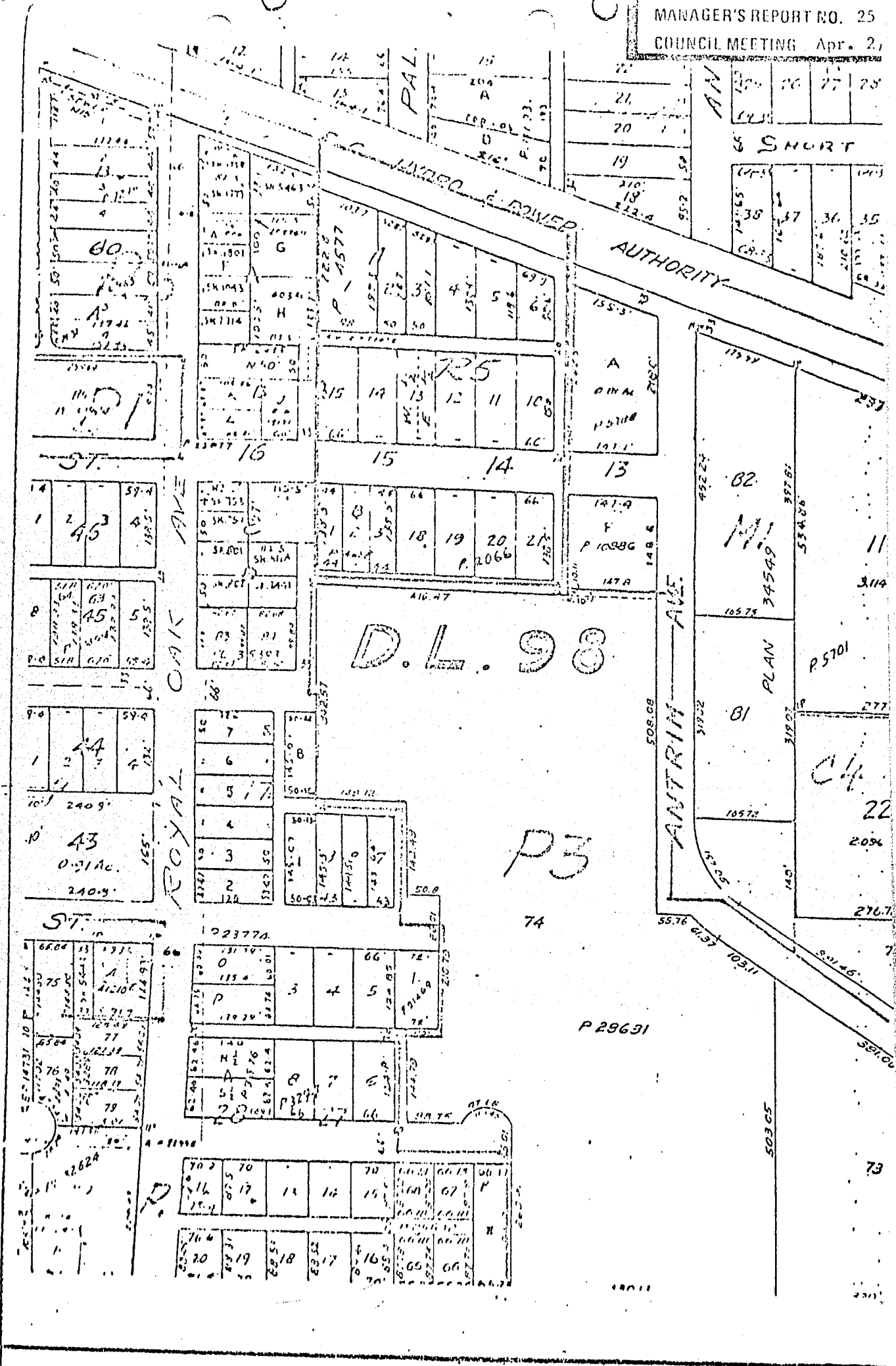


MAP "A"

STUDY AREA



Scale 1" = 200'



