

1979 SEPTEMBER 11

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1979 September 11 at 19:25 h.

PRESENT: Mayor T.W. Constable, In the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman W.A. Lewarne
Alderman D.M. Mercier
Alderman F.G. Randall

ABSENT: Alderman B.M. Gunn

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. D.G. Stenson, Assistant Director - Current Planning
Mr. P.D. Sanderson, Planner I
Mr. James Hudson, Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

The Public Hearing was called to order at 19:25 h.

1. FROM REGIONAL INSTITUTIONAL DISTRICT (P6) TO PARK AND PUBLIC USE DISTRICT (P)

Rezoning Reference #28/79

Lot 264, D.L. 83, 84 and 93, Group 1, Plan 56859

5300 Royal Oak Avenue - located on the North and Northeast Portion of the former Lower Mainland Regional Correctional Centre (Oakalla) property and is 158.34 acres in extent.

The Corporation of the District of Burnaby is initiating rezoning in order to bring the zoning of the subject site into conformity with adopted Municipal plans for the area.

There were no submissions received in connection with this rezoning application.

Alderman Emmott wished to advise those in attendance tonight that this is a historical occasion for Burnaby in that when the rezoning procedure has been completed, this sizeable portion of land will be held in the public domain in perpetuity.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing was terminated at 19:29 h.

Confirmed:

Certified Correct:


MAYOR


MUNICIPAL CLERK'S ASSISTANT

1979 SEPTEMBER 11

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1979 September 11 at 19:30 h.

PRESENT: Mayor T.W. Constable, In the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman W.A. Lewarne
Alderman D.M. Mercier
Alderman F.G. Randall

ABSENT: Alderman B.M. Gunn.

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. D.G. Stenson, Assistant Director - Current Planning
Mr. P.D. Sanderson, Planner I
Mr. James Hudson, Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

The Public Hearing was called to order at 19:30 h.

1. FROM GENERAL COMMERCIAL DISTRICT (C3) AND RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Rezoning Reference #38/77A

Lot 20, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Ocl. "A", Expl. Pl. 12916 of Lot 19, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 19 exc. W. 18.75', Expl. Pl. 12916 and exc. E. 9", Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 18 W $\frac{1}{2}$ & 19 E. 9", Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 18 E $\frac{1}{2}$, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 17, 16, 15, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 14 exc. Sketch 9453, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Pcl. "A" Expl. Pl. 9453, S.D. 13 & 14, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 13 E $\frac{1}{2}$, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 12, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 11, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lots 1,2,3,4, and 5, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 6, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 7, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 8 Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 9, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236; Lot 10, Blk. 8, D.L. 116N $\frac{1}{2}$, Plan 1236.

3703/07/09/13/19/21/31/55/57/63/65/85/91 East Hastings Street; 310 Boundary Road; 3706/24/34/36/56/66/76/86 Albert Street; and 311 Esmond Avenue - located in the area bounded by Boundary Road on the West, Esmond Avenue on the East, Hastings Street on the South and Albert Street on the North.

The applicant has requested rezoning to permit construction of a large, mixed-use development consisting of C3-type retail and office commercial space on Hastings Street with two high rise apartment towers based upon RM5 guidelines.

Mr. James Kozak, 324 Boundary Road, Burnaby, then addressed the members of Council and read from a prepared brief, the text of which is contained hereunder:

"I am completely against the rezoning of residential property to Comprehensive Development in favour of twin 197 foot high rise towers. In reference to the high rises I should clarify a fact: This development might be 197 feet high to the members of Council and the residents of Albert Street but to the traffic on Hastings Street it is 232 feet high and for the residents of Georgia, a few blocks south of Hastings, it will be a 325 foot nightmare. Can you imagine the height it will tower over the residents who live in the bottom land south of Georgia?"

Community Plan Three, of which the rezoning of this parcel of land is but a part, was formulated in 1966 and assembled in 1969 with no community input. Once a community plan is prepared, it must be updated periodically. As far as I know, the only update to Community Plan Three was the Hastings Street Urban Renewal Project on the south side of Hastings between Esmond and MacDonald, which will give the area more high density projects and a public square approximately 30 feet by 125 feet. Again the Planning Department should be reminded that planning ought to be carried out through a process of dialogue between various actors in the planning process - planners, politicians and the public - which includes the residents.

