

21. Re: Letter dated April 18, 1973 from 13 Residents
of Phillips - Aubrey Area - West Side Burnaby Mountain

Appearing on the Agenda for the May 7 Council meeting is a letter dated April 18, 1973 from 13 residents of the Phillips - Aubrey area on the west side of Burnaby Mountain commenting on a letter dated April 11, 1973, from the Planning Director sent to 45 residents of Aubrey Street.

The following is the report of the Planning Director dated May 3, 1973, in this regard.

RECOMMENDATION:

THAT the Provincial Government be requested to send representatives to meet with Municipal representatives and with the area residents in order to expedite decisions on the suitability of land banking in the subject area.

* * * * *

PLANNING DEPARTMENT

MAY 3, 1973

OUR FILE: 15.120

RE: PHILLIPS-AUBREY AREA
WEST SIDE OF BURNABY MOUNTAIN

I have been advised by the Deputy Municipal Clerk that a letter signed by thirteen residents of the above area and dated April 18, 1973 will appear on the Agenda for the May 7th Council meeting.

This letter is in response to a letter from the Director of Planning dated April 11, 1973 sent to forty-five residents of Aubrey Street inviting their questions and comments. As the letter from the 13 residents uses fairly strong language in its request to Council to "avert the issuance of incorrect decisions", it is necessary to provide Council with information on the sequence of events which led to the receipt of the subject letter.

1. In a letter dated February 1, 1973 addressed to Mayor Robert W. Prittie from The Hon. James G. Lorimer, Minister of Municipal Affairs, Burnaby was advised of a Provincial Land Acquisition Program and requested among other things to suggest lands not owned by the Municipality, considered suited for long term land banking.

In response to this request, a report was prepared by the Planning Department dated March 15, 1973, presented to Council on March 19, 1973 and having been adopted by Council, was forwarded to the Minister on March 22, 1973.

This report included the recommendation that undeveloped lands in the Aubrey-Phillips area were considered to be suitable for possible inclusion within the Provincial Land Acquisition Program.

Attachments

- A. February 1, 1973 letter from The Hon. James G. Lorimer.
 - B. March 15, 1973 Planning Department report to the Municipal Council.
 - C. March 22, 1973 letter from the Deputy Municipal Clerk to The Minister.
2. While the above matters were under consideration residents on the south side of Aubrey Street were themselves considering disposing of the undeveloped portions of their land; a consideration which they formalized in mid March by submitting through an agent an application to subdivide the block of land bounded generally by Phillips, Aubrey, Belmont and Kitchener (this subdivision application was accompanied by a rezoning application as over half the undeveloped land is zoned A2, permitting subdivision into lots of not less than 1 acre in area and not less than 120 feet in width.
 3. As a result of the possible conflict between the Provincial Land Acquisition proposal for long range land banking and the desire of some of the residents to dispose of their land for immediate subdivision, the Director of Planning wrote to all the residents in the Aubrey-Phillips area advising them of the absence of services and community plans on the west slope of Burnaby Mountain, advising them of the proposed land acquisition program and inviting their questions and comments.

Attachments

- D. April 11, 1973 letter from Director of Planning to residents in the Phillips-Aubrey area.
 - E. Location sketch of the area within which owners received April 11 letter.
 - F. List of names and addresses to which the letters were sent.
4. To date three items of correspondence have been received in response to the letter from the Director of Planning; two from the applicants on the south side of Aubrey and one from a Mr. I. E. Shiels, also an Aubrey Street resident. It is also relevant to mention that other letters have been received from time to time presenting a variety of views on the question of developing the west slope of Burnaby Mountain.

Attachments

- G. April 18, 1973 letter from 13 residents to the Municipal Council.
- H. April 18, 1973 letter from 13 residents to the Director of Planning.
- I. Letter received April 24, 1973 from Mr. I. E. Shiels, 7611 Aubrey Street.
- J. March 7, 1973 letter from Colleen Eros, 7501 Aubrey Street to Mayor Robert W. Prittie.

