

SEPTEMBER 26, 1972

A Public Hearing was held in the auditorium of the Riverway West Elementary School, 4340 Carson Street, Burnaby 1, B. C. on Tuesday, September 26, 1972 at 7:30 p.m. for the purpose of obtaining public response to the proposals for rezonings within the Big Bend Area bounded by Marine Drive, Boundary Road, Fenwick Street and the right-of-way of the B. C. Hydro and Power Authority.

PRESENT: Acting Mayor Constable in the Chair;
Alderman J. D. Drummond;
Alderman G. M. Dowding;
Alderman H. G. Ladner;
Alderman W. A. Blair;

ABSENT: Alderman D. A. Lawson;
Alderman J. Dailly;
Alderman W. R. Clark;
Mayor R. W. Prittle;

STAFF PRESENT: Mr. M. J. Shelley - Municipal Manager;
Mr. J. H. Shaw - Municipal Clerk;
Mr. B. Leche - Assistant to the Municipal Clerk;
Mr. A. L. Parr - Municipal Planner;
Mr. J. Bellhouse - Planning Assistant;

The Acting Mayor introduced the members of the Council to the audience of approximately 225 people and explained the purpose of the Hearing and the procedures to be followed.

The Acting Mayor asked the Planner to explain the rezoning proposals and Mr. Parr submitted that in December, 1970 the Planning Department had been instructed by the Council to examine the area to decide whether any changes may be needed in the use of land in that area.

At that time, the land was industrially zoned in the greater part and the instructions for examination stemmed from the concern of the Council and the residents of the South Slope Area about the manner in which the property was beginning to develop.

Terms of reference were established to look at the uses from an industrial, recreational and residential standpoint and try to obtain a proper balance, particularly between the industrial and recreational uses.

Between December, 1970 and the year 1972 a number of proposals had been submitted covering the area and many people had been approached in regard to the examination, including property owners, government departments, industrialists, etc. Presentations were made from time to time through the Council and comments were obtained from different municipal boards.

In March of 1972 the plan which was before the Hearing at this time was evolved and at that time, it was considered to be a guide plan only.

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At this point the Planner explained the area proposals with the use of projection equipment.

Again with the use of projection equipment, Mr. Bellhouse, Planning Assistant explained the existing zoning as opposed to the new zoning under the rezoning proposal before the Hearing.

Following the presentation of the Planner and the Assistant Planner the Acting Mayor called upon those present to bring forward any views they may have.

D. H. Jamieson, 7995 Suncrest Drive, advised he was representing property owners from Patterson Avenue to Byrne Road and took umbrage with the proposed plan for a number of reasons. It was submitted that the period of a year and a half taken to prepare the report had stultified all development in the area. Many people had made application for plans for development and had been told that the area was under review and that there was no possible way of them making a profit on their land. The proposal was used as a ploy so that Council could pick-up land cheaply. It was submitted the Council should come forward and offer a fair market price for the land required. Mr. Jamieson submitted further, that by imposing restrictions on industrial land the Council was destroying the use of the land and industry was needed in the municipality. The Council has offered to build a sports complex in the area, ignoring the fact that the Borstal Home was in existence and there was an exchange proposal being made by B. C. Hydro and Power Authority for the Borstal Home land. It was submitted that the Council was trying to impose a philosophy on the people which means that the land should be used as the Council sees fit but not as the people who live in the area see fit, with regard to their own property.

Angus Macdonald, 7928 Nelson Avenue, submitted that the people of Burnaby had looked upon the market gardens in the flats area for some years and it was further submitted that on most rezonings, the Council has the power to compel the clean-up of any particular area. Mr. Macdonald asked the question whether or not the proposed rezonings would give the power to the Council to clean-up the mess at the market gardens along Marine Drive.

The audience was reminded by the Chairman that the purpose of a Public Hearing was to hear representations from the public and was not to enter into discussions or to answer questions.