You are here tonight to make up your minds for voting on the proposed rezoning of the area bounded by Hastings, Boundary, Albert and Esmond. I should not need to remind you that the objectives of zoning according to the Municipal Act Section 702-2 are:

- the promotion of health, safety, convenience and welfare of the public.
- prevention of overcrowding and the preservation of agreeable surroundings.
- the provision of adequate light, air and access.
- conservation of property values and the character of each zone.

On all counts, the rezoning of a residential area to high rises, in the middle of one of the oldest residential neighbourhoods in Burnaby, and residential neighbourhoods on the other side of Boundary Road, fail. You must remember protecting the environment of residential areas has always been one of the primary objectives of zoning.

In summary, the proposed re-development of the Hastings Corridor by the Municipality's Planning Department is a throw-back to pre 1967. It has never had resident input until now a matter of hours before you consider whether the subject area should be rezoned.

I recommend a moratorium on ALL development in the Hastings Corridor until the residents of the area are consulted to determine in which direction they may wish their area to be developed. Since you have prepared a Transportation Plan by public involvement and input, which in many ways is in conflict with the Planning Department's Hastings Corridor Development, I do not feel it is too much to ask."

Mr. Barry Dean, 3746 Cambridge Street, Burnaby, then addressed the members of Council and read from a prepared brief, the text of which is contained hereunder:

"My name is Barry Dean and I am the President of the newly formed North Burnaby Residents Association.

Let me begin by saying that our members are not opposed to the development of the Hastings Corridor Area. What we are opposed to is the high density, high rise concept that Council's Community Plan Three and Mr. Bosa's proposed twin tower development calls for. We consider this plan and Mr. Bosa's proposal as block busting of the worst sort.

I would like to begin by giving a bit of the history of this Community Plan Three from the residents point of view. As far as we are aware, the only public input into this plan was a Public Hearing held some 13 years ago in 1966. The residents at that time did not take the Plan seriously and I suspect that Council did not go out of its way to inform them of the consequences of such high rise development. The Council presented the Plan to the residents as a 'proposal' rather than a blueprint and invitation to developers for high density development. This attitude of the residents is understandable because we have been conditioned through a barrage of information and ideas to take the cynical viewpoint of 'I'll believe it when I see it'. Council members, on the other hand, are equally as cynical when they approve recommendations and plans without adequate information as to the impact on a neighbourhood or changing attitudes and conditions.

After the Public Hearing on 1966, Council laboured 3 long years to approve the Plan. They did so without much information as to the social, economic or environmental impact of such high density development and without further considerations for the residents who have to live with it. Since that time, new Council members have come and gone, attitudes in the community have changed but the Planners and Council still belabour a concept that is probably 20 years old. We find this unacceptable and hope that a new plan with input from our community can be adopted quickly.

The argument has been put to us that because our community did not raise a fuss over the 1977 proposed development, that this somehow signified acceptance of the Plan. Nothing could be further from the truth. Because Council only has to inform the immediately effected residents only a handful of people on Albert Street were aware that anything was happening. They had little time to inform the rest of the neighbourhood and were confused as to how to go about opposing such a development. This is not the first time that Council was able to pull the wool over our eyes and we are still bitter at the way they manouvered the Seton Villa into our neighbourhood. It is our opinion that for major rezonings, larger, more strategically placed signs are needed with the type of development clearly shown. Also the residents of at least a three block radius should be notified and supplied with the relevant information at least two weeks in advance of the Hearing. If Council members truly have the community interest in mind, this is not a big request to make.

Another request we have is that because the development of the Hastings Corridor will change the whole nature of the North-west sector, we want to have a more than token input into that development.

One of the comedies that Council has spent about three years unfolding is the illegal suite issue. Little thought has been given to the impact that 3,000 suites will have along a one-half mile stretch of Hastings but you spend thousands of dollars studying the problems of 4,000 illegal suites spread throughout the Municipality. One wonders if the revenue gained from ferreting out these suites will even pay for the Inspector in charge of this Program and the prosecuting cost that will entail. While Council spends hundreds of hours debating this issue and has the Municipal staff prepare detailed reports on the density, size, parking and traffic problems that these 4,000 illegal suites cause, you blindly go ahead with the major re-development of a residential area that will effect the whole north-west sector of Burnaby. No wonder few people take the machinations of Municipal Councils seriously. Instead of directing your staff to develop an up-to-date comprehensive plan of housing development that is acceptable to the citizens effected, you spend a great deal of time and money studying a problem that most other municipalities aren't concerned with. To my mind, the illegal suite and high density development issue are related because by forcing people out of basement suites, you increase the demand for other types of housing which can be interpreted by Planners and developers to read high rise development. The trend toward basement suites is an economic and social consequence of the high cost of housing and the increasing desire of people to get out of high rises. This is a fact of life and I do not think the Municipality of Burnaby has the resources to turn this trend around. Our Association is not opposed to Council increasing the density of our area but is it necessary to place almost 1,000 people on one square block to achieve this?

