

ITEM 11
MANAGER'S REPORT NO. 75
COUNCIL MEETING 90/12/10

TO: MUNICIPAL MANAGER 1990 DECEMBER 05

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: SCHEDULING OF RECONVENED PUBLIC HEARING
REZONING REFERENCE #100/89
OAKALLA DEVELOPMENT PLAN

PURPOSE: To request the reconvening of the Public Hearing for
Rezoning Reference #100/89.

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RECOMMENDATION:

- 1) THAT the Public Hearing for Rezoning Reference #100/89 be reconvened on 1991 January 22 at 7:30 p.m.

REPORT

This report is with reference to the attached letter dated 1990 November 21 and Summary of Public Input from the British Columbia Building Corporation (B.C.B.C.), the rezoning applicant for the Oakalla development proposal (RZ #100/89). B.C.B.C. has pursued an extensive further public information initiative as outlined in their letter. B.C.B.C. reports that the overall response to the additional public information and the proposed development was very positive, and because many people in the area now have a better understanding of the proposal, support in the community appears to be strong. Consequently, B.C.B.C. concludes that the Oakalla development proposal currently under consideration continues to be appropriate, and requests that the adjourned Public Hearing for Rezoning Reference #100/89 be reconvened.

It is considered appropriate to plan to accommodate the possibility of a large number of interested people and, therefore, it is proposed that a separate evening be set aside for the Public Hearing for this specific rezoning proposal.

It is recommended that the adjourned Public Hearing for Rezoning Reference #100/89 be convened on 1991 January 22 at 7:30 p.m.

AP
KI:ap

Attachment

c.c. Municipal Clerk

A.L. Parr
A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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COUNCIL MEETING 90/12/10

WAIMAN DEWAR GROUT CARTER
RECEIVED

British Columbia
Buildings Corporation

NOV 22 1990

3350 Douglas Street, Box 11112, Victoria, B.C. V8W 2T4 (804) 387-7344 Telex 049-7439

1990 11 21

His Worship Mayor Wm. Copeland
District of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

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Dear Mayor Copeland:

Re: Oakalla Redevelopment - Additional Public Information


In a letter to you on September 7, 1990 we requested that the Public Hearing be tabled so that we may provide additional information to the Burnaby public. In a subsequent letter dated September 18 to the Planning Department we listed the additional information we planned to provide and the time frame. As per that letter, the following additional information was provided:

1. A full colour brochure was distributed to over 5,000 residents surrounding Deer Lake Park between October 12 and 15, 1990 (meeting our time schedule.).
2. An additional information sign was placed on site on October 25, 1990 at the corner of Royal Oak and Oakland.
3. An information display was set up in the lobby of the Municipal Hall from October 22 through 26, 1990. It was manned by representatives of B.C. Buildings Corporation and/or Waisman Dewar Grout Carter Inc. from 11:30 a.m. to 2:30 p.m. each day and 5:00 to 8:00 p.m. on October 24 and 25 to answer questions. We have summarized the responses of the 295 people who attended the display and have enclosed a copy for you. We trust that you will find it as interesting and informative as we did.

In addition, my Vice President, Real Estate, John Robinson, and Arnie Fullerton of Waisman Dewar Grout Carter appeared on Burnaby Cablevision to answer questions about the proposed development.

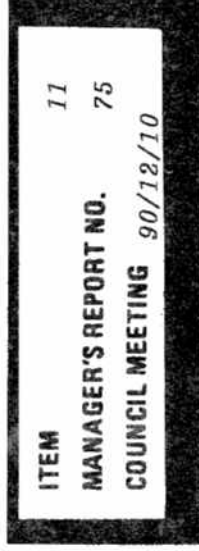
Given the completion of our public information schedule, we respectfully request that the Public Hearing for the rezoning of the Oakalla Lands be now reconvened.

Yours very truly,


Dennis Triss
President and
Chief Executive Officer

Enclosure

cc Ken Ito, Planning Dept.



