

JUNE 22, 1971

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Tuesday, June 22, 1971 at 7:30 p.m. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

PRESENT: Mayor R. W. Prittle in the Chair;
Aldermen Clark, Emmott, Mercier,
McLean and Dailly (8:05 p.m.);

ABSENT: Aldermen Blair, Ladner and Drummond;

HIS WORSHIP, THE MAYOR, first explained the purpose of the Public Hearing and the procedure which Council was required to follow in connection with rezonings. He also suggested the desired method for the public to express its views in regard to the proposed amendments.

(1) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Reference RZ #20/71

The North 62 feet of Lot 2A, Blocks 2 to 4 Inclusive, D.L. 28, Plan 2162

(7726 Wedgewood Street and 7727 Edmonds Street -- Located on the North side of Edmonds Street approximately 105 feet East of its Intersection with Canada Way)

Mr. Gordon H. Dowding, 4491 Marine Drive, advised that he was speaking on behalf of 36 people who live on Wedgewood Street and who are opposed to the proposed rezoning. Mr. Dowding presented two petitions to the Public Hearing signed by the people concerned, the first indicating their opposition to the rezoning and the second requesting that a 15 mile per hour speed limit be established on Wedgewood Street between Canada Way and 6th Street.

It was pointed out that the second petition was not relevant to the proposed rezoning under consideration and it should be referred to the Traffic Safety Committee for their attention.

Mr. Dowding noted, that in order to protect the residential amenities of Wedgewood Street from the Commercial activity on Edmonds Street, a buffer of residentially-zoned land had been created on the South side of Wedgewood Street. He is concerned that this buffer zone was being steadily encroached upon and that the private commercial development on Edmonds Street would continue to jeopardize the residential character of Wedgewood Street.

The traffic problems on Wedgewood Street are considered to be deplorable and steadily deteriorating. This is caused, in part, by short-cutting traffic using Wedgewood Street as a means of avoiding the traffic signal at Canada Way and Edmonds Street.

Mr. Dowding was also concerned that if Wedgewood Street is widened the traffic volumes and the resultant problems would be compounded.

He added that there were many vacancies in existing commercial buildings in the immediate vicinity and it would appear logical for the applicant for rezoning to take advantage of this fact rather than to construct a new building.

Mr. Dowding, also noted that parking facilities in the area were negligible at the present time, a situation that could only worsen with the addition of new development.

Mr. Dowding concluded his remarks by suggesting that Council should consider the alternatives available to the applicant, apart from the proposed rezoning, to establish the type of commercial enterprise desired without further endangering the residential amenities of Wedgewood Street.

Mr. O. Moysiuk, 7931 Rosewood Street, advised the Hearing that he was in the process of having a petition signed protesting the abnormal increase in traffic in the area of Wedgewood Street, Edmonds Street, Canada Way and Sixth Street. His petition was not yet complete but he stated that he was opposed to the rezoning on the grounds that any further commercial development in this area would only add to the problems presently being encountered.

Mr. L. A. Warne, 7732 Wedgewood Street, stated that the traffic in this area was atrocious and that he was opposed to the rezoning because of the additional traffic volumes which would be generated.

NOTE: -- Alderman McLean suggested to Mr. Warne that cul-de-sacing of Wedgewood Street at its intersection with Canada Way or with Sixth Street might be a possible answer to the problem.

Mr. Warne agreed that the suggestion was worthy of consideration providing that the residents of Wedgewood Street were consulted prior to any proposal being initiated.

Mr. R. L. LaVigne, 7853 Wedgewood Street, was concerned that any widening of Wedgewood Street would bring the road so close to the houses facing the street that an impossible situation would be created. He stated that he could see no necessity for additional medical dental facilities in this area in view of the proliferation of similar facilities in the area. Mr. LaVigne also noted that there are 35 children under the age of 10, resident on Wedgewood Street between Canada Way and 6th Street and any increase in traffic volumes on this street would aggravate the danger to these children. Mr. LaVigne was opposed to the rezoning.

Mrs. C. H. Hazzard, 7789 Wedgewood Street, was also opposed to the rezoning.

Mr. G. E. Jarvela, 7183 Sixth Street, was also opposed to the rezoning.