Our Association would like the opportunity to participate with Council in finding the ways and means to best develop our neighbourhood in keeping with its residential character and so that housing, traffic, shopping, environmental and business problems are not overlooked and the residents are fully aware of what is going down.

Another argument we have heard from Planners and so called community minded people is that Burnaby doesn't have a centre or core area like New Westminster or Vancouver. The Community Plan Three is therefore put forward as an argument that Hastings Street should become a centre for North Burnaby. Obviously, these Planners and other people concerned with our neighbourhood don't know that Hastings Street is already our centre. It is where we do our shopping and find the other amenities that they think we don't have.

The proposed Bosa development does not provide the kind of shops and businesses that people of our community want. Street level shops, offices, medical centres, etc., with adequate parking and open spaces are the type of businesses and environment we want on Hastings. This type of development could adequately be achieved with the already existing C3 type zoning. We don't want buildings that are higher than 40 feet or 3 stories on Hastings. This is the type of development that exists on both the Vancouver and Burnaby sides of Hastings and it already meets our needs adequately. The construction of more buildings like the kind I have suggested should more than meet the needs of any further increase in population.

As for the development of the land abutting Albert Street, we want buildings also no higher than 3 stories. These type of buildings can be constructed to provide a more than adequate density for our neighbourhood and would be more aesthetically pleasing than high rises. Also because we already have a traffic and parking problem along Albert Street, we think this kind of development is all this street and other streets north of Albert can take. We believe the lane way between Albert and Hastings should remain in Mr. Bosa's proposed development because of the parking problems and because of the need to service the shops and businesses we want to see on Hastings.

It has been mentioned that our area has an abundance of parks. The closest parks to this development are the Burnaby Heights Park and Confederation Park. The Second Narrows Park is not developed for public use and in fact, has no public access unless you want to risk breaking your neck using it. The parks in our area are also not generally very well developed. They are used almost to capacity now and even a small increase in the population of our area would require extensive re-development. In fact, there are no parks within a one-half mile radius of Mr. Bosa's development. Looking at the Parkland map of Burnaby, Mr. Bosa's development is at the centre of a housing district that has no parks. For an area so well developed it appears to have less parkland than other areas of Burnaby. Placing almost 1,000 people on this corner would see kids playing in the traffic and we don't want those kind of consequences.

I would like to thank you for being so attentive during this submission. As is evident by the turnout, our residents feel very strongly about development in this neighbourhood and we would like to see its character developed along the lines that myself and others have suggested. Because we live above the surrounding terrain, we would like to maintain as aesthetically pleasing skyline that can be enjoyed from other areas as well as our own. We believe that the Seton Villa has destroyed part of this skyline and we know that further developments that stick out like a sore thumb, so to speak, would further destroy this beautiful, relatively quiet residential district. For this reason, as well as others that have been suggested, we would like to see the single family character of our neighbourhood remain. All future developments should be in keeping with this character and to achieve this we would like to have the opportunity to put our ideas and suggestions into a new plan of development that would enhance and not destroy the amenities that we already enjoy."

Mr. Ronald R. Youngberg, Associate Director of Planning, City of Vancouver, then addressed the members of Council and advised that he was in attendance tonight to speak on the report received by the City Council of the City of Vancouver, and submitted to the members of Council shortly before the start of tonight's Hearing. The content of this report is as follows:

"TO: Vancouver City Council
 SUBJECT: Application to Rezone the northeast corner of Hastings and Boundary Road in Burnaby to permit construction of two high-rise apartment towers.
 CLASSIFICATION: Recommendation

The Director of Planning reports as follows:

City Council, at its meeting of August 28, 1979, received a letter from a Vancouver resident living one block from the above-proposed rezoning. The letter expressed concern that the proposed development would aggravate existing parking and traffic problems in the area and that it would be a much more intensive use of land than surrounding developments. The author urged Council to protest the proposed high-rise development (out of consideration for the future character of the area).

The Planning Department, in response to this letter and to a number of telephone calls, have examined the application and are reporting on its background and some concerns it raises.