SUMMARY OF PUBLIC INPUT

INTRODUCTION

B.C. Buildings Corporation held a public information display on the Oakalla Lands Redevelopment in the lobby of Burnaby Municipal Hall from October 22 through 26, 1990. Representatives from B.C. Buildings Corporation and/or Walsman Dewar Grout Carter Inc. were available to answer questions from 11:30 a.m. to 2:30 p.m. each day and 5:00 to 8:00 p.m. on October 24 and 25. The people that patronized the display during these time periods were tallied as were their opinions towards the development based on discussions with and/or comments from these people. Brochures were handed out to people who had not received one in the mail. 267 were handed out. Comment sheets were also available for people to make comments. 36 of them were taken, with 16 returned during the display time period and two returned by mail as of November 20. The majority were filled out by people who were at the display when no one was available to answer their questions. The written comments were similar to those of the people whom we talked to and have been incorporated into this summary.

RESPONSE

295 people attended the display while it was manned. **A significant majority of these people (approximately 90%) are positive towards the proposed development.**

The positive people fall into a variety of categories depending on their level of interest in the development. The largest group were in strong support of the development. The majority of these people are seniors who are interested in selling their single family detached homes in the neighbourhood and buying a townhouse. Some young people also expressed interest in buying a townhouse. These people all live in the immediate area and have no desire to leave, but the types of units they want (townhouses) are currently not available in this immediate area of Burnaby until the development goes in. Individuals who are interested in buying a townhouse have two main concerns:

1. The quality and cost of the units. Most want a good quality area but not so high priced that it will not be viable for them to sell their single family home and buy a unit.
2. Ensuring that they have an opportunity to get a unit. This is their main concern. There is a feeling that the people in Burnaby should have the first opportunity to buy a unit. Because we presently have nothing in place to help these people, we have suggested that they contact us in approximately six months and we may be able to give them more information at that time.

The second category, classified as neutral, are people who came to see the display out of concern for road changes unrelated to the development. This includes the realignment of Royal Oak and the proposed Moscrop/Gilpin bypass. There is a substantial number of people in this category. They are not obviously for or against the development, but most went away with a positive attitude after they learned more about it.

The last group were people who had a major misunderstanding about the development. The main misconception was that housing would extend into the low land areas of the park and up to the lake. With this misconception cleared up, all these people went away with a positive attitude towards the proposed development.

The relatively small number of people opposed to the development live in the immediate area of the development. Their concerns, in order of importance, appear to be as follows :

1. Traffic: Concerns are focused mainly on Oakland. People are already upset with the increase due to Metrotown, and the development is seen as just adding to the problem. There is also concern of more traffic shortcutting through the residential neighbourhoods off both Oakland and Royal Oak.
2. Proposed Density: A very small fraction of the opposed people prefer the site developed as park with no residential and a larger fraction prefer single family detached housing.
3. Types of Non-Market Housing: The type of non-market housing is of concern because it is proposed close to the existing residential. Seniors non-market housing is not a problem, but other uses such as low income family housing is perceived as a negative. There is also some people (not just opposition) who feel that the non-market housing should be spread throughout the site, and not all clumped together.
4. Views: Concerns for loss of views was focused mainly on the four and five storey apartments. Most of this concern came from people living west of Royal Oak, not people on Oakland.

Note that the people with the above concerns only make up approximately 10% of the people who attended the display.

CONCLUSIONS

The information display was beneficial to everyone involved. The general public received the additional information they requested and had the opportunity to ask questions, while BCBC was able to get direct feedback from the general public. We are happy to say that the overall response to the additional public information and the proposed development is very positive, and because many people in the area now have a better understanding of the proposal, support in the community appears to be strong.

BH/cb
(89107BHK.WPB)



TURN OUT AT DISPLAY AT BURNABY HALL

Monday, October 22

11:30 a.m. - 12:30 p.m.: 19 people
12:30 p.m. - 1:30 p.m.: 12 people
1:30 p.m. - 2:30 p.m.: 25 people

Total: 56 people

Main questions related to:

1. How do they get their name on a list to get a unit.
2. Road development outside our development.
3. Timing of the development, i.e. when units will be built.
4. Quality, price and size of units.
5. Controls on the style and unity of units.
6. One couple wanted some single family small lots.
7. One man asked what happened to Lot 10b.
8. Buses in development.
9. Two and three bedroom mix, i.e. will there be two bedroom and dens?
10. Will there be rentals?

Generally people were positive about the development. The majority (approximately 75%) of people were seniors and some Burnaby staff. At least half of the seniors are interested in buying townhouses (not apartments) in the project and selling their single family homes in the neighbourhood. To this end, there is a general concern that the units may end up being too expensive for them or that the Burnaby residents will not have an opportunity to get in there (i.e. sold to outsiders).