Mr. A. Johnson, 7743 Wedgewood Street, spoke in opposition to the rezoning.

Dr. Hall, the applicant for rezoning, then spoke in support of the proposal.

He advised the Hearing that he was aware of the concern of the householders on Wedgewood Street but felt it difficult to understand in the light of the type of development proposed. He stated that the proposed dental clinic would be aesthetically pleasing, would provide adequate parking, and could in no way be classed as unsightly. He was of the opinion that the great majority of traffic using the facility would gain access and egress from Canada Way and would utilize only a short portion of Wedgewood Street. No truck traffic would be generated.

He and his associates had no plans for acquiring any other property in the area other than that under consideration.

Dr. Hall further stated that due to the peculiar requirements of the dental clinic as opposed to an office structure or other commercial building, it was more practical to construct a new building than utilize rented or leased premises.

He stated a complete willingness to provide the type of screening most acceptable to the majority of the abutting owners and was confident that all other prerequisites to the rezoning would be adequately met.

Dr. Hall contended that the proposed clinic would be a definite improvement to the neighbourhood and that he and his associates are definitely not negligent insofar as the feelings of the other residents in the immediate vicinity.

(2) FROM RESIDENTIAL DISTRICT FOUR (R4) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #16/71

The Westerly 99.81 feet of Lot 203, D.L. 207, Plan 36823

(7231 Francis Street -- Located at the end of Francis Street approximately 315 feet East of its intersection with Duthie Avenue)

No one appeared in connection with this rezoning proposal.

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

Reference RZ #26/71

- (a) Lots "A", "B" and "C", Block 71, D.L. 33, Plan 3934
- (b) Lot 1, S.D. "D", Block 71, D.L. 33, Plan 8617

(5736, 5722 and 5708 Chaffey Avenue; 4375 Grange Street -- Located at the North-East corner of Grange Street and Chaffey Avenue)

Mr. G. Myslicki, 4385 Grange Street advised the Hearing that while he was not opposed to the rezoning as such, he was of the opinion that Lots 2 and 3 immediately adjacent to the site under consideration should have been included in the proposed rezoning.

Mr. Myslicki was concerned that with the 20 foot easement in the West side of his property and the odd shape of his lot it would become unsuitable for future development. As a partial solution he suggested that the easement in his property be reduced to 10 feet and the developer of the property under rezoning assume the other 10 feet.

The Planning Director agreed that Mr. Myslicki's parcel by itself would not be suitable for future apartment development but consolidation with Lot 3 would create a parcel of sufficient area to accommodate an apartment site. The question of the easement will be investigated further.

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

Reference RZ #28/71

Lots 6, 7, 8 and 9, Block 4, D.L.'s 121/187, Plan 1354

(4440, 4456, 4458, 4470 and 4476 Pandora Street -- Located on the South-West corner of Pandora Street and Willingdon Avenue)

Mr. and Mrs. F. Garland, 4407 Pandora Street; Miss B. A. Cooper, 4411 Pandora Street; and Mr. and Mrs. T. R. Neratini, 4417 Pandora Street; submitted letters opposing the proposed rezoning.

In addition to the above letters, a petition bearing 35 signatures, was also received expressing opposition to the proposed rezoning.

These letters and petition are attached hereto and form a part of these minutes.

Mr. F. Garland, 4407 Pandora Street, addressed the meeting in support of his written submission.

He was mainly concerned that property already rezoned for apartment use in this area should be utilized prior to additional land being rezoned. He was of the opinion that the properties already zoned for apartment use but not developed have been allowed to deteriorate in upkeep and maintenance to a point where they become definite eyesores.

He did not want this to happen in his particular area.

He urged Council members present at the Hearing to drive through this area and substantiate his concern.

(5) FROM RESIDENTIAL DISTRICT FIVE (R5) TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #19/71

Approximately the North 71.8 feet of Lots 29 and 30, except Sketch 9949, Block 4, D.L. 96N½, Plan 2189

(6579 Kingsway, 6591 Kingsway -- Located on the North-West corner of Kingsway and Arcola Street)

Mr. and Mrs. A. A. Horat, 6605 Arcola Street, submitted a letter stating their support of the rezoning application under consideration.