DESCRIPTION OF APPLICATION

The site in question is the 3-acre block bounded by Hastings, Boundary, Albert and Esmond. The proposed development consists of approximately 42,000 square feet of commercial and office development, with the potential for about 30,000 square feet additional, and of 290,000 square feet of residential space in the form of two high-rise towers, one 19 storeys and one 21 storeys. The

proposed Floor Space Ratio is 2.52 and the site coverage is 15 percent exclusive of the paved deck/parking roof. The towers would provide 194 one-bedroom units and 114 two-bedroom ones for a total of 308 units. Five hundred and forty-six (546) parking spaces would be provided.

The application is by Bosa Brothers Construction Limited and is being supported by the Burnaby Planning Department because it is in accord with a Community Plan (see attached map) produced in 1969 which details development criteria for the 7-block long Hastings Corridor between Boundary Road and Rosser Avenue. Similar high density apartment use is envisaged for 5 of the 7 blocks with high density commercial use, at the core of the area at Hastings and Gilmore. The population densities envisaged are comparable to those in the more highly developed areas of the West End.

The existing zoning on the half-block facing Hastings Street is C3 Commercial which allows for a maximum Floor Space Ratio of 5.0 which is modified if on-site parking is provided. However, the zoning on the northern portion of the site, the half-block facing Albert, is presently R5 which allows for 2-family dwellings of not more than 35 feet in height on lots not less than 50 feet wide. The proposed development is far in excess of currently permitted densities.

Concerns

The Director of Planning's general concerns are as follows:

Traffic Generation - The proposed development would have about 550 spaces. Future proposals in accordance with the Community Plan for the area could generate some 4,000 to 5,000 additional parking spaces which would undoubtedly increase traffic congestion and volumes on Hastings Street.

Commercial Vitality - Whereas the commercial component of the proposed development would provide needed pedestrian oriented additional commercial space on Hastings, the amount proposed is far in excess of that necessary to serve local residents. Further, such development, proposed for 5 blocks fronting on Hastings, could pose a significant threat to the viability of existing commercial space.

Shadowing - Because of the width of Boundary Road and the placement of the towers east of Vancouver residents, the show effects of the high-rise towers would be negligible west of Boundary. Of course, those Burnaby residents living just north and east of the proposed towers will be adversely affected.

Urban Design - The views of Vancouver residents immediately west of the proposed development will be dominated by the two towers. From an urban design standpoint, construction of such high buildings and others like it so close to the crest of a hill will obscure the topography of the land and give excessive prominence to the area.

Neighbourhood Character - This development, and others like it, will have a most significant and severe impact on existing neighbourhood character. Both Burnaby and Vancouver residents will find their communities considerably changed as congestion, noise and parking problems increase.

RECOMMENDATION

It is recommended:

THAT the above concerns should be brought to the attention of Burnaby City Council at the Public Hearing on the evening of September 11, 1979.

The City Manager Recommends that the foregoing recommendation of the Director of Planning be approved.

*The City Clerk received approximately 24 form letters opposing this project, which are on file in the Aldermen's Office."

In response to questions from Council, Mr. Youngberg advised that the best way to solve the problems that currently exist in this area would be for the City of Vancouver and The Municipality of Burnaby to get together and develop a comprehensive plan that straddles both the Municipalities. Mr. Youngberg went on to advise that the City of Vancouver is committed to the "G.V.R.D.

Liveable Regional Plan". However, when advised by Council that the overall Community Plan, that this development would become part of is in keeping with the G.V.R.D. Liveable Regional Plan, Mr. Youngberg informed Council that he had not been made aware of this fact.

Mr. Andrew Seary, 10 South Boundary Road, Burnaby, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Seary recommended that a possible use for the subject property be to flatten the land from the existing land down to Hastings Street and construct a brand new bus transit centre. On the remaining portion of the property, from the existing lane to Albert Street, a park could be located that would act as a buffer zone between the residential houses on the north side of Albert Street and the suggested bus transit centre. Mr. Seary also commented that in his opinion, the Community Plan for the area is outdated.

Ms. Joan Mathews, 3780 Edinburgh Street, Burnaby, then addressed members of Council and advised that she was opposed to the proposed construction of the high rise towers on the subject site. Ms. Mathews expressed concern over the fact that Gilmore School will not be prepared to handle the number of children that will reside in these two apartment towers. Ms. Mathews also indicated that she was not opposed to progress and felt that a low density development would keep the Burnaby Heights a family, residential area, and not the beginning of another West End as currently exists in the City of Vancouver.

