

October 29, 1973

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, October 29, 1973, at 6:45 p.m. to receive representations in connection with the following rezoning proposal:

PRESENT:

Mayor T. W. Constable, in the Chair;
Alderman E. L. Burnham
Alderman M. M. Gordon
Alderman B. M. Gunn
Alderman D. A. Lawson
Alderman W. A. Lewarne
Alderman G. H. F. McLean
Alderman J. L. Mercier
Alderman V. V. Stusiak

STAFF PRESENT:

Mr. A. L. Parr, Planning Director
Mr. B. D. Leche, Municipal Clerk's Assistant

(1) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #25/73

Lots 124 and 125, Block 48, D.L.'s 151/3, Plan 44869

(6759 Willingdon Avenue and 6680 Patterson Avenue -- Located on the Northwest corner of Imperial Street and Willingdon Avenue)

Mr. Gordon A. Parkes, Development Manager, Laxford Development Corporation, submitted a letter stating that the four prerequisites established in connection with this rezoning have already been undertaken and agreed to as prerequisites for the approval of the consolidation plan of subdivision, to the approval of the Municipal Planning Department.

The Planning Director advised that while the four prerequisites had been agreed to they had not, as yet, been completely satisfied, contrary to the implication of Mr. Parkes' letter. The prerequisites are, in fact, not completed as follows:

- (a) A final complete suitable plan of development is still forthcoming.
- (b) An undertaking to remove all existing improvements from the site within six months of the rezoning being completed is still forthcoming.
- (c) The matter of retaining existing service easements in a manner to the satisfaction of the Municipal Engineer is still outstanding.
- (d) The matter of provision of ornamental street lighting on Willingdon Avenue has been satisfactorily settled.

Mr. Gerry Houlden, 7440 Waverley Avenue, spoke in opposition to the proposed rezoning. Mr. Houlden was opposed to High-Rise Development generally anywhere in the Municipality. He was of the opinion that buildings in the RM3 category could fill the housing needs of Burnaby for many years to come. He stated that, in his opinion, High-Rise development was not the answer to the accommodation problem and pointed to the west end of the City of Vancouver and West Vancouver as examples of problems created by this type of construction. Mr. Houlden noted that Central Park was a marvellous heritage for all citizens of Burnaby, but that if the subject development, and other like it, were permitted to proceed, Central Park would become a private playground for the High Rise occupants. He was also concerned with

the effect the subject development would have on established amenities in Central Park such as the Pitch and Putt Golf Course. He was greatly concerned with the parking and traffic problems which would be created by such development and noted that Imperial Street was operating at full capacity at this time. If the development was to proceed he suggested that a parking ratio of at least 3.2 spaces per unit would be more practical than that presently required. In his opinion, every amenity provided for tenants of High-Rise Developments represented one lost amenity for single family dwellers. The privacy presently enjoyed by single family dwellers adjacent to High-Rise sites is immediately lost.

Mr. Houlden concluded by recommending that this rezoning application be rejected or at least deferred until time as the whole question had been thoroughly investigated and all concerned parties had had an opportunity to make their views known. He was of the opinion that there was no urgency on the question and that the Municipality stood to gain a great deal by delaying a decision on this application.

In reply to questions from members of Council Mr. Houlden advised that:

1. He was opposed to the principle of High Rise construction generally and not solely to the subject application.
2. He was speaking on behalf of several property owners in the locality.
3. His main objections to High Rise development were the loss of view and privacy suffered by other residents of the area and to the traffic and parking problems as mentioned earlier.
4. He advised that he had not thoroughly researched the Apartment Study, 1969.
5. He, himself, lived several blocks from the site of the proposed rezoning.

Mr. M. K. Kuan, 3826 Rumble Street, supported the remarks of the previous speaker. He was opposed to the rezoning.

Mr. Gordon Parkes, Development Manager, Laxford Developments Corporation, pointed out that the required rezoning to permit Phase I, Tower 1, had already been approved by Council. The current rezoning application is to permit Towers 2 and 3 to proceed.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MCLEAN:
"That this Public Hearing be adjourned indefinitely to permit all interested citizens an opportunity to make their views on future High Rise Development within the Municipality known to Council and to permit as broad an input on this subject as possible."

IN FAVOUR -- ALDERMEN GORDON, MCLEAN
AND GUNN

AGAINST -- ALDERMEN LAWSON, LEWARNE,
MERCIER, STUSIAK AND BURNHAM

MOTION LOST

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:
"That the Public Hearing now adjourn."

CARRIED UNANIMOUSLY

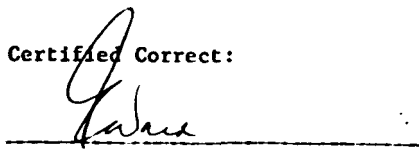
The meeting adjourned at 7:30 P.M.

Confirmed:



MAYOR

Certified Correct:



DEPUTY MUNICIPAL CLERK

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