A petition signed by 36 homeowners in the immediate area of the proposed rezoning, requesting Council consider restriction of the rezoning application to require access and egress from the site via Arcola Street and Kingsway only and to require a six foot fence along the entire back of the property, was submitted.

P.H.
June 22, 1971

The petitioners were of the opinion that the current practice of the business, and the lot size, dictates a circular traffic pattern through the business establishment and the use of the lane between Arcola and Balmoral Streets with exit to either street. The higher traffic frequency onto a twenty foot lane within the immediate vicinity of a park and an elementary school, and through a residential area, by cumbersome equipment operated by drivers of casual experience, would appear to create an unnecessary hazard to the residents and to the children attending the school and frequenting the park.

Mr. C. J. Huige, 6558 Balmoral Street, spoke in support of the petition submitted. He stressed that the use of the lane by tractors and trailers posed a definite threat to children attending the school and using park facilities. He also maintained that the use of this lane by heavy traffic was detrimental to property values. He stated that it was his opinion and that of his fellow petitioners that truck and trailer traffic must be prohibited from using the lane.

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

Reference RZ #4/71

Lot 48 except North 90 feet, Block 30, D.L. 98, Plan 2066

(5157 Rumble Street -- Located on the North side of Rumble Street 90 feet West of Royal Oak Avenue)

Mr. and Mrs. N. H. Glover, 5141 Rumble Street, submitted a letter objecting to the proposed rezoning.

Mr. and Mrs. Glover were concerned with the number of parking lots already in existence in the immediate vicinity of Rumble Street and Sussex Avenue and maintained that an additional parking lot as proposed in the rezoning application is not necessary.

A copy of Mr. and Mrs. Glover's letter is attached hereto and forms part of these minutes.

There was no further comment on this rezoning proposal.

(7) FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO RESIDENTIAL DISTRICT FOUR (R4)

Reference RZ #31/71

- (a) Lots 1, 3 and 4, Block 24, D.L. 99, Plan 2012
- (b) Lot 2, Block 24S½, D.L. 99, Plan 2012

(7512, 7562, 7582 Sussex Avenue and 7538 Sussex Avenue -- Located on the North-East corner of Rumble Street and Sussex Avenue)

Mr. W. R. Nicolle, 4390 Rumble Street, advised the Hearing that he was in favour of the rezoning. He contended that the existing C1 zoning in this site was no longer required. He stated that he had canvassed a large number of residents in the immediate area and had found no one who was opposed to the rezoning. He stated that in view of the number of existing commercial enterprises in the area there was no necessity for additional facilities.

Mr. W. J. Burrell, 7642 Sussex Avenue, concurred with the remarks of the previous speaker and was in favour of the rezoning.

Mr. O. E. Comis, 7538 Sussex Avenue, was in favour of the proposed rezoning.

Mr. W. L. McConnell, 4459 Southwood Street, spoke in favour of the rezoning.

Mr. W. S. McRae, 7659 Sussex Avenue, noted that merchants in the area supplied free delivery services and no hardship would be caused to the residents of the senior citizens development on Rumble Street at Sussex Avenue. He supported the rezoning.

Mr. Oliver, 4420 Rumble Street, spoke in opposition to the rezoning. Mr. Oliver was of the opinion that a commercial enterprise at this location would provide a very needed service to the older residents of the area.

(8) FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO RESIDENTIAL DISTRICT FOUR (R4)

Reference RZ #32/71

The front 150 feet of:
Lot 1 North 72 feet; Lot 1 Except North 72 feet; Lots 3 and 4,
Block 28, D.L. 135, Plan 10299

(1331, 1351, 1371 and 1391 Duthie Avenue -- Located on the North-West corner of Duthie Avenue and Kitchener Street)

Mr. W. S. Wallace, 1390 Duthie Avenue, submitted a letter in support of the rezoning. He considered this part of Duthie Avenue to be a choice residential area and that establishment of a commercial establishment would not in any way enhance the quality of the single family residential neighbourhood. Additional commercial facilities are not needed at this location as ample shopping areas are now available on Sperling Avenue, Hastings Street, and at Westridge.

A petition bearing 154 signatures was also received in support of the rezoning.