Mr. Thomas J. Keys, 3905 Cambridge Street, Burnaby, then addressed members of Council and advised that he was in favour of the proposed development. As an elder citizen and long time resident of Burnaby, Mr. Keys felt that the new development would provide new stores and facilities that would benefit the people of the area. Mr. Keys also indicated that if this development were to proceed, it would encourage development in the 3800 and 3900 Blocks Hastings Street.

Mrs. Miriam Helter, 3746 Triumph Street, Burnaby, then addressed members of Council and advised that she was opposed to this proposed development. Mrs. Helter presented members of Council with accident statistics with respect to streets adjacent to the proposed development and advised that she was very concerned with the safety of her children who will be crossing the streets on their way to and from school. Mrs. Helter also advised Council that she was representing Mr. and Mrs. C. Thornton, 3765 Pandora Street, Burnaby and Mr. Thomas H. Pedygrasse of 3743 Pandora Street, who are also opposed to this development but were unable to attend the Hearing as they are elder citizens with existing medical problems. In addition, Mrs. Helter commented on the fact that the Community Plan for the area is outdated.

Mr. Leopold Meindl, 116 North Boundary Road, Burnaby, then addressed members of Council and advised that the proposed high rise buildings included in the development should be reduced in height. Mr. Meindl discussed the effect that aero-dynamics has upon high rise buildings.

Ms. Pauline Mudrakoff, 3743 Albert Street, Burnaby, then addressed the members of Council and advised that although she was very much opposed to the proposed development because of the effect it will have on the community and the residents residing adjacent to the site, she was also very concerned with those that will be residing in the twin towers. Ms. Mudrakoff presented members of Council with information she had obtained from the University of British Columbia and the Greater Vancouver Regional District respecting the effects high rise development has on its occupants. Ms. Mudrakoff stated that those residing in high rise dwellings develop a great many psychological problems. In addition, Ms. Mudrakoff read excerpts from various studies conducted throughout the world indicating that high rise development is an unsuitable means of providing housing for today's society.

Ms. Mudrakoff presented to the members of Council a conceptual drawing, though not her preference, for the subject site which had been prepared by a professional architect.

Ms. Mudrakoff then referred to the Director of Planning's report on this matter that was contained in the 1979 September 10 Council Agenda. Ms. Mudrakoff felt that the report did not correctly report the parking problems that will arise. The report does not refer to the shadows that will be cast by the towers

and thus prevent the ice from melting on the Boundary Road and Esmond hills which in turn will force truck traffic wishing to enter the development to use Albert Street. Ms. Mudrakoff indicated that with most high rise developments in the Lower Mainland, there is a buffer zone provided between single family dwellings and the high rise buildings. She indicated that this will not be the case with this proposed development. Ms. Mudrakoff also stated that the current Community Plan for this area is misleading.

The Public Hearing recessed at 21:11 h.

The Public Hearing reconvened at 21:23 h with Alderman B.M. Gunn absent.

Mr. Robert B. Helter, 3746 Triumph Street, Burnaby, then addressed the members of Council and advised that he was very much opposed to this development. Mr. Helter felt that the streets would have to be improved substantially to handle the increase in traffic that will result from the construction of the proposed towers. Mr. Helter provided members of Council with three photographs that indicated the effect the height of the towers would have on his home. A blimp had been raised to the height of the proposed towers and the pictures that were taken depicted the blimp as could be observed from Mr. Helter's property. Mr. Helter felt that this would be a big invasion on his privacy.

Mrs. Norah W. Morrison, 515 North Esmond Avenue, Burnaby, then addressed members of Council and advised that she was opposed to this proposed development. Mrs. Morrison stated that within a one-week period, she had observed three traffic accidents at the intersection of Albert Street and Boundary Road. Mrs. Morrison stated that there are already major traffic problems in the area and the proposed development would only increase these problems. Mrs. Morrison stated that the amount of traffic in the area has greatly increased since the development of the Community Plan.

Mr. Alex M. DeFigueiredo, 4855 Empire Drive, Burnaby, then addressed the members of Council and advised that he had recently moved to Burnaby from the West End of the City of Vancouver to escape high rise development. He felt that high rise development has a great deal of detrimental effects on the community. Mr. DeFigueiredo stated he was very much opposed to the construction of the proposed twin high rise towers.

