

1980 FEBRUARY 19

A Public Hearing was held in the Gymnasium of the Burnaby North Senior Secondary School, 751 Hammarskjold Drive, Burnaby, B.C. on Tuesday, 1980 February 19 at 19:30 h.

PRESENT: Mayor D.M. Mercier, In the Chair
Alderman G.D. Ast
Alderman D.N. Brown
Alderman D.P. Drummond
Alderman W.A. Lewarne
Alderman F.G. Randall
Alderman V.V. Stusiak

ABSENT: Alderman A.H. Emmott
Alderman D.A. Lawson

STAFF: Mr. A.L. Parr, Director of Planning
Mr. P.D. Sanderson, Planner I
Mr. C.B. Rowland, Current Planner
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 (R5) RESIDENTIAL DISTRICT TO (CD) COMPREHENSIVE DEVELOPMENT DISTRICT, UTILIZING THE (C3) GENERAL COMMERCIAL DISTRICT AS A GENERAL GUIDELINE

Rezoning Reference #9/79

Lots 4 and 5, Block 3 of Lot 12, D.L. 95, Plan 1796

7250 and 7264 Arcola Street - located on the south side of Arcola Street midway between Hall Avenue and Walker Avenue.

The applicant requests rezoning in order to construct a single storey office building.

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

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN BROWN:

"THAT this portion of the Public Hearing relating to Rezoning Reference #9/79 be now terminated."

CARRIED UNANIMOUSLY

2. FROM (C4) SERVICE COMMERCIAL DISTRICT AND (R5) RESIDENTIAL DISTRICT TO (CD) COMPREHENSIVE DEVELOPMENT DISTRICT, UTILIZING THE (RM5) AND (C3) DISTRICTS AS GENERAL GUIDELINES

Rezoning Reference #37/79

Lot 1 N.95' Exc. N.42', Blk.24, D.L.95, P1.7778; Lot 1 N.42', Blk.24, D.L.95, P1.7778; Lot "A", S.D.1, Blk.24, D.L.95, P1.10207; Lot "B", R.S.D.1, S.D.24, Blks 1 & 3, D.L.95N, P1.10207; Lot 2, Blk.24, D.L.95, P1.7778.

7072 Kingsway and 7231/7243 Salisbury Avenue - located south-west of Kingsway and Salisbury Avenue intersection.

The applicant requests rezoning in order to construct a high rise apartment building including two (2) podium levels of commercial space.

Mr. George J. McAtee, 7350 Salisbury Avenue, then addressed the Members of Council and requested, on behalf of the community, that Council authorize the closure of Salisbury Avenue at Beresford Street to protect the livability of the area. Mr. McAtee referred to extreme traffic problems currently existing along Salisbury Avenue.

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In response to a question from Council, Mr. McAtee advised that he was not directly opposed to the high-rise development provided that acceptable amenities are provided. Mr. McAtee advised that high-rise development has already occurred in the area though amenities, such as a park system, that would provide an adequate buffer-zone have not been provided.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

"THAT this portion of the Public Hearing relating to Rezoning Reference #37/79 be now terminated."

CARRIED UNANIMOUSLY

3. FROM (R5) RESIDENTIAL DISTRICT AND (C4) SERVICE COMMERCIAL DISTRICT TO (RM3) MULTIPLE FAMILY RESIDENTIAL DISTRICT

Rezoning Reference #40/79

Lots 9 and A, Blocks 1, 2 and 3, D.L. 97, Plans 3425 and 6177

6101 Kingsway - located on the north side of Kingsway between Gilley Avenue and Waltham Avenue.

The applicant requests rezoning in order to construct a 3-storey apartment complex.

Mr. J.R. Buzzelle, #205-1965 West Fourth Avenue, Vancouver, B.C. then addressed the Members of Council and advised that he was the architect for the proposed development. Mr. Buzzelle had one request to make in reference to the report of the Director of Planning respecting this rezoning application, and that being that vehicular access be granted from Kingsway to the southeast portion of the site so as to eliminate the confusion of entering this site by passing under the existing building on the abutting property.

His Worship, Mayor Mercier, suggested to Mr. Buzzelle that he contact the Director of Planning to further discuss the matter of access. The Mayor advised that the matter of access does not relate directly to the rezoning of the property.