Mr. G. Melvin, owner of the commercially zoned land at 1371 Duthie Avenue spoke in opposition to the rezoning.

He was of the opinion that the rezoning of this parcel from Neighbourhood Commercial District (C1) to Residential District Four (R4) would seriously devalue his land.

Mr. W. A. Lawson, 1425 Hatton Avenue, was in favour of the rezoning.

Mr. G. R. Crutchley, 1351 Duthie Avenue, was in favour of the rezoning.

Mr. J. A. MacDonald, 1391 Duthie Avenue, was opposed to the rezoning as he felt that this would have a devaluating effect upon his own property.

(9) FROM HEAVY INDUSTRIAL DISTRICT (M3) AND RESIDENTIAL DISTRICT FIVE (R5) TO RESIDENTIAL DISTRICT FIVE (R5)

Reference RZ #5/71

Lot "A", Block 17, D.L. 155A, Plan 5168

(6180 - 17th Avenue; 7421 Willard Street -- Located at the South-West corner of Seventeenth Avenue and Willard Street)

Mr. A. J. Dreyer, 6078 Marine Drive, spoke in favour of the rezoning.

(10) FROM MANUFACTURING DISTRICT (M1) AND RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #18/71

- (a) Lot "B", Block 13, D.L. 70W, Plan 13727
- (b) Lots 11, 12, 14, 15 and 16, Block 13, D.L. 70, Plan 1432
- (c) Lot 28, D.L.'s 69 and 70, Plan 36506
- (d) Lot 29, D.L. 70, Plan 36506

(4293 Canada Way, 4277, 4269, 4255, 4249, 4241 Canada Way; 3240 Gilmore Diversion; 4263 Canada Way -- Located on the North-West corner of Canada Way and Summer Avenue)

No one appeared in connection with this rezoning proposal.

(11) FROM RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #143/66

- (a) Lot 131, D.L. 136, Plan 34438
- (b) Lot 132 Except Plan 37292, D.L.'s 136 and 137, Plan 34438

(7351 Montecito Drive and 7302 Halifax Street -- Located in the area bounded on the North by Halifax Street, on the East by the Municipal Golf Course, Montecito Drive on the South, and on the West by the Swedish Canadian Rest Home, the Easterly properties of the 7200 Block Sutliff Street and the proposed park and school site for the area)

This application has been the subject of three previous Public Hearings, January 17, 1967, September 23, 1968, and January 12, 1970 and the By-Laws relative to it, "Burnaby Zoning By-Law 1965, Amendment By-Law No. 2, 1967" and "Burnaby Zoning By-Law 1965, Amendment By-Law No. 1, 1970 were finally adopted on December 16, 1968 and February 9, 1970 respectively. One of the prime requirements of Comprehensive Development zoning is that specific plans and building programmes form an integral part of the By-Law and must be adhered to. The developer however, has introduced some changes and before being permitted to proceed, the plan must be amended and a further Public Hearing is therefore necessary. Detail of the changes proposed will be available at the Hearing for inspection and comment.

Mr. Mann, on behalf of the developer, explained to the Hearing that the developer now wished to consider a condominium rather than a rental situation and, consequently, a number of apartment units have been replaced by individually-owned townhouses.

The total number of dwelling units in this stage has been reduced from 237 to 204 and the density has been reduced from 21.0 to 18.2 units/acre.

The proposed accommodation provides for more three bedroom and four bedroom units and less two bedroom units than the original proposal. The Planning Director reported that the concept of the amended proposal appears to satisfy the criteria originally established for this development. The pedestrian plaza, amenities and landscaped areas are of similar character and quality as originally proposed; the parking and driveway arrangements appear to be more satisfactory. The proposal appears compatible in its architectural concept and expression with Stage I and II on the Montecito Project.

In response to a query from Alderman Dailly as to whether provision had been made for a recreation area for children during periods of inclement weather, Mr. Mann replied in the affirmative.


The Planning Director also advised that the school site had been acquired by the School Board but that actual construction of the school would be dependent on sufficient population to warrant same.

The Hearing then adjourned.

Confirmed:

Certified Correct:


MAYOR


DEPUTY CLERK

BL/hb

L

Mr. & Mrs. F. Garland
4407 Pandora Street
Burnaby 2, B.C.