SHORT

25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40

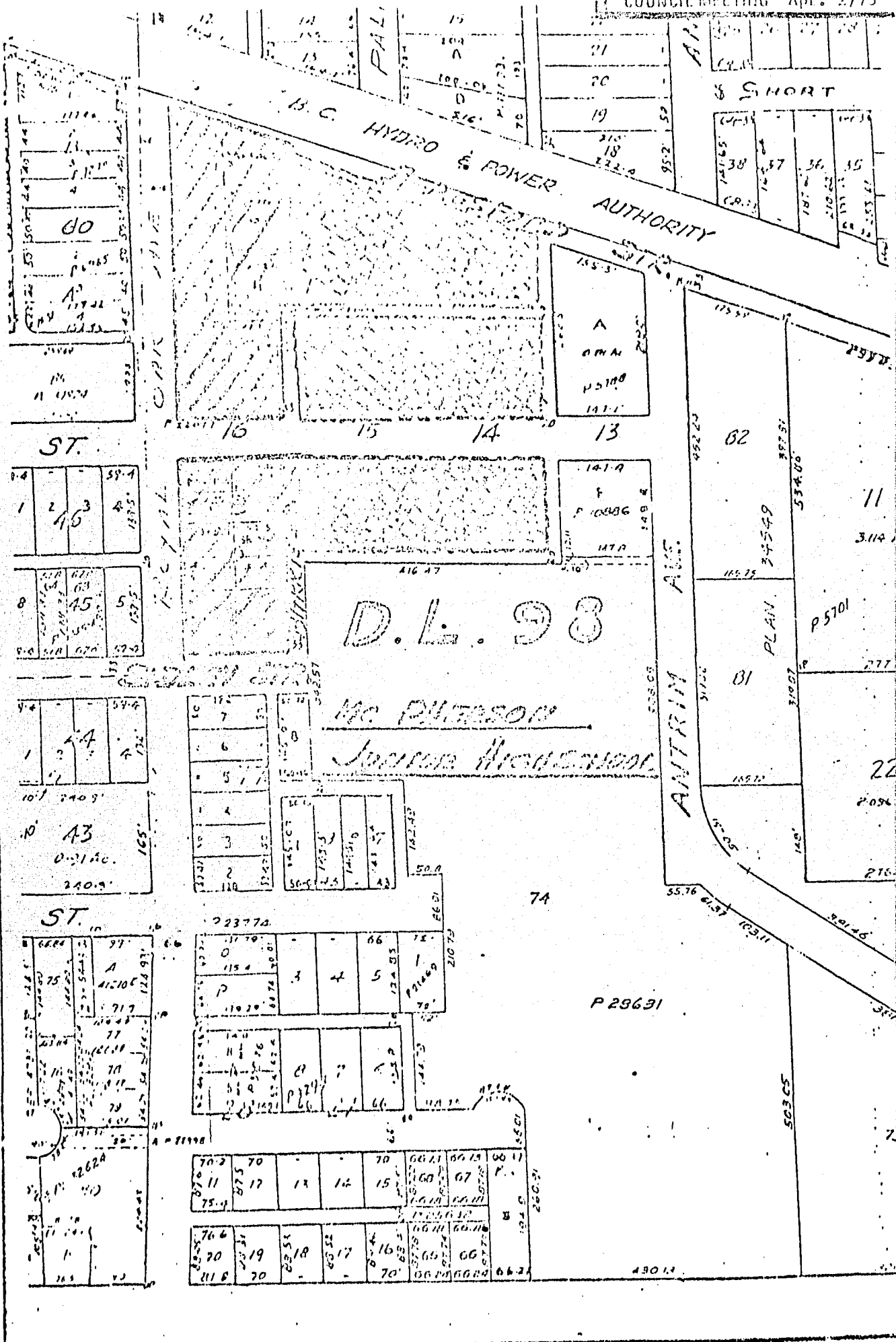
PLAN

81	82
83	84
85	86
87	88
89	90

MAP "B"

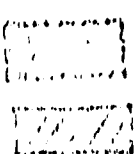
EXISTING ZONING





MAP "C"