Mr. J. Dixon, 4562 Marine Drive, charged that the Public Hearing proceedings were not being carried out in a democratic way. Later in the Hearing Mr. Dixon again challenged the Chair about a motion he was presumed to have put, calling for adjournment of the Hearing and the Chairman again explained the purpose of the Public Hearing and that it was not constituted in the same way as a meeting of an association or other organization. Mr. Dixon withdrew from the auditorium.

Mr. S. S. Norland, 8663 Ivy Avenue, advised the present zoning of his land was M3 and under the proposed zoning it would be M5. The Municipality requires land on two sides of his property for road purposes which he claimed would not leave enough for him to use for building purposes. Mr. Norland asked that he be provided with an answer to his problem.

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Mr. Moysiuk, 7931 Rosewood Avenue, appeared as the President of the Burnaby S.P.E.C. Organization. Mr. Moysiuk congratulated the Council on the general plan presented. Mr. Moysiuk presented the following reasons why their Organization was in favour of the plan:

- (1) Recognition had been given to the lands in the area for agricultural purposes. It was submitted that by the year 2000, 28 years from now, the population of the general area would be doubled. The land on the flats area was included amongst the best for food growing purposes within the Fraser Valley.
- (2) There will be green belt areas for the enjoyment of the people.
- (3) The settlement of industry in the municipality was important. Also, however there were industries in Burnaby which took large tracts of land and only supplied relatively small numbers of people with jobs.
- (4) The type of industry which is more labour intensive should be considered for the Big Bend Area.
- (5) There is, at the present time, a pollution study being undertaken with regard to the Fraser River. The S.P.E.C. Organization asks the Council that any permits which emit pollution into the River should not be granted until this study is completed.

Mr. Shives, Manager, Coast Steel Fabricators, foot of Byrne Road, advised that his firm occupied waterfront property and expressed the opinion that Burnaby has too little of this type of land. The needs for waterfront property will grow and it was suggested the Council should look carefully at the plan to exclude 150 feet off the waterfront land along the Fraser River from industrial use in favour of recreational use. It was in the interests of all the people of Burnaby to provide jobs and therefore industrial land should be carefully preserved.

Mr. Eugene Conboy, 5486 Marine Drive, owner and operator of Conboy Machinery, submitted that he was in favour of the general layout as recommended in the Big Bend Area, however, he questioned some of the proposed rezonings. The area included a proposal whereby the upper section would be rezoned from Heavy Industrial to Truck Gardening. Under this proposal, Mr. Conboy submitted he could lose \$100,000.00 since the rezoning for agricultural purposes would include his property and it would be devaluated by this amount, according to his realtor.

Mr. Conboy questioned the reason why the land which was already rezoned for Truck Gardening was not being used for this purpose. The Municipal Planner replied and agreed that the land currently zoned for agricultural purposes was not all being used for this purpose. Mr. Conboy also questioned whether or not the Council had ever engaged a soil consultant to determine what use the agricultural land could be put to.

It was suggested that the lands slated for Truck Gardening (A3) should be rezoned to A2 so that the uses can be controlled. Mr. Conboy submitted that he had been in business in the municipality

for twelve years and had paid considerable taxes and payroll.

Mr. Bill Marchand, 6445 Marine Drive, Burnaby 2, appeared as a representative of the Burnaby Riverside Civic District Committee.

Mr. Marchand questioned the location of the route of the new road which cut through the Riverside School and asked what was to happen to the School.

Mr. Parr advised that the proposal was to exchange some adjacent municipal land for that land which would be taken up by the road. The road was to cut through the school site to the South of the School.

Mr. Marchand then referred to certain lands in the A2 District which were dedicated park lands at the end of 10th Avenue and submitted that the Council was endeavoring to acquire additional park lands while the Civic Committee has been endeavoring to get the Parks and Recreation Commission to develop the existing park property.

Mr. Marchand also referred to the noise and hazard from the truck traffic on Marine Drive and suggested that the new Marine Drive should be established to avoid this noise and hazard to children prior to any consideration being given to the development of a sports complex.