The Corporation of the District of Burnaby
4545 Grandview-Douglas Highway
Burnaby 2, B.C.

The Mayor and members of Council

Gentlemen:

Through a chance remark the other day we understand that one of the proposed apartment locations namely the 4400 block of Pandora and Albert Streets will be up for public hearing on June 22nd 1971.

As taxpayers and owners of the home at 4407 Pandora Street we would like to go on record as strongly opposing such consideration to this particular area.

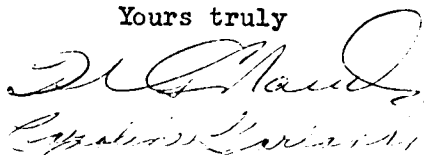
We fully realize that the area is one where apartments will be encouraged to locate and where development proposals will be considered, but this should be for future needs certainly not at this time. At present there are areas zoned for apartments that are by no means being used. Possibly some of this property is being held by individuals and Realty firms who are holding for a large return on their investment, in the meantime they have allowed the houses and grounds to become shoddy and run down. Developers in the meantime will make no effort to develop on these properties as long as other areas are being opened to them. We are sure that Council and the Municipal Planning Department frown on such speculation, therefore gentlemen let's not allow the same thing to happen in this area of well kept homes.

We have lived in our home this past twenty one years, raising our family who have since married, purchased homes and are now taxpayers. This is our home and we can assure you that we would greatly resent looking out our front window at some three storey monstrosity or an unkempt yard and home.

Gentlemen please reconsider and to satisfy yourselves what we have stated in this letter is correct drive west on Albert Street and see first hand property still waiting development, also homes and yards that have been allowed to deteriorate.

Would not the south side of Hastings Street in the 3800 and 3900 block be ideal for stores and apartments above, before any thought be given to our area, we remain,

Yours truly



The signature is a cursive script, appearing to read 'F. Garland'. Below the main signature, there is a smaller, less legible signature that may be 'Cynthia Garland'.

4411 Pandora Street
Burnaby 2, B. C.
June 18, 1971.

The Mayor and Council
The Corporation of the District of Burnaby
4949 Canada Way.

Dear sirs, Re - Legal #4.

From Residential District Five (R5) to Multiple Residential
District Three (R13).

Reference RZ No 28/71.

Lots 6,7,3,39, Blk 4 D.L.'s 121/137. Plan 1354. (4440, 4456, 4458,
4470 & 4478 Pandora Street.

To quote from letter to all Residents of Burnaby, dated
March 3, 1966 and signed by A. H. Emmott, then Reeve of Burnaby,
now a Councillor.

Paragraph #4. The proposed Apartments will protect the homeowner
and enable him to look to the future with a greater degree of certainty.
It will also benefit the Developer in providing him with clearly defined
areas within which Apartments may be located. It is intended that
within these general areas of land will be rezoned gradually on a staged
basis over an extended period of time, following the receipt and
consideration of plans and proposals for Apartment Development etc.

Paragraph #5. In block print, reads.

THE PROPOSED APARTMENT LOCATION AREAS HAVE BEEN ACCEPTED IN PRINCIPLE
BY A COMMITTEE OF COUNCIL. HOWEVER, BEFORE MAKING A FINAL DECISION, IT
IS PROPOSED, IN DUE COURSE, TO HOLD A NUMBER OF PUBLIC MEETINGS IN ORDER
TO EXPLAIN THE PROPOSALS AND TO OBTAIN COMMENT ON THEM.

Paragraph #6. Details of the proposals and notice of the public
meetings will be included in a later notice.

To my knowledge, and other residents like me, one
public meeting was held by public notice at Kensington High School.
At that meeting the above area in question was at the bottom of the
list and we were lead to believe and told it would be approximately
20 years before this area would come up for Apartment consideration.
That was 5 years ago.

Of this meeting June 22, 1971, to date, no Official
notice has been received by me or any other residents affected by this
proposal.

4417 Pandora St.,
Burnaby 2, B.C.

June 12, 1971.

The Mayor and Council,
The Corporation of the District of Burnaby,
4545 E. Grandview-Douglas Hwy.,
Burnaby 2, B.C.