Tuesday, October 23

11:30 a.m. - 12:30 p.m.: 12 people
12:30 p.m. - 1:30 p.m.: 11 people
1:30 p.m. - 2:30 p.m.: 8 people

Total: 31 people

Main questions related to:

1. Road development outside our project.
2. Timing of the development, and who does what.
3. Who is developing what.
4. What is the cost of the development.
5. How much taxes will be generated by the project and how much will go into maintaining it.
6. Buses in development.
7. A couple of people concerned with traffic changes on Oakland.
8. Sale process of parcels.

Generally people were positive towards the development. Again the majority of people were seniors; a lesser amount are interested in buying but many still are. One (commercial) realtor said that in his church, there are at least 50 people (couples) wishing to sell their house in Burnaby and move into a good quality townhouse on a site such as this. There are few such choices in Burnaby.

3.

Wednesday, October 24

11:30 a.m. - 12:30 p.m.: 12 people
 12:30 p.m. - 1:30 p.m.: 5 people
 1:30 p.m. - 2:30 p.m.: 21 people

Total: 38 people

Main questions related to:

1. Road development outside our project.
2. Timing of the development, and who does what.
3. Price and style of units and control.
4. Views.
5. Two people would prefer single family housing.
6. Concern all non-market housing in one corner and in corner closest to existing housing.

Except for the first four people, everyone was positive towards the proposed development. Mostly middle aged people.

5:00 p.m. - 6:00 p.m.: 9 people
 6:00 p.m. - 7:00 p.m.: 11 people
 7:00 p.m. - 8:00 p.m.: 23 people

Total: 43 people

Generally middle aged people and a few young adults (a couple interested in buying a unit). Approximately half negative towards the proposed development. Main concerns are:

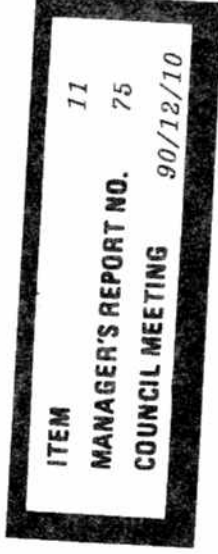
1. Traffic on Oakland.
2. Want all park, or
3. Want single family housing.
4. Existing views.

Thursday, October 25

11:30 a.m. - 12:30 p.m. \ 37 people
 12:30 p.m. - 1:30 p.m. /
 1:30 p.m. - 2:30 p.m.: 11 people

Total: 48 people

Generally 55 + and a few young adults. Attitude towards the proposed development is generally positive. Some misunderstandings on how large the development is - thinking that the development will expand right into the low land areas of Deer Lake Park. Again many people (some young adults but mostly seniors) interested in buying a townhouse in the area. One developer interested in building housing for over 55 on one of the parcels.



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5:00 p.m. - 6:00 p.m.: 2 people
6:00 p.m. - 7:00 p.m.: 19 people
7:00 p.m. - 8:00 p.m.: 14 people

Total: 35 people

Majority of the people positive towards the proposed development. Again many misconceptions on how far into the park the development is. A lot of questions about the Moscrop/Gilpin bypass, and the Royal Oak realignment. The majority of people middle-aged, and a few people interested in moving into the development. A large number of people went away with a much more positive attitude towards the development than they had arrived with.

Friday, October 26

11:30 a.m. - 12:30 p.m.: 14 people
12:30 p.m. - 1:30 p.m.: 5 people
1:30 p.m. - 2:30 p.m.: 25 people

Total: 44 people

Main questions related to:

1. Road development outside our project.
2. Traffic concerns, especially on Oakland.
3. Timing of the development.
4. Quality of the units and price range.
5. One person prefer single family.
6. One person interested in developing a non-market parcel.

Generally positive attitude towards the proposed development. The majority were middle-aged people. Some seniors and young adults interested in living on the development (all townhouses). Again some concern about units going to people outside Burnaby and people in Burnaby not being able to get into the development. Concerns of extra traffic from Oakalla, especially onto Oakland, more adamant today (approximately 6 people).

Overall Results

1. 295 people attended display while it was manned
2. 36 questionnaires taken - 16 returned so far
3. 267 brochures taken

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