Ms. Patricia Duggan, 243 South Boundary Road, Vancouver, then addressed members of Council and advised that she was very much opposed to the proposed project. Ms. Duggan referred to the report of the Director of Planning with respect to this subject, and felt that the report was too positive in nature and ignored the negative problems that were presented at the earlier Public Hearing regarding this matter. The report did not cover the traffic problems that would be created in the winter months nor did the report deal with existing traffic problems. Ms. Duggan elaborated on several items as contained in the Director of Planning's Report and felt that the questions of the residents were not completely answered.

Ms. Percilla Groves, 10 South Boundary Road, Burnaby, then addressed members of Council and advised that she was very much opposed to the proposed development. Ms. Groves major concerns were the lack of park facilities in the area, the social impact on the residents of the area as well as the inhabitants of the high rise dwellings, and the criminal activities that may result.

Ms. Carolyn Stenner, 3717 Albert Street, Burnaby, then addressed the members of Council and advised that she wished to ask the Council members several questions. Ms. Stenner wished to know if the Burnaby Planning Department has come up with any alternative to the construction of the proposed high rise buildings. Ms. Stenner also enquired as to who was the individual that recommended the original study resulting in the existing Community Plan. Ms. Stenner stated that many of the residents who resided in the area in 1966 did not receive information in the mail with respect to a development of a Community Plan for the area. Ms. Stenner requested Council to ask Bosa Brothers Construction Limited to change their minds and come up with another plan which would not contain the high rise buildings. Ms. Stenner also requested that the plans for the development be placed before the meeting tonight. Ms. Stenner does not want the traffic access for the development to be along Albert Street, the traffic

should enter along Boundary Road and exit either on Esmond Avenue or Hastings Street.

Mr. Christian Steckler, 4853 Empire Drive, Burnaby, then addressed members of Council and advised that he was opposed to the proposed development. Mr. Steckler also indicated that on 1979 September 03, he had walked around the entire site and discovered only one sign providing information on the rezoning proposal, and this sign was located in a pile of rubble. Mr. Steckler also referred to a meeting that was held on Hastings Street in the Neighbourhood Improvement Program Offices with the members of the Planning Department where it was requested that the Planning Department recommend that the proposed development be changed.

Council advised Mr. Steckler as to the process that is involved when an applicant applies for a rezoning.

Mrs. Margaret Rivers, 3815 Oxford Street, Burnaby, then addressed the members of Council and advised that she was a long time resident of the area. Mrs. Rivers stated that she was very much opposed to this proposed development and wished the Council to know that she did not receive any communication from the Municipality with respect to the 1966 Survey that resulted in the existing Community Plan for the area.

Mr. Burke Hoffmeister, 81 South Boundary Road, Vancouver, then addressed members of Council and advised that he was the Chairman of the Vancouver Heights Citizens Committee and was very much opposed to the development of the proposed high rise towers. Mr. Hoffmeister's major concern was with the increase in traffic problems that will be created.

Ms. Gayle Gavin, 3746 Cambridge Street, Burnaby, then addressed the members of Council and advised that she was opposed to the proposed development. Ms. Gavin criticized the Director of Planning's report that appeared on the 1979 September 10 Council Agenda. Ms. Gavin was concerned with the lack of buffer zones regarding this development. Ms. Gavin stated that she did not feel that this development was a suitable plan for the community. Ms. Gavin asked the question: "To whose benefit is this development?"

Mr. F. Paul Devito, 3915 Pandora Street, Burnaby, then addressed members of Council and asked whether the members of Council would not proceed with this development if a petition against the rezoning proposal were to be taken, from Boundary Road to Willingdon Avenue and from Georgia Street to Eton Street containing the names of the majority of residents in the area, and then presented to Council. Mr. Devito indicated that he was sure 90 percent of the people in the area he mentioned were not in favour of this proposal.

Mr. D. Paul Dodd, 3895 Oxford Street, Burnaby, then addressed members of Council and read from a booklet entitled "Changing Burnaby" that was prepared by the Burnaby Planning Department. Mr. Dodd referred to the wording "recreating a community identity" and wished to know what this meant. Mr. Dodd also wanted to know, in reference to the pamphlet, how the Planning Department intended to stop the "monotonous spread of the suburbs". Mr. Dodd indicated that he was very much opposed to this proposed development.

Ms. Karen Dean, 3746 Cambridge Street, Burnaby, then addressed the members of Council and advised that she was very much opposed to this proposed development.

Ms. Marsha Drake, 10 South Boundary Road, Burnaby, then addressed members of Council and advised that she was opposed to the proposed development.