Mr. Robert M. Gale, 2537 Sechelt Drive, North Vancouver, B.C., then addressed Members of Council and advised that he was one of the owners of the abutting property located at 6187 Kingsway. Mr. Gale also wished to speak regarding the proposed access to the subject site. Mr. Gale wished to emphasize that the owners of 6187 Kingsway are not opposed to the proposed development, but are very concerned with the planned access to the subject property. Access to the proposed development will now be through the parking garage of the building of which Mr. Gale is one of the owners. At the time when Mr. Gale's development was proposed he and the other owners agreed to the access easement as they were anxious to see their development proceed. At this time Mr. Gale wished to present the problems that will occur if access to the proposed development were to remain as planned. An increase in the traffic in the parking garage may result in a collision between vehicles entering in order to park and those vehicles entering in order to reach the proposed development. Mr. Gale was also concerned about the current security in the underground parking area along with the operation of the security gate. Mr. Gale also mentioned the removal of garbage and the parking of moving vans as sources of problems in the future. In summary, Mr. Gale indicated that it would be impractical to have only one access to the proposed development as planned.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"THAT this portion of the Public Hearing relating to Rezoning Reference #40/79 be now terminated."

CARRIED UNANIMOUSLY

4. FROM (C4) SERVICE COMMERCIAL DISTRICT AND (R5) RESIDENTIAL DISTRICT TO (C4) SERVICE COMMERCIAL DISTRICT, (C2) COMMUNITY COMMERCIAL DISTRICT AND (P8) PARKING DISTRICT

Rezoning Reference #42/79

Lot 6, Exc. Pt. on Pl. with B/L 30078, D.L. 94C, Plan 440; Lot 5 Exc. Pt. on Pl. with B/L 30078, D.L. 94C, Plan 7663.

5583 and 5549 Kingsway - located on the northwest corner of Kingsway and Elgin Avenue.

The applicant requests rezoning in order to develop a Canadian Tire Retail facility and a retail/office complex.

Mrs. George A. Richardson, 6550 Denbigh Avenue then addressed the Members of Council and advised that her property abuts the property which is the subject of this rezoning application tonight. Mrs. Richardson referred to her letter dated 1980 February 12 to The Corporation of the District of Burnaby regarding her concerns respecting the proposed development. Mrs. Richardson felt that current wooden fencing used in nearby areas is not adequate in both height and durability. She would prefer to see screen fencing consisting of cement screen block construction. Mrs. Richardson also referred to the report of the Director of Planning respecting this rezoning application with respect to Section 3.0 General Discussion, Sub-section 3.5 (c) which states, "no vehicular access will be permitted from the lane which is situated to the immediate north and presently undeveloped". Mrs. Richardson indicated that she hoped this statement meant there would be no access through the lane.

The Director of Planning indicated that there were no plans to open this lane now or in the future. Mr. Parr wished to make the point that he agreed that there is really no need for the lane to be opened, nevertheless the lane allowance is there and it is not possible to say in the future that someone or some Council may decide to open it up. The only way to ensure that the lane will never be opened would be to close the lane allowance at this time.

His Worship, Mayor Mercier, requested that the Director of Planning make a note to determine whether the lane allowance should be consolidated with adjoining properties.

Mr. David R. Wallin, 6538 Denbigh Avenue then addressed Members of Council and advised that he did not have any concerns regarding the development but was concerned regarding the lane allowance referred to by the previous speaker. Mr. Wallin indicated that he had written a letter to the Director of Planning on 1980 February 05 in which he offered to purchase the lane allowance in question. Mr. Wallin indicated that by return letter, the Director of Planning indicated that the lane may be required at some future time. Mr. Wallin requested some clarification regarding the status of the lane allowance and then presented a copy of the letter to the Director of Planning of 1980 February 05 to the Council Members. Mr. Wallin just wishes to buy the westerly portion of the lane allowance which is approximately 20 feet by 110 feet in size. He wished to see the remainder of the lane allowance dedicated as a buffer-zone to any existing residential properties in the proposed commercial development.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN STUSIAK:

"THAT this portion of the Public Hearing relating to Rezoning Reference #42/79 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #1/80

Lot 20, Blk.8, D.L.116N Pt., Plan 1236; Pcl. A Expl. Pl.12916 of Lot 19 Blk.8, D.L