Dear Sirs:

Re: Re-zoning on South side of 4400 block Pandora St.

It has come to our attention that homeowners in the 4400 block Pandora St. have already been approached regarding the sale of property for the use of apartment developers.

In a letter dated March 8, 1966, signed by A.H. Emmott, then Reeve, we were assured that we would be kept well advised of the progress of the Apartment Study and that this study would protect the homeowner and 'enable him to look to the future with a greater degree of certainty'. It was also stated in that letter that, before making a final decision, there would be a number of public meetings to explain proposals and obtain comment on them. To our knowledge there has been no such meeting and yet the developers are proceeding with their offers. We found, after personal investigation, that there is a meeting to be held on June 22nd, 1971. We will attend that meeting and voice our opinion of the proposal. However, in the meantime, we would like our views and protests recorded as follows:

This block is located between Roeser Elementary School and Confederation Park and the Library as well as Burnaby Heights Junior Secondary School. There is a considerable amount of traffic in the area now because of these facilities. We feel that with the added population and the increase in the number of vehicles that would necessarily follow, the traffic situation would become not only undesirable but probably unbearable.

We have lived on this block for 29 years and during that time have developed our property to what we consider a valuable, attractive residential district home. During that time we have paid in full through our taxes for utilities such as sewer, water, sidewalks and lanes. It would appear more reasonable to us to have the developers faced with the added cost of utilities, not the homeowner who is forced to re-establish himself and go through the high cost in new areas of paving for sewers, lighting, paving, etc. There must certainly be good land that could be developed for apartment use, therefore creating additional jobs rather than displacing homeowners that are comfortable and have taken great pride in the development of a residential area.

(2)

(2)

Why must one of the better kept blocks of homes and gardens go under the hammer ?

One need only to recall the glowing accounts we have had of how the 3800 and 3900 blocks on the South side of Hastings Street were going to be developed. What has been done ?

Also, take a look at the South side of Albert Street at Boundary Road, another shambles. How many businesses on Hastings Street and Residents on Albert Street and Boundary Road have been displaced ? Not to mention the eye sore approach to Burnaby and to the adjoining Residents. How long is this to go on ? Is this what we have to look forward to, plus devaluation of our properties, traffic congestion etc ? Why cannot these depressed areas and others like them, be rebuilt before making a slums of the whole district ? Are well kept homes and gardens no longer an asset to a Community ? Why should the hard working established taxpayer be displaced for the Transient ?

There are still a few people who prefer home (their castle) with a little green grass to monuments of concrete and green backs in the pockets of the promoters.

Yours Truly

B. A. Cooper

(Miss) B. A. Cooper

PETITION OPPOSING ZONING FOR APARTMENT USE

We the undersigned homeowners hereby oppose the rezoning of the 4400 Pandora St. for apartment use.

SIGNED:

June - 4 - 1971

35 Signatures

- Mr. R. ... 4417 Pandora St.
- Mrs. Elva ... 4433 Pandora St.
- Mr. B. Banick 4435 Pandora St.
- Mike Banick 4435 Pandora St.
- B. A. Cooper 4411 Pandora St.
- M. C. ... 4437 Pandora
- De Vito 4455 Pandora st.
- Mrs. ... 4439 Pandora
- Ed ... 4475 Pandoras St.
- Ed ... 4475 Pandoras St.
- Mrs. Eden 4424 Pandora st.
- Eden 4424 Pandora st.
- Mr. P. ... 4445 Pandora st.
- ... 4407 Pandora St.
- ... 4445 Pandora St.
- ... 4445 Pandora St.
- ... 4416 Triumph
- ... 4416 Triumph
- Hanson 4472 Triumph
- B. Hanson 4472 Triumph
- ... 4446
- ... 4478 Triumph St.
- ... 4470 Triumph St.
- ... 4465 Triumph St.
- ... 4452 Triumph St.
- ... 4438 TRIUMPH ST.
- ... 4438 TRIUMPH ST.

The Mayor & Council,
Burnaby, B.C.

- 2 -

June 12, 1971.