PROPOSED DEVELOPMENT



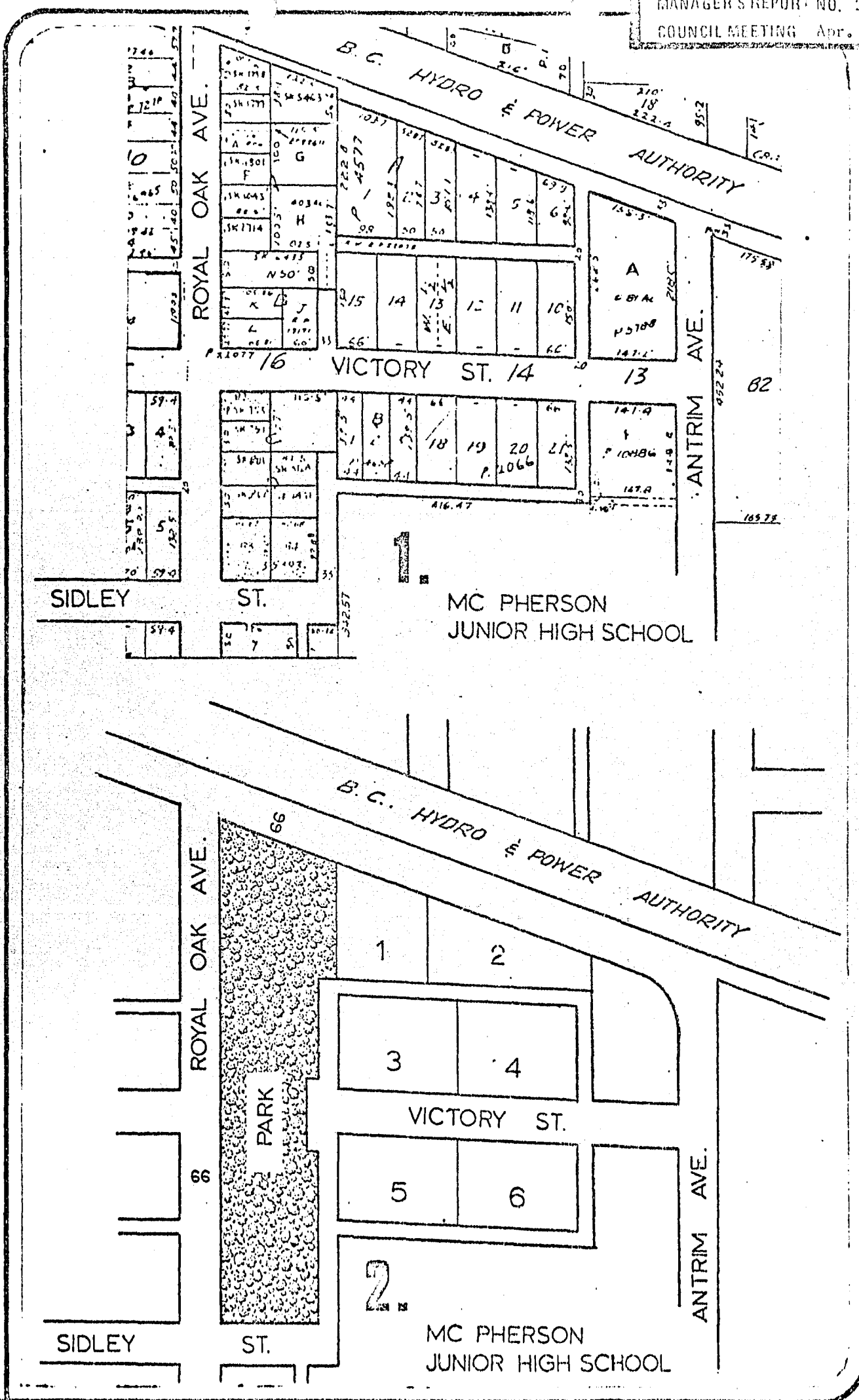
INDUSTRIAL MS DISTRICT AREA

PARK AREA

March, 1973

Scale: 1" = 200'