Mrs. Louise F. Randall, 3724 McGill Street, Burnaby, then addressed members of Council and advised that she was very much opposed to the high rise development. Mrs. Randall has incurred a great many problems since the construction of Seton Villa. Mrs. Randall also indicated that parking is a major problem in the area and this development would only increase that problem.

Letters were received from the following individuals expressing major concerns regarding the tremendous increase in traffic in the area that will result, additional parking problems that will be created, shadows resulting in the loss of gardens and moss on the roofs of houses in the area, and a drastic change in the character of their residential family-type neighbourhood:

OPPOSITION TO PROPOSED TWIN TOWER COMPLEX

3700 ALBERT

Capt. & Mrs. S.G. Cornish,
4016 Yale Street,
Burnaby, B. C. V5C 1P9

B. Gorman,
4211 Cambridge Street,
North Burnaby, B. C. V5C 1H1

W.J. Reedy,
4211 Cambridge Street,
North Burnaby, B.C. V5C 1H1

P.J. Dunn,
3973 Trinity Street,
Burnaby, B.C. V5C 1T3

S. Dunn,
3973 Trinity Street,
Burnaby, B.C. V5C 1T3

G.A. Roden,
4462 Triumph Street,
Burnaby, B.C. V5C 1Z9

B. Gorman,
4211 Cambridge Street,
Burnaby, B.C. V5C 1H1

M. Haysak,
4342 Oxford Street,
Burnaby 2, B.C. V5C 1E4

D. Lamont,
4242 Oxford Street,
Burnaby, B.C. V5C 1E1

James H. Lindsay, M.D.,
3882 Yale Street,
Burnaby, B.C. V5C 1P5

Mrs. F. Benincasa,
210 N. Boundary Rd.,
Burnaby, B.C. V5K 3S6

J. Green,
4159 Cambridge Street,
Burnaby, B.C.
V5C 1G8

Mrs. V. Galetti,
4359 Cambridge Street,
Burnaby, B.C. V5C 1H3

Mrs. W.O. Toombs,
4343 Cambridge Street,
Burnaby, B.C. V5C 1H3

Mr. D.M. Davidson,
4011 Cambridge Street,
N. Burnaby, B.C. V5C 1G6

Phyllis Davidson,
4011 Cambridge Street,
N. Burnaby, B.C. V5C 1G6

Gladys Hayre,
3870 Edinburgh Street,
Burnaby, B.C. V5C 1R6

Margaret R. Warner,
4025 Dundas Street,
Burnaby, B.C. V5C 1A8

George W. Monger,
414 N. Boundary Rd.,
Vancouver, B.C. V5K 3T1

Mr. & Mrs. Robert Wonch,
4471 Pandora St.,
Burnaby, B.C. V5C 2B9

Mrs. Susan Manderscheid,
#106 - 3860 Albert Street,
Burnaby, B.C. V5C 2C8

Bruce I. Burnett,
4356 Oxford Street,
Burnaby, B.C. V5C 1E4

Elaine Tansley,
3845 Dundas Street,
Burnaby, B.C. V5C 1A3

Marjorie E. Cooper,
3806 Pandora Street,
Vancouver, B.C. V5C 2A5

Mr. & Mrs. A.E. Muir,
4223 Cambridge Street,
Burnaby, B.C. V5C 1H1

Milos R. Slonek,
4156 Yale Street,
Burnaby, B.C. V5C 1R3

Anne E. Gilmour,
4156 Yale Street,
Burnaby, B.C. V5C 1R3

Mr. & Mrs. H. Hunt,
3822 Edinburgh Street,
Burnaby, B.C. V5C 1R6

Rick Newcombe,
3961 Yale Street,
Burnaby, B.C. V5C 1P8

Mr. & Mrs. Lucas Stolb,
3754 Triumph Street,
Burnaby, B.C. V5C 1Y4

Mrs. Daisy L. Bullock,
4043 Yale Street,
Burnaby, B.C. V5C 1R1

Jack and
Pamela Fahlen,
3587 Triumph Street,
Vancouver, B.C. V5K 1V2

Andrew J. Seary,
10 Boundary Road,
Burnaby, B.C.