Mr. R. C. Green, 8130 Willard Street, submitted that property owners were to be affected by the removal of Marine Drive and if it was the proposal to take a portion of a parcel of land the whole parcel should be taken so that the people will not be left near an arterial road.

Mr. Eric Sutton, 4530 South East Marine Drive, echoed the remarks of Mr. Jamieson made earlier in the meeting and announced himself against the proposal. It was submitted that power was being used to push people and he was against tyranny of any kind. Mr. Sutton reiterated an instance of land negotiations which has been carried on between himself and the municipality which in his opinion was most unsatisfactory.

Resident at 6349 South East Marine Drive, referred to an earlier remark made by a previous speaker about farming in the area and suggested that there was little knowledge behind the statement about farming which had been made. He wished to see control with responsibility and at the present time this characteristic did not seem to be present. The resident felt that the plan was a good one but should be flexible.

Mr. Ron White, 5312 Ewart Street, submitted that the Big Bend Area was the place for some to live, work and some to make money. He submitted he would not like to see the Big Bend Area go industrial without control. He would like to commend the plan and the Council for this plan and expressed pleasure at the proposal to introduce regulations which would ensure proper control.

Mr. Robert Drane, 5249 Keith Street, submitted some general comments which favoured the proposed land use plan for the area.

Mr. J. H. Currie, 4462 S. E. Marine Drive, advised he was the holder of a Veterans' Land Act Agreement and he had not heard of the proposed rezoning plans. Mr. Currie advised he felt the Council was lax in not coming to the property owners in small groups or individually to advise them before hand of the proposals. As the matter stands, the plans will cut into his holdings.

Mr. Holowaychuk, 5952 - 10th Avenue, advised that the municipality was trying to expropriate one-half of his land which was considered by him to be the best garden land in the country. He advised he would not agree unless the Council undertook to take the whole parcel.

Mr. P. Harrington, 7569 Meadow Avenue, expressed interest in whether or not North-South accesses to the area had been considered and specifically asked whether traffic accesses would run up Gilley Avenue, Royal Oak Avenue or which avenue through the South Slope Area.

The Planner advised that there was not an adopted major road plan for the municipality, however, there were proposals being considered for roads travelling through the municipality from North to South. At present there is Boundary Road, Patterson Avenue, Nelson Avenue Gilley Avenue or Stride Avenue travelling North and South through the area, however, it was the wish of the Department and Council to take heavy traffic off residential areas and locate a route through a separate area which would not cause interference.

Mr. L. Sigurdson, 5009 S. E. Marine Drive, submitted that the plan presented was good but if it was going to cost people who have owned land in the area money, it should not be allowed to proceed.

Mr. Sigurdson submitted that there had been hodge podge planning in the area and it looked like this type of planning was going to continue. He suggested that the owners in the Big Bend Area did not particularly care what the area looked like and he charged that the Burnaby Council was the worst offender from the point of view of property appearance and the property which they own on S. E. Marine Drive (5010 or 5014) should be looked into as it was an unsightly mess.

A resident of Chinese Nationality at 5010 Marine Drive submitted that in five years it would be uneconomical to farm the lands to be retained for truck gardening purposes along Marine Drive. It was felt that these lands were being rezoned under the new proposal to retain the agricultural use so that the price may be kept down to enable the municipality to buy the land for a cheap price in the future.

Mrs. Sutton, 4530 Marine Drive, posed the question: "Why take objection to industrial lands?".

