

November 5, 1973

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, November 5, 1973, at 6:30 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.A. Lewarne
Alderman G. H. F. McLean
Alderman J. L. Mercier
Alderman V. V. Stuslak

STAFF PRESENT:

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

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

Reference RZ #5/73

- (a) Parcel "A", Explanatory Plan 15008, S.D. 1, Blocks 1/2/3/4/6, D.L. 125, Plan 3520
- (b) Lot 1 Except East 93 feet and Except Explanatory Plan 15008 and Except Reference Plan 15201, Blocks 1/2/3/4/6, D.L. 125, Plan 3520
- (c) Lot "B", Reference Plan 15201, Blocks 1/2/3/4/6, D.L. 125, Plan 3520
- (d) Lot 1 East 93 feet, Blocks 1/4/6, D.L. 125, Plan 3520

(1838, 1848 and 1868 Delta Avenue; 5030 Halifax Street -- Located on the Southeast corner of Delta Avenue and Halifax Street)

Mr. E. Fahlan, 1695 Taralawn Court, presented a petition signed by 240 residents of the area strongly objecting to the proposed rezoning. Mr. Fahlan, speaking on behalf of the petitioners, stated that their chief concern was the matter of access to their properties should the proposed development be allowed to proceed. The increase in traffic throughout the whole area would create unbearable problems for the present single family dwellers of the area. The development, if allowed to proceed would create an additional burden on the schools and would effectively block the view of people travelling on Delta Avenue. Mr. Fahlan noted that the majority of streets in the area were not improved to their ultimate standard, i.e. curbs and sidewalks, which would further aggravate the traffic situation. He stated that the proposed rezoning would be a direct infringement of the rights of the present residents of the area.

In reply to questions from members of Council Mr. Fahlan advised as follows:

- (a) He was not only opposed to the proposed Comprehensive Development rezoning, he was opposed to any type of rezoning which would permit apartment development on this site. He would not be prepared to accept lower silhouette buildings at this point.
- (b) The infringement on the rights of the residents referred to above would consist of loss of access into homes, loss of privacy, and loss of view.
- (c) On the question of compacting accommodation, Mr. Fahlan advised that it was his opinion that this area should be reserved for single family dwellings. He was not against compacting or progress as long as he and his neighbours were not directly affected.
- (d) He did not concur with the suggestion that Council faced a conundrum in attempting to balance the growing need for higher density areas as opposed to the single family dwelling areas.

- (e) Mr. Fahiman was aware of the Apartment Study, 1969, but had not attended the Public Meetings held at that time.
- (f) He was not particularly concerned with the practicability of locating a single family dwelling on the site of the proposed rezoning should it not be approved for Comprehensive Development at this time.
- (g) The majority of signatures on his petition had been obtained during the week end immediately preceding this Hearing. While some of the signatures on the petition might represent people not actually within Apartment Area "B", it definitely represented those people who were extremely interested and considered themselves affected by the proposed rezoning.
- (h) He considered that even if the access problems were resolved satisfactorily, the whole matter should be taken back to the residents concerned. Mr. Fahiman would still be opposed to the Comprehensive Rezoning proposal.
- (i) He advised that he had been a resident of the area since 1957.
- (j) The existing HI-Rise apartment had increased the traffic problems because access was only from residential roads.

Mr. A. M. Verlaan, 1743 Taralawn Court, presented a further petition containing 22 names objecting to the proposed rezoning. He fully supported the remarks of the previous speaker. He complained that the proposed rezoning had not received sufficient publicity and that too short notice of the Public Hearing had been provided. Mr. Verlaan advised that he would be agreeable to this particular site being removed from the Apartment Study.

Mrs. N. Bell, 1732 Taralawn Court, presented a petition signed by 42 school children indicating that they were opposed to the proposed rezoning. Mrs. Bell stated that in her opinion it was time to put a stop to growth for growth sake and to give more emphasis to protecting the amenities that already exist in the Municipality.

Mr. Rod Stewart questioned the concept whereby HI-Rise development would be allowed to proceed immediately adjacent to a single family dwelling area. He felt that proper planning would provide for a buffer zone whereby a single family area would abut a duplex area, which in turn would abut a low rise apartment area, coming finally to High Density, HI-Rise area. He felt that in the particular rezoning proposal under consideration the transition from a single family area to a HI-Rise area was far too abrupt.

Mr. L.H. McLeod, 5015 Halifax Street, spoke in opposition to the rezoning proposal. He stated that the present traffic and parking problems were terrible and would be very much in favour of cul-de-sacing Halifax Street at Springer Avenue.

Mr. D. C. Holmes, 1781 Delta Avenue, was also opposed to the rezoning. He supported the views of previous speakers particularly with regards to traffic and view problems.

Mr. T. Nisbit, 1725 Crestlawn Court, spoke in opposition to the rezoning.

(2) FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT FIVE (RM5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #26/73

- (a) Lots 9S $\frac{1}{2}$, 10, 11, 12, 14S $\frac{1}{2}$, 15 and 16, Block 7, D.L.'s 151/3, Plan 1895
 - (b) Lot "C", Sketch 11945 Except South 45 feet, S.D. 13/14 Part, Block 7, D.L.'s 151/3, Plan 1895
 - (c) Lot "C", Sketch 11945 South 45 feet, S.D. 13/14 Part, Block 7, D.L.'s 151/3, Plan 1895
- (5878, 5894, 5906, 5916, 5930, 5976 and 5986 Patterson Avenue; 5935 Olive Avenue; 5950 and 5966 Patterson Avenue -- Located North of Beresford Street between Patterson Avenue and Olive Avenue)

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No one appeared in connection with this rezoning.

ADJOURNMENT:

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

CARRIED UNANIMOUSLY


The Public Hearing adjourned at 7:35 P.M.

Confirmed:



MAYOR

Certified Correct:



DEPUTY MUNICIPAL CLERK

BL:sr