Mrs. Sarah J. Carrasco,
4155 Trinity Street,
Burnaby, B.C. V5C 1N9

Mr. & Mrs. A. Vanderley,
4010 Oxford Street,
Burnaby, B.C. V5C 1C6

Maureen J. Daly,
4212 Oxford Street,
Burnaby, B.C. V5C 1E1

Mr. J.D. Reid,
108 South Boundary Rd.,
Vancouver, B.C. V5K 4R5

Mrs. Sarah F. Jones,
3791 Albert Street,
Burnaby, B.C. V5C 2C6

Wilma Casilio,
3870 Eton Street,
Burnaby, B.C. V5C 1J4

Claude M. Connorton,
3872 Oxford Street,
Burnaby, B.C. V5C 1C3

Gisela R.B. Weber,
3856 Oxford Street,
Burnaby, B.C. V5C 1C3

Alan W. Shapiro,
3798 Triumph Street
Burnaby, B.C. V5C 1Y4

Eileen & William Walker,
4346 Pandora Street,
Burnaby, B.C. V5C 2B7

Mrs. Gunhild Moore,
4229 Eton Street,
Burnaby, B.C. V5C 1K2

Mrs. Linda L. Greenwood,
3985 Trinity Street,
Burnaby, B.C. V5C 1NS

M.A. MacLean,
3911 Yale Street,
Burnaby, B.C. V5C 1P8

Mrs. C.A. Moore,
3796 McGill Street,
N. Burnaby, B.C. V5C 1L9

Marion C. Gwennap,
4268 Oxford Street,
Burnaby, B.C. V5C 1E1

Mrs. Maria J. Cerezin,
#516 North Boundary Rd.,
Burnaby, B.C. V5K 3T3

Mrs. Mary I. Prestas,
3734 Yale Street,
Burnaby, B.C. V5C 1P4

W.J. & N.W. Morrison,
515 N. Esmond Avenue,
Burnaby, B.C. V5C 1S5

Brenda & Hugh MacMillan,
4408 Oxford Street,
Burnaby, B.C. V5C 1E5

Mrs. Daisy L. Bullock,
4043 Yale Street,
Burnaby, B.C. V5C 1R1

Stephen Loyd,
4103 Yale Street,
Burnaby, B.C. V5C 1R2

Erna & Jim Kozak,
324 N. Boundary Road,
Burnaby, B.C. V5K 3S8

Mrs. T. Meyer,
4063 Yale Street,
Burnaby, B.C. V5C 1R1

Pauline Mudrakoff,
3743 Albert Street,
Burnaby, B.C. V5C 2C6

Dino Visentin,
3945 Eton Street,
Burnaby, B.C. V5C 1J6

B.A. Caldwell,
3945 Eton Street,
Burnaby, B.C. V5C 1J6

Garry W. Greene,
3755 Dundas Street,
Burnaby, B.C. V5C 1A1

Anita M. & Wallace J. Derksen,
4438 Triumph Street,
Burnaby, B.C. V5C 1Z9

Clare L. Phillips,
3845 Pandora Street,
Burnaby, B.C. V5C 2A6

Keith & Arlene Whitter,
4385 Triumph Street,
Burnaby, B.C. V5C 1Z7

Edythe & Don Reid,
108 Boundary Road,
Burnaby, B.C. V5K 4R5

M. & H. Christie,
4140 Pandora Street,
Burnaby, B.C. V5C 2B3

Jessie Walsh,
270 Boundary Road,
Burnaby, B.C. V5K 4R7

W. Hutchinson,
4157 Pandora Street,
Burnaby, B.C. V5C 2B2

Mrs. Nancy S. Paunonen,
4121 Pandora Street,
Burnaby, B.C. V5C 2B2

Mrs. Hilda Edge,
102 S. Boundary Rd.,
Burnaby, B.C. V5K 4R5

Mrs. S.A. Codd,
4010 Albert Street,
Burnaby, B.C. V5C 2E3

Mr. & Mrs. G. Dale,
230 Boundary Road,
Burnaby, B.C. V5K 4R7

Mr. & Mrs. J. Sorensen,
4163 Eton Street,
Burnaby, B.C. V5C 1K1

Shirley Ince,
3960 Edinburgh Street,
Burnaby, B.C. V5C 1R7

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing be now terminated."

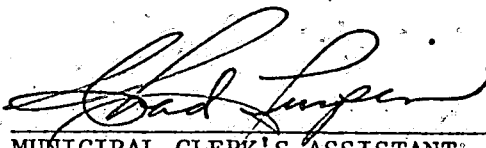
CARRIED UNANIMOUSLY

The Public Hearing terminated at 22:50 h.

Confirmed:

Certified Correct:


MAYOR


MUNICIPAL CLERK'S ASSISTANT