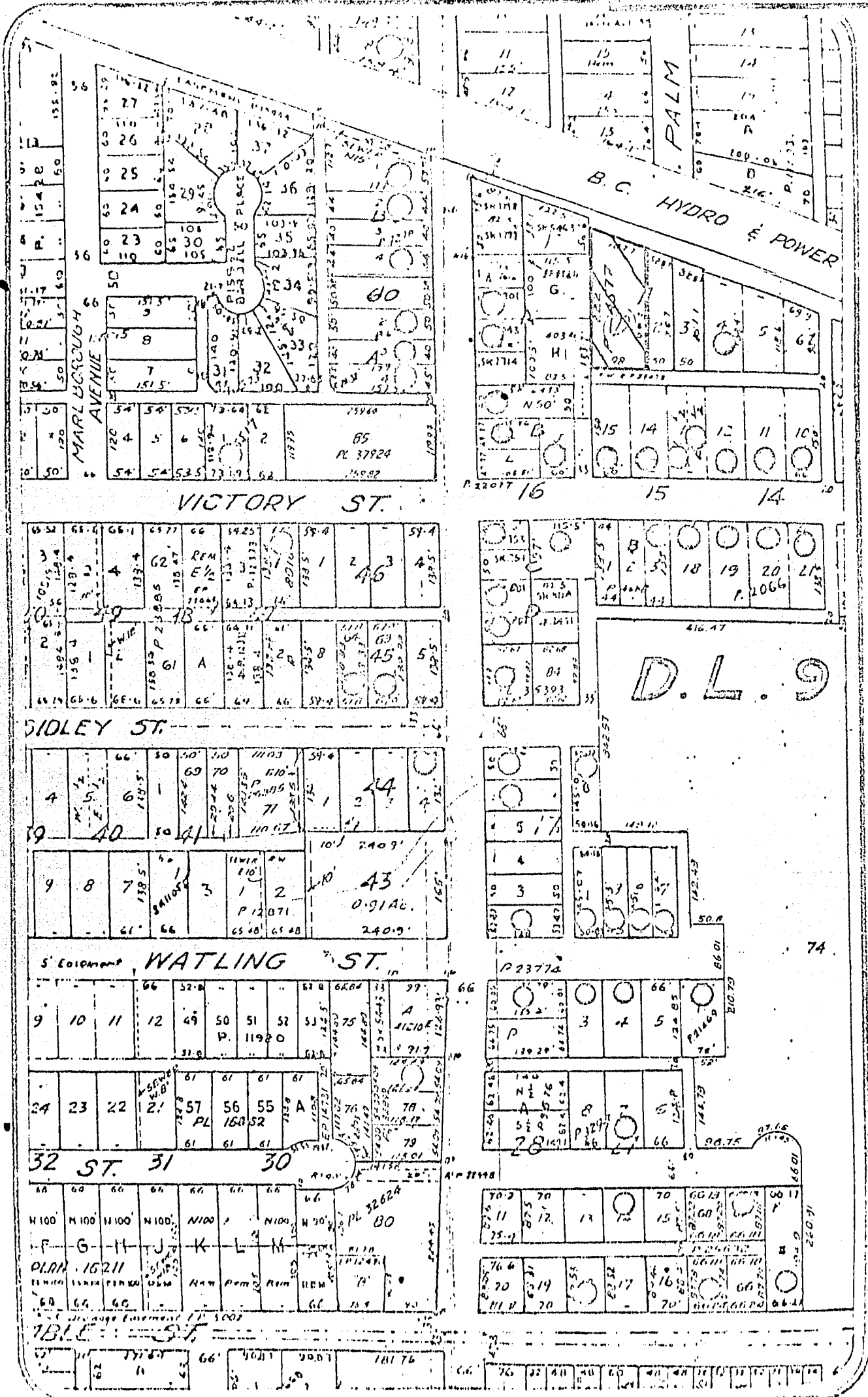




SCALE	1" = 200'
DRAWN	V. M.
	March 73

- 1. EXISTING SUBDIVISION PATTERN.
- 2. FUTURE SUBDIVISION PATTERN.





SCALE 1:200

REZONING REFERENCE 70/72

DRAWN JH

residents against

DATE March 73

MUNICIPAL PLANNING DEPARTMENT



ITEM 19
MANAGER'S REPORT NO. 25
COUNCIL MEETING Apr. 2/73

THE CORPORATION OF THE DISTRICT OF COLUMBIA

PLANNING DEPARTMENT
MARCH 26, 1973
REZONING REFERENCE # 76/72

MAYOR: T. BRADY
COUNCIL MEMBERS
DIRECTOR OF PLANNING: A.L. PARR
MUNICIPAL CLERKS OFFICE

Dear Sir:

Please find enclosed a petition to halt the rezoning proposed by the Municipal Planning Department, Rezoning Reference # 76/72.

Copies of what Council and the Planning Department have done up to now, and the action taken by the Residents involved, will be forwarded to the following people.

HONORABLE MR. JAMES LORIMER: MINISTER OF MUNICIPALITIES
HONORABLE MR. GORDON DOWDING M.L.A.

Yours Respectively

Howard B. Jones

THE CORPORATION OF THE DISTRICT OF WYOMING

PLANNING DEPARTMENT

MARCH 22, 1973.

REZONING APPLICATION 75/72

ITEM 19

MANAGER'S REPORT NO. 25

COUNCIL MEETING Apr. 2/73

MAYOR: T. PRETTY
 COUNCIL MEMBERS:
 DIRECTOR OF PLANNING: A.J. PARR

This petition is to oppose the rezoning No. 7/72 of properties Beresford-Antrim-McPherson Junior High School- Royal Oak Area, from RESIDENTIAL DISTRICT FIVE (R5) to any other zoning categories.