Mrs. Appell, Sunnyslope Kennels, 4696 Marine Drive, submitted that she did not see any reason why industrial zoning could not be made as attractive as agricultural zoning. There was a need for industry in Burnaby. Mr. Appell advised that she and her husband had operated a Dog Kennel over a number of years and because of rising expenses it was necessary for them to hold onto the land. The Kennel Business is a lucrative business. Mrs. Appell submitted that she had nothing against the sports complex and suggested that the owners in the area should live and let live and the people concerned should get together and work out their differences. It was submitted that the land upon which her operation was located was not agricultural land, it comprised three parcels

of land and she had had offers of \$165,000.00 to purchase the land and in fact had had other similar offers. Mrs. Appell advised that upon enquiring at the Municipal Hall the purchasers had been told that the purchase would not be a good investment as the land was needed for a golf course and she contended that the property was being deliberately devaluated.

Mr. McCrae, 8031 Sussex Avenue, advised he did not like the plan as proposed. He suggested he would like to see the land from Boundary Road to Byrne Road to the South developed for industrial purposes and the land reclaimed along the Fraser River for this purpose also. He was opposed to industrial uses coming in in unspecified areas. Mr. McCrae submitted that truck farms should stay where they are. If they prove uneconomic in the future they will phase out themselves. Mr. McCrae also suggested that he would like to see a marina along the River and suggested that recreational uses should predominate.

Mr. Letinoy, 12th Avenue and Meadow Street, questioned why Marine Drive was being re-routed through the proposed golf course. He suggested it should be located beside the railroad. An overpass should be built across Marine Drive and onto the relocated Marine Drive which would follow the railroad in an Easterly direction. According to the plan a park was envisaged along the River with industrial sites on both sides. He also further suggested that within the agricultural zone - A2, there should be zoning instituted for condominium development purposes. Mr. Letinoy also criticized the current system of garbage disposal contending that it was costly and suggesting that there was a garbage disposal area in the Big Bend Area which could be utilized and avoid the current expense.

Mr. Norman Neville, 8375 Nelson Avenue, advised that he was an industrial owner in the M5 zoning. He submitted that there had been many good ideas presented at the Hearing and some were not so good. He was interested in solutions and, in hearing the people, both from industrial and residential point of view, it appeared that they were looking at the effect which would occur to them as individuals. Mr. Neville suggested that experts were employed in the Planning Department and it was felt their advice should be followed to a large extent. If however, land was to be rezoned and property was to be devalued the people concerned should be adequately compensated. A constructive look at the problem should be taken, and a solution which could be realized by viewing the situation in a fair way and without an arbitrary attitude should be the aim of the municipality.

A tenant, living at 6379 - 9th Avenue, submitted that he was interested in purchasing land on Marine Drive, in or near, the proposed A2 zone. It was noted that a 200 foot strip of land was retained for residential purposes and it seemed logical that eventually this would be rezoned. While he was not specific it appeared he was enquiring about his position in this regard.

Mrs. Ann Maling, 5708 Ewart Street, expressed the hope that planning for the municipality included long-range plans. It was submitted that the people had paid the price for environment and it was the hope that people would be properly compensated for their land under the proposed plans. The spokesman also expressed the hope that the people on the South Slope would be taken into consideration when final decisions were made, suggesting that they were somewhat boxed-in with a railway to the North and the possibility of considerable industrial development to the South.

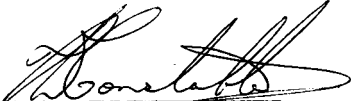
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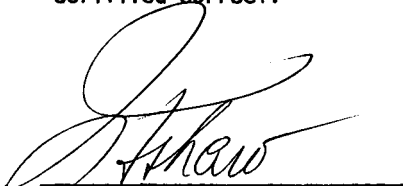
Mr. Angus Macdonald, Nelson Avenue, spoke again and suggested that the real problem was with the A3 Agricultural strip along Marine Drive. It was suggested the best use for this land was a park use. It was also suggested that this land could be acquired by the Corporation in exchange for other Corporation holdings in the area. He referred to Section 706 of the Municipal Act which gave the power for such exchange. The value of the land would not be changed if it was rezoned for park purposes.

There were no further submissions and the Chairman declared the Hearing adjourned at 9:30 p.m.

Confirmed:

Certified Correct:


ACTING MAYOR


CLERK

JHS/hb