

May 21, 1974

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Tuesday, May 21, 1974 at 6:30 p.m. to receive representations in connection with the following rezoning proposal:

PRESENT: Mayor T. W. Constable, in the Chair
Alderman G. D. Ast
Alderman A. H. Emmott
Alderman D. A. Lawson
Alderman W. A. Lewarne
Alderman G. H. F. McLean
Alderman J. L. Mercier
Alderman V. V. Stusiak

ABSENT: Alderman B. M. Gunn

STAFF PRESENT: Mr. M. J. Shelley, Municipal Manager
Mr. A. L. Parr, Planning Director
Mr. J. Hudson, Municipal Clerk
Mr. B. D. Leche, Municipal Clerk's Assistant

FROM RESIDENTIAL DISTRICT FIVE (R5), GENERAL COMMERCIAL DISTRICT (C3) AND
COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #8/74

- (a) Lots 34 and 35, D.L. 116, Plan 37208
- (b) Lots 11 and 12, Block 10, D.L. 116N $\frac{1}{2}$, Plan 1236
- (c) Lot 16, Block 11, D.L. 116N $\frac{1}{2}$, Plan 1236

(3802 and 3904 Hastings Street; 3897, 3885 and 3935 Pender Street -- Located on the South side of Hastings Street between Esmond Avenue and McDonald Avenue and on the North side of Pender Street East and West of Ingleton Avenue)

Mrs. E. C. Harrison, 3904 Pender Street, spoke in opposition to the proposed rezoning. She noted that her home was directly across the street from one of the proposed high-rises and felt that this would jeopardize the amenities of her residential property.

Mr. F. Wong, 3937 Pender Street, stated that he was a long time resident of the neighbourhood and was greatly concerned with the effect that the additional vehicular and pedestrian traffic would have on the area. He was also concerned that fire protection for the development itself and also the surrounding residential neighbourhood would be jeopardized.

Mr. M. Woolley, 7321 Union Street, spoke in opposition to the proposed rezoning. He noted that the two 17-storey high-rise towers provided no facilities for low income people and no facilities for family accommodation. He noted that there were some two-bedroom apartments planned but the development was mainly adult oriented. He was also concerned that there was not enough open space provided within the development. The development site was not adjacent to municipal parks and this created a further problem. The plaza to be provided within the development would be of little use in alleviating this type of problem.

Mr. O. Moysiuk, 7931 Rosewood Street, stated that although he lived a considerable distance from the site of the proposed rezoning, he had become interested in it as a result of his association with Burnaby S.P.E.C. He was of the opinion that insufficient publicity had been given to this Public Hearing to allow full citizen participation. He drew attention to the current housing shortage in Burnaby and was of the opinion that the proposed development would do little to alleviate this situation. He was against the concept of high-rise towers in this area and felt that a lower density should apply. He did not feel that buildings in this area should exceed 10 storeys in height. He was also concerned with the lack of open space and the distance of the development from existing parks. He stated that the proposed development ^{would} be of no financial benefit to Burnaby as taxes from the development would barely pay for the additional services required. He noted that the traffic situation in the area was bad and will get worse if this development is allowed to proceed.

Mr. Moysiuk presented a petition signed by 40 residents of the North Burnaby area expressing opposition to the proposed rezoning and the subsequent development and urging Council to study and prepare alternate uses for the land.

Mr. T. B. Blake, 3991 Trinity Street, requested information concerning acquisition costs of the site under consideration relative to the ultimate selling price to the developer.

Mayor Constable supplied the information requested by Mr. Blake.

Mr. Blake advised that he was in favour of the rezoning but with reservations. He was of the opinion that other adjacent areas on Hastings Street warranted similar consideration and felt that the present proposal was dealing with the situation in a piecemeal fashion.

Mr. Nowatsky, 3751 Pender Street, stated that he was totally opposed to the rezoning and the subsequent development. He noted that he had lived in this area since 1967 and considered the fact that the land had been left idle for so long was a ridiculous situation. Mr. Nowatsky was concerned with a lack of open space in the area and suggested that a better use of the property under consideration would be a small park.

Mr. J. A. Crosby, 3811 Pender Street, spoke in favour of the proposed rezoning. He suggested that Council proceed as quickly as possible in order that the development may get underway.

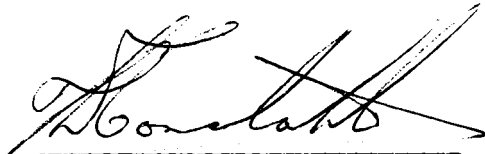
MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
"That the Public Hearing be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing terminated at 7:50 p.m.

Confirmed:

Certified Correct:



MAYOR



MUNICIPAL CLERK'S ASSISTANT

BL/mc