- Mrs. Frances E. Jones 5287 Victory St. Bldg 1.
- Howard B. Jones 5287 Victory St. Bldg 1.
- Muriel E. Dallamore 5307 Victory St. Bldg 1.
- Arthur J. Gallamore 5307 Victory St. Bldg 1.
- Wm. J. Conroy 5337 Victory St. Bldg 1.
- W. Russell 5361 Victory St. Bldg 1.
- Francis D. Brown 5361 Victory St. Bldg 1.
- W. J. Thompson 5388 Victory St. Bldg 1.
- Carl Hindell 5367 Victory St. Bldg 1.
- E. J. Thompson 5243 Victory St. Bldg 1.
- E. J. Thompson 5243 Victory St. Bldg 1.
- Charles Bertelsen 7208 Royal Oak Bldg 1.
- Heather L. Pinnings 7144 Royal Oak Bldg 1.
- W. J. Pinnings 7144 Royal Oak Bldg 1.
- Caroline Sacoben 5387 Victory St. Bldg 1.
- Arthur L. Franklin 7676 Royal Oak Bldg 1.
- E. D. Dennis 5358 Victory St. Bldg 1.
- Bernie Ogeler 5314 Victory St. Bldg 1.
- Mrs. B. Wilson 5314 Victory St. Bldg 1.
- Ray Hiday 5329 Victory St. Bldg 1.
- Agnes Ed. Hansen 5361 Victory St. Bldg 1.
- Gustav Salomonson 5244 Victory St. Bldg 1.
- James Marshall 7058 Royal Oak Bldg 1.
- Thomas Harvella 7116 Royal Oak Bldg 1.
- W. Nicholas (5723) Hillway Ave.
- R. P. Stinson 7009 Royal Oak Bldg 1.
- Royal Oak 6949 Royal Oak Bldg 1.
- D. Hansen 7242 Royal Oak Bldg 1.
- Wm. J. Hansen 7242 Royal Oak Bldg 1.
- W. J. Hansen 5336 Royal Oak Bldg 1.
- W. J. Hansen 6969 Royal Oak Bldg 1.

THE CORPORATION OF THE DISTRICT OF ...

ITEM 19
MANAGER'S REPORT NO. 25
COUNCIL MEETING Apr. 2/73

PLANNING ...
RECOMMENDATION ...

COUNCIL MEMBER ...
DIRECTOR OF PLANNING: A.L. PARR

This petition is to oppose the rezoning No. ... of the properties
Barnford-Antrim-McThompson Junior High School - Royal Oak, ...
RESIDENTIAL DISTRICT FIVE (R5) to the other zoning categories.

- N. Bilsberger 7049 Royal Oak Ave Bly 1 B.C.
- H. Madon 4000 Royal Oak Ave Bly 1 B.C.
- C. Byrnes 7089 Royal Oak Ave Bly 1 B.C.
- A. M. L. 7258 Royal Oak Ave Bly 1 B.C.
- John Filpath 5179 Dudley St Bly 1 B.C.
- L. Lispector 5167 Dudley St Bly 1 B.C.
- R. L. L. 5250 Dudley St Bly 1 B.C.
- A. Smith 1300 Royal Oak Bly 1 B.C.
- W. Smith 7326 Royal Oak Bly 1 B.C.
- M. B. Smith 7320 Royal Oak Bly 1 B.C.
- W. Lambert 7399 Royal Oak
- W. H. 5249 Welling St
- J. 5249 Welling St
- W. 5200 Welling St
- Pauline & Richard P. 5277 Welling St Burnaby
- John H. 5291 Welling St Burnaby
- George F. 5312 Welling St Burnaby B.C.
- William G. 5338 Victory St Burnaby B.C.
- Wynne 5570 Wood Burnaby ?
- Carl 5270 Welling St B.C.
- W. 5200 Welling
- Albert 7428 Royal Oak Burnaby, B.C.
- Amelina 7428 Royal Oak Burnaby
- J. 7058 Royal Oak Ave

THE CORPORATION OF THE DISTRICT OF BURTON
PLANNING
MARCH 22, 1973.
REZONING REFERENCE # 76/72

ITEM 19
MANAGER'S REPORT NO. 25
COUNCIL MEETING Apr. 2/73

MAYOR: T. PRETTY
COUNCIL MEMBERS
DIRECTOR OF PLANNING: A.L. PARR

This petition is to oppose the rezoning No. 76/72 of properties
Beresford-Antrim-McPherson Junior High School-Royal Oak Area, from
RESIDENTIAL DISTRICT FIVE (R5) to any other zoning categories.

Mr B [unclear]
5172 Victoria St
Mr & Mrs R Bolton 5152 Victoria St
Mr Bennett 5135 Victoria St
R. Allen 5192 Sibley St
Mr Jaccard 7455 Royal Oak Ave
Wally Jensen 7455 Royal Oak Ave
Mr [unclear] 5170 Sibley St
Mr [unclear] 5269 Green St
Mr [unclear] 5370 [unclear] St
Mr Brown 5249 Humble St
W. Tennant 5311 Humble St
Mr & Mrs Rutter 5361 Humble St
A. Valnes 6929 Royal Oak Ave