Summary

It will be clear to Council that the development of the west side of Burnaby Mountain is not a simple matter that can be resolved by the subdivision of thirteen parcels of land.

There is mixed opinion on the future of this area ranging from no development through single family subdivision to medium and higher density housing purposes.

When these varied opinions are coupled with the absence of services and the absence of community guide plans, then the Planning Department has no alternative but to reject subdivision as being premature and to work with the Council and with Burnaby residents towards the creation of policies and their accompanying plans.

It is also clear that if undeveloped land is brought within a common ownership that problems of fragmentation are overcome and a high quality environment is more likely to be achieved.


These factors lead one to conclude that notwithstanding the understandable fears of the subdivision applicants, their desire to dispose of their land is not in conflict with the Provincial proposal to assemble land nor in conflict with the Municipal desires to ultimately produce a comprehensive plan that reflects the best possible use of land on the west slope of Burnaby Mountain.

In fact these various desires are quite compatible. The resident receives market value for his undeveloped land and retains his own dwelling on a smaller lot. The Province takes a step towards its goal of long term land banking. The Municipality is able to prepare plans comprehensively, with appropriate timing of servicing and development for lands under common ownership.

RECOMMENDATION

THAT the Municipality request the Provincial Government to send representatives to meet with Municipal representatives and with area residents, in order to expedite decisions on the suitability of land banking in the subject area.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

ALP/mp

. Attachments



VICTORIA

February 1, 1973.

His Worship, Mayor R. W. Prittie,
District of Burnaby,
4949 Canada Way,
BURNABY 2, B.C.

Dear Mr. Prittie:

Re: Land Acquisition Program

We have launched a program of residential land acquisition.

The immediate objective is to build housing as soon as possible. I want to stress that the type of housing we propose is what is best suited to the particular property and the community, consistent with Municipal plans. We intend to work closely with Municipal and Regional Government staff to achieve the objective of good quality housing.

The acquisition program is of a dual nature, namely:

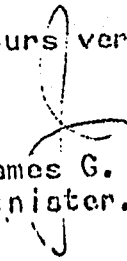
- (1) Land for immediate development and building;
- (2) Long term land banking.

I ask for your assistance by offering for sale, to the British Columbia Government, any suitable land including single lots which your Municipality now owns. It will be helpful, too, if you could suggest land not owned by the Municipality which you consider we should purchase - please keep in mind that we are bound by the recent restrictions with respect to farm land.

In the immediate program, time is important - in order to use the available funds in the current budget, it is necessary that a commitment to purchase be made before the 31st of March, 1973.

Your co-operation and assistance will be much appreciated.

Yours very truly,


James G. Lorimer,
Minister.

Copy to: Mun. Mgr.
Mun. Planner ✓ 6/2/73

A

PLANNING DEPARTMENT,
March 15, 1973

RE: PROVINCIAL LAND ASSEMBLY PROGRAM.

A. BACKGROUND

As indicated in the attached circular from the Minister of Municipal Affairs dated February 1, 1973, the Provincial Government is expanding their program of residential land acquisition. The Municipality of Burnaby has been asked to assist this phase of the program by offering for sale, to the Provincial Government, any suitable lands which the Corporation now owns. Also of interest are any lands under private ownership within the Municipality that might be appropriate for incorporation within the program. Lands deemed suitable for inclusion are to be differentiated on the following basis:

- 1) Lands for immediate development and building;
- 2) Lands for long term land banking.

B. PREVIOUS MUNICIPAL INVOLVEMENT

As will be recalled, the Municipality of Burnaby was involved in the initial phase of the Provincial Land Assembly Program, conditionally selling several Municipal sites originally proposed for subsidized housing development. At the time of these earlier negotiations, it was emphasized that with the exception of the Municipal subsidized housing sites, which were included to assist the Province in meeting a limited timetable, the underlying intent behind our land acquisition proposals was to supplement the total acreages under public ownership rather than to simply transfer development control of existing Municipal parcels for financial considerations. The proposals therefore did not directly relate to the disposal of existing Municipal holdings, but rather to a rounding out and consolidating of these lands, or to an outright acquisition of suitable undeveloped private holdings. These two acquisition concepts were presented as follows:

- a. The acquisition of undeveloped private holdings within areas predominantly under Municipal ownership and slated for ultimate residential development.
- b. The acquisition of undeveloped private holdings suitable for residential development.