At a meeting held in 1966 regarding the zoning proposals, we were assured that work would commence in the 3700 and 3800 blocks on East Hastings St. and that the other areas covered in the proposals would probably not be affected for a period of approximately 10 - 12 years. The area on Hastings is still not completed and now, at the end of a 5 year period, they are approaching the area proposed near Willingdon. With whose approval was the original plan changed? As taxpayers, we have never been advised of any change in plan.

With regard to school facilities - we are already in an overcrowded situation with present population. What additional facilities have been contemplated for the increase in school children and what affect will this have on the school tax of the homeowner who is bounded on all sides by apartments. Will he have to pay for increased taxes that will no doubt be necessary to provide the extra classrooms for these children? We are already faced with congestion on the road due to children going to school and to the library and park. With the added traffic and added children, the street will become a hazard to both the pedestrian and the motorist.

There are vacancy signs on existing apartments on Albert St. and also on Hastings St. What is the purpose of destroying well kept homes to replace them with apartments when there appears to be an abundance of vacancies already. Surely, if the zoning is based on supply and demand, there does not appear to be a demand at the moment. It has also come to our attention that for approximately a year there have been vacant houses on Albert St. in the 3700 block that were zoned for apartments. These houses have become an eyesore with their broken windows and unkept yards and to date the developers have not even started to use the property.

We, as residents of the North side of the 1400 block Pandora, wish to maintain the street as a residential area. We do not wish to be bounded on either side by apartments, nor do we wish to look across the street at a row of apartments and parked cars. This, to us, is not the degree of certainty in planning for our future that was promised to us in the Reeve's letter of 1966.

We strongly object to the fact that we have not been better informed on the progress of the rezoning. Had we been notified of the proposals in this area, we would have objected immediately.

Yours very truly,

Mr. & Mrs. T.R. Neratini

Mr. & Mrs. T.R. Neratini

5141 Rumble Street
Burnaby 1, B. C.
April 22, 1971

Municipal Clerk
Burnaby, B. C.

Dear Sir:

Pursuant to my remarks at the Council Meeting on the evening of April 21, may I present in more detail, objections to the proposal of rezoning the property at 5157 Rumble Street for conversion to a parking lot?

Since purchasing our property some 18 years ago, we and our neighbours have witnessed the steady encroachment of blacktop and businesses upon this pleasant residential area. To date, within sight and sound of our premises, are two filling stations, Safeway and parking lot, (106 car capacity), small group of stores, (36 car capacity), and now a new group of stores with parking for several more cars, (Royal Oak Plaza).

The proposal to add still another blacktop parking area adjacent to our property is objected to by several property owners in the immediate vicinity for the following reasons:

1. According to several real estate firms, property values decline when the adjoining lot becomes a car parking area.
2. We have experienced that parking lots invariably bring with them excessive pollution in the forms of noise, odors, smoke, and trash. They can occasionally become fire hazards.
3. After business hours, parking lots attract undesirable types of youth whose activities are both a nuisance and a hazard to property owners nearby. The present parking areas in this locality have at-

J Bilodeau - 4430 Triumph St.
 E Bilodeau - 4430 Triumph St.
 J. ~~Boyer~~ - 4422 Triumph St.
 L Starkson - 4412 Triumph
 A Goller 122-S. Rossen
 Anne Goller 122-S. Rossen.

3. tracted activities which have required the police intervention on several occasions.
4. The invariably ugly appearance of oil-stained blacktop parking stalls discourages the surrounding property owners from improving and beautifying their homes and gardens. It also curtails most of their outdoor living on lawns and patios.
5. In the opinion of several families in the immediate area, there is ample parking in the Royal Oak and Rumble area to accommodate all the businesses at present located here: (eg)

Safeway: 106 cars

3 Royal Oak Enterprizes: 30 cars

Street parking: 50 cars

Two filling station areas: 12 cars

Royal Oak Plaza: 20 cars

We feel that the person requesting permission to create a new parking area could make some satisfactory arrangement with the owners of the present parking lots to share the space needed, since in our experience, the present spaces are seldom, if ever, fully utilized.

We have no desire to oppose true progress but we do not believe another parking lot in this area comes into that category.

Yours truly,

N. H. Glover

B. E. Glover

N. H. and B. E. Glover

Jg
cc

We, the undersigned property owners, are in accord with the above protest:

John H. Washington 5125 Rankle St.
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