In terms of the Provincial classification, acquisitions proposed under concept a. should be regarded as suitable for inclusion within the long term land banking segment of the program, while those under concept b. are more suitable for immediate development and building.

C. THE CURRENT PROGRAM

Prior to the receipt of the most recent land acquisition circular, this department had several discussions with Provincial representatives with regards to a further consideration of the materials contained within our previous submission. The properties contained therein and proposed for inclusion within the land banking or current development segments of the program are as follows:

- 1. Group 1 (Non-Municipal Lands for Immediate Development and Building)
 - a. Camrose - Durham Area

Number of private parcels - 27
Total area of private parcels - 35.7 ac. (approx.)
Designated development type - single family
Location - see attached figure A
 - b. Canada Way - Hazzard

Number of private parcels - 1
Total area of private parcels - 4.9 ac.
Designated development type - single family
Location - see attached figure B
- 2. Group 2A (Non-Municipal Lands for Immediate Acquisition and Subsequent Land Banking Purposes)
 - a. Aubrey - Phillips

Number of private parcels - 40
Total area of private parcels - 42.2 ac. (approx.)
Designated development type - single family
Location - see attached figure C.
- 3. Group 2B (Non - Municipal Lands for Long Term Acquisition and Land Banking Purposes)

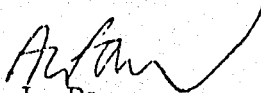
The private properties proposed for acquisition within the land assembly areas designated below are considered appropriate for a gradual, long term acquisition program designed to complement and round out existing municipal holdings in each area. The adjoining municipal properties would likely be made available on a sales or joint development basis at a time when supply or demand conditions were considered most suitable. The two areas which were included in the original submission and were considered most logical for this long term consolidation procedure were the Cariboo Land Assembly Area and the west side of Burnaby Mountain north of Curtis St. These are illustrated on the attached figures D, E and F.

D. RECOMMENDATIONS

On the basis of the above, it is recommended that Council advise the Minister of Municipal Affairs

1. THAT the Corporation has no municipal lands currently available for immediate inclusion and development within the Provincial Land Acquisition Program.
2. THAT the private parcels itemized within this report are considered to be the most suitable for possible inclusion within the Provincial Land Acquisition Program.
3. THAT the Municipality of Burnaby would be interested in having further discussions with the Provincial Government concerning the establishment of a land banking and future development program affecting those major Municipal holdings contained within the group 2 acquisition areas described within this report item.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

JSB:ew

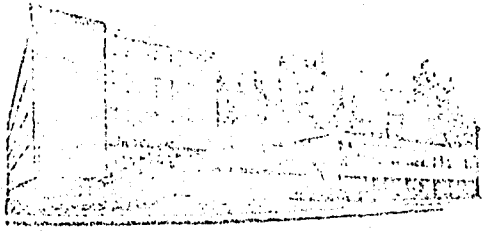
atts.

c.c. Land Agent
Municipal Treasurer
Municipal Engineer
Municipal Clerk
Mr. W. Casson, Director of Housing
Greater Vancouver Regional District

ITEM 21

MANAGER'S REPORT NO. 35

COUNCIL MEETING May 7/73



THE CORPORATION OF THE DISTRICT OF BURNABY

MUNICIPAL HALL
4949 CANADA WAY,
BURNABY 2, B.C.

TELEPHONE 299-7211

March 22, 1973

File: 1816

The Hon. James G. Lorimer
Minister of Municipal Affairs
Parliament Buildings
Victoria, British Columbia

Dear Sir:

Re: Provincial Land Acquisition Programme

With reference to your letter of February 1, 1973, addressed to Mayor Prittie concerning the above matter, I would advise that Council directed me on March 19, 1973, to advise you that:

- (a) the Corporation has no municipal lands currently available for immediate inclusion and development within the Provincial Land Acquisition Programme;
- (b) the private parcels itemized in the attached report are considered to be the most suitable for possible inclusion within the said Programme;
- (c) the Municipality of Burnaby would be interested in having further discussions with the Provincial Government concerning the establishment of a land banking and future development programme and all its social and economic ramifications affecting those major Municipal holdings contained in the Group 2 acquisition areas described in the report.

The Council would appreciate the opportunity to meet with you and your staff, at your convenience, to discuss the matters covered by Point (c).

Yours truly,


E. Ward
DEPUTY MUNICIPAL CLERK

EW:mb1
Attach.

cc: PLANNING DIRECTOR ✓
LAND AGENT
TREASURER
ENGINEER
SOLICITOR
MANAGER

MR. W. CASSEN, Director of Housing
Greater Vancouver Regional District
2294 West 10th Avenue
Vancouver 9, British Columbia



C

ITEM 21

MANAGER'S REPORT NO. 35

COUNCIL MEETING May 7/73

PLANNING DEPARTMENT

April 11, 1973
Our File: 03.452

Dear Sir or Madam:

Re: SUBDIVISION AND LAND ASSEMBLY PROPOSALS
IN THE PHILLIPS - AUBREY AREA.

As a land owner in the Phillips - Aubrey area you may be aware that the Municipality of Burnaby has received numerous applications for the subdivision and residential development of lands in your immediate neighbourhood - that generally being the blocks bounded by Phillips, Curtis, Hoover and Kit-chener (see attached sketch).

At the outset, I would advise that due to a lack of adequate services and the unavailability of detailed community plans, the current municipal approach to these and other holdings in the general area is to reject subdivision as being premature and to work towards resolving the policy questions regarding the use of land on the west slope of Burnaby Mountain - policy questions which need answers before the Planning Department can proceed with the preparation of detailed community plans needed to guide private subdivision and development.

The current municipal attitude to development in the absence of adopted community plans suggests that the subject properties would be ideally suited for land assembly and holding purposes for subsequent development at a more appropriate time. Of particular relevance to this possibility is a letter received from the Minister of Municipal Affairs (see attached) outlining a program of residential land acquisition for immediate development and land banking purposes.

Included within the correspondence is a specific request for assistance in defining lands which might be suitable for purchase and inclusion within the land banking segment of this programme. Keeping in mind the property owners' apparent desire to sell their holdings and the Municipal concern about premature development,

D

ITEM 21

MANAGER'S REPORT NO. 35

COUNCIL MEETING May 7/73

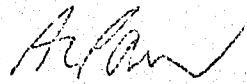
Re: SUBDIVISION AND LAND ASSEMBLY PROPOSALS IN THE
PHILLIPS - AUBREY AREA.

page 2.

the undeveloped lands within the Phillips - Aubrey area appeared as a logical candidate for acquisition by the Province for subsequent land banking purposes and were submitted as such.

It should be emphasized that the proposed Provincial acquisition of these properties would be made on a negotiable basis and has been put forward as a means of satisfying the owners' wish to retain their existing dwellings and to sell their undeveloped holdings as well as the Municipality's concern over premature development in this area. To this date, the Municipality has not received a Provincial response to the proposed acquisitions. However, I am taking this opportunity to advise you of the situation and to invite any questions or comments that you may have concerning the land acquisition proposal.

Yours truly,

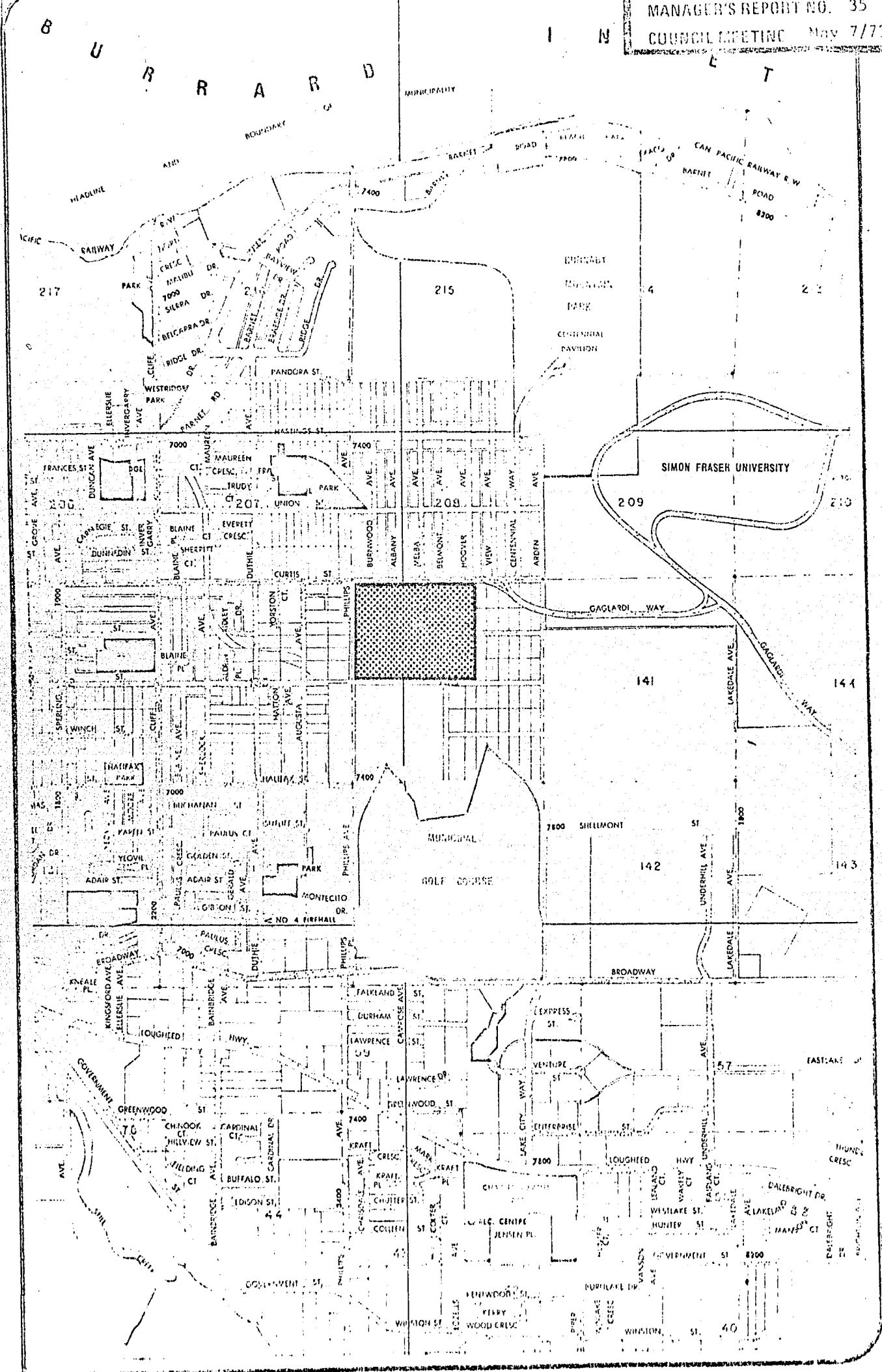


A. L. Parr,
DIRECTOR OF PLANNING.

JSB:ew

att. 2

ITEM 21
 MANAGER'S REPORT NO. 35
 COUNCIL MEETING May 7/73



SCALE 1"=1,600'
 DRAWN V.M.
 DATE APRIL 73

PLANNING DEPARTMENT
 BURNABY MUNICIPALITY



<u>CODE</u>	<u>NAME</u>	<u>ADDRESS</u>
990-7490	S. P. Coles	Box 835 Summerland
990-7491	J.M.C. & C.L. Clarke	7491 Aubrey
990-7495	O.E. & E.E. Martin	7495 Aubrey
990-7501	S. J. Eros	7501 Aubrey
990-7510	E. A. Olson	7510 Aubrey
990-7511	J.W. & T.A. Motiuk	6767 Strathmore Burnaby 1
990-7521	M. & L. S. Dasouic	Box 16 Beavor Cove. B.C.
990-7530	R. Banning	86 Gordon Drive, Calgary 8. Alta.
990-7531	D.C. & S.J. Edwards	7531 Aubrey
990-7540	W. A. Ferguson	7540 Aubrey
990-7550	J.W. & B.G. Sheeman	7550 Aubrey
990-7560	L.R. & E. Cattunar	7560 Aubrey
990-7570	A.M. & A.D. Skidmore	7570 Aubrey
990-7575	S.R. & J.I. Gibbs	7575 Aubrey
990-7585	V.C. & B.J. Grego	895 Sperling Burnaby 2.
990-7590	W.M. A. Lees	7590 Aubrey
990-7591	S. & K. Baron	4420 Nanaimo Street, Vancouver
990-7611	I. E. Shiels	7611 Aubrey
990-7610	C.O. & E.D. Anderson	2839 N.W. 59th Street. Seattle
990-7630	B.M. Taylor	7630 Aubrey
990-7640	T.A. & N.W. Klopp	6784 Hycrest Drive
990-7650	E.G. Youngbery	2585 Mathers Avenue. West Vancouver
1050-7431	J.W. & G.V. Keighley	7420 Aubrey (duplicate)
910-7410	W.D.M. Johnson	7410 Curtis
910-7430	L. Black	7430 Curtis
910-7490	G.G. Fitzgerald	7490 Curtis
910-7510	E.J. Crowe	7510 Curtis
910-7530	Corporation of Burnaby	
910-7550	N. Cotton	7550 Curtis
990-7631	A.C. Shaw	7631 Aubrey
7125-1130	R. Trickett	Postill Drive, Vernon. B.C.
7125-1160	G.B. & A. Vigliotti	1160 Phillips
7125-1180	J.A. Greenlees	1180 Phillips
990-7408	W.N. & A.L. Papove	7408 Aubrey

ITEM 21

MANAGER'S REPORT NO. 35

COUNCIL MEETING May 7/73

<u>CODE</u>	<u>NAME</u>	<u>ADDRESS</u>
990-7420	J.W. & G.V. Keighley	7420 Aubrey
990-7421	R.G. & G. Haddon	7421 Aubrey
990-7441	A. & E. Kuusk	7441 Aubrey
990-7450	A.G. & R.P. Henri	7450 Aubrey
990-7451	P. & O. Patrick	7451 Aubrey
990-7456	P.J. & S.J. McGlone	7456 Aubrey
990-7460	J.O. Harries, Jr.	7460 Aubrey
990-7461	J.D. Alexander	7461 Aubrey
990-7470	W.J. Harries	7470 Aubrey
990-7480	G.I. & M. Geddes	7480 Aubrey
990-7481	K.H. Shier	7481 Aubrey

April 18th 1973.

The Mayor & Council,
District of Burnaby,
4949 Canada Way,
Burnaby, B.C.

Gentlemen:

We resent the implication in the April 11th 1973 letter received from your planning department that our properties would be subject to rejection in respect to rezoning and subdivision based on the lack of properly established policies pertaining to community planning for the south slopes of Burnaby Mountain.

We feel that if our subdivision were not accepted, each one of us will continue to suffer hardships of varying degrees, and look to the elected members of this municipality to assume their proper responsibilities to offset this gross injustice which would appear to be the appeasing answer forthcoming each time property owners in this area attempt to develop our properties.

We further are incensed by the attitude indicated, that, by our cursory investigation, our properties were placed in the 'sacrificial' position of being land bank properties for the Provincial Land Aquisition Programme, while this massive Burnaby Municipality indicates no municipal lands available for this bank.

We have been made aware, this past week, that the municipal lands adjacent to Montecito averaged \$22,900.00 per lot on a tendered sale.

/2.

CLEARING OFFICE

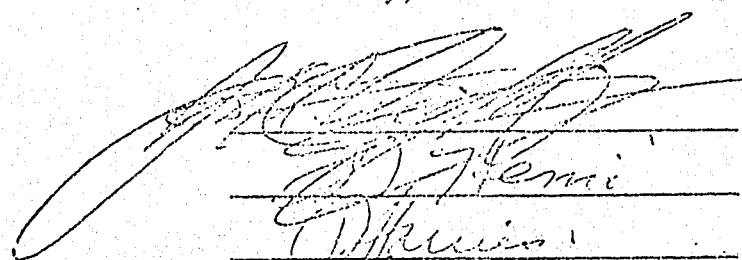
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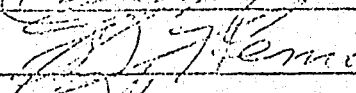
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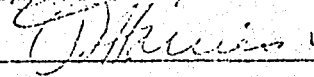
We, responsible citizens of this area, look to you to avert the issuance of incorrect decisions by your various advisory departments, due to their lack of proper, just, guidelines, we are,

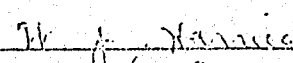
Yours truly,

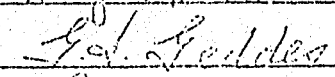
- J.W. Keighley
- A.G. Henri
- J.O. Harries
- W.J. Harries
- G.I. Geddes
- J.B. Stewart
- S.P. Coles
- E. Olsen
- W.A. Ferguson
- A.M. Skidmore
- W.A. Lees
- C. Anderson
- P. Taylor

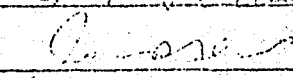


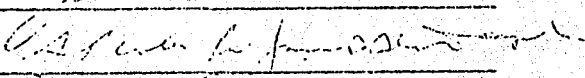


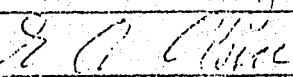


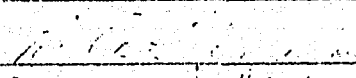


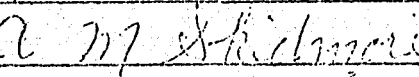


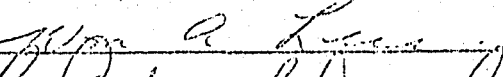


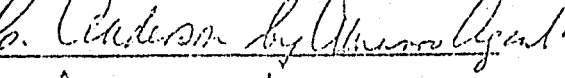


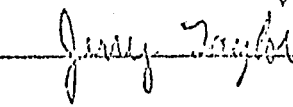












PLEASE ADDRESS
REPLY TO: MR. J.O. HARRIES.

April 18th 1973.

Mr. A.L. Parr,
Director of Planning,
Corporation of the District
of Burnaby Municipal Hall,
4949 Canada Way,
Burnaby 2, B.C.

Dear Sir:

Re: Rezoning and subdivision South of
Aubrey Street, Burnaby,
- Your file # 02.133

We thank you for your letter of April 11th 1973, with reference to the above subject rezoning and subdivision, applied for on March 14th 1973 by our agent, Mr. Apland.

We particularly note that you advise policy decisions are presently lacking, and it would appear that this is creating a situation that does not allow your department to properly assess our application.

We cannot accept prematurity as reason enough to subject this subdivision to rejection. Naturally, we accept the fact that we may all be neophytes in this complex procedure of land development, but it would be ludicrous to assume we are not well aware that various areas, not too distant, are persistently being developed.

We know that we are in possession of exceptionally fine land, on which quality homes could be built.

It is our intention to have representation, on our behalf, made at any and all levels of the municipal structure, to assist us in our quest for complete and proper consideration of our submission.

We note, with some consternation, item 21 - Manager's report #21 - Council meeting, March 19th 1973 -, where these properties were grouped with other private local properties, and submitted to the Provincial Land Acquisition Programme for land banking, while the Corporation of Burnaby advised the P.L.A.P. that no municipal property was available. This parallels putting your neighbour's house up for sale because of a fencing difficulty.

Since your letter emphasizes "Provincial aquisition of these properties being made on a negotiable basis", we would appreciate being advised if your department is in any way capable of forwarding a firm monetary commitment on behalf of this provincial department. It would seem current budget expenditures, on this phase, concluded on or before the 31st of March, 1973. Naturally, if a fair and amicable offer was forthcoming, we would most certainly show our faith in investigating this.

You, no doubt, already appreciate that we each have various reasons for wanting to see this land developed, and be able to glean the satisfaction as a long time Burnaby taxpayer, and of course, a war veteran, of being able to finally pay off that mortgage; give the young folk that piece of property to help them; or put that son through the proper university; or take that trip that we've planned all our life for; or maybe just plain retire from the every day pressures from a world going too fast for us. We may vary in our personal future goals, but we note here that we have firmly committed ourselves as a concrete group, one to the other, to gain the development of these lands.

We can only hope your department will be able to gain the necessary guidance and wisdoms needed to offset the present lacking policy decisions, to allow affirmation of this subdivision. We are

Yours truly,

- J.W. Keighley
- A.G. Henri
- J.O. Harries
- W.J. Harries
- G.I. Geddes
- J.B. Stewart
- S.P. Coles
- E. Olsen
- W.A. Ferguson
- A.M. Skidmore
- W.A. Lees
- C. Anderson
- P. Taylor
- c.c. Mayor R.W. Prittie.

[Handwritten signatures and names on lines]

ITEM 21

MANAGER'S REPORT NO. 35

COUNCIL MEETING Nov 7/73

I. E. Shiels,
7611 Aubrey Street,
Burnaby 2, B. C.

Mr. A. L. Parr,
Planning Department,
Corporation of the
District of Burnaby,
Burnaby, B. C.

Dear Sir:

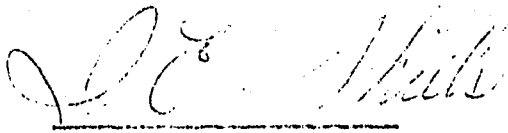
In reply to your letter of April 11, 1973 File #02-133 regarding land assembly proposals in the Phillips Aubrey area.

In view of the fact that Burnaby has no immediate plans to service or sub-divide the area mentioned the only feasible route seems to be to negotiate with the Provincial Government for the purchase of our undeveloped areas.

I am in favour of this course subject to the price being negotiable, also that no restrictions are placed on the property I retain. I want the right to dispose of, as one parcel, the property and house which is not purchased by the Provincial Government.

I would appreciate hearing from you when you have received a reply from the Government regarding your submission.

Yours very truly,



I. E. Shiels

IES:kc

- C O P Y -

Colleen Eros,
7501 Aubrey Street,
Burnaby 2, B. C.

(received in Mayor's
Office Apr. 17, 1973).

Mayor Prittie,
Burnaby Municipal Hall.

Dear Sir:

I am writing to you concerning the plans on the Burnaby Mountain housing and development project. Seeing as I live in this area, I am very concerned about this, and would like to discourage it. Although I think some of the plans are good (having seen them) such as the apartment blocks, which hold a great deal more people than houses. But, now, from this, one problem arises; that of over populating the area; therefore resulting in not enough room for children to attend nearby schools, especially with the schools being so overcrowded as it is. The problem of the schools may be prevented if other schools were constructed almost everytime a new development went through, but I am not aware of this happening. Then, of course, there is the problem of traffic congestion even though they intend on building back lanes, all the traffic must empty out onto the main street, Curtis, which is already crowded with Simon Fraser and other residents traffic. I also think this is not the suited area for such a project due to it being an already settled residential area. I would have thought where Simon Fraser Condominiums (a great eyesore) are situated would have been a better setting for this development. This area from Phillips Street up to the 7400 Block Aubrey Street is also one of the only beautiful and and quiet areas left around the City. I would like to see this section of Burnaby remain as is.

Yours sincerely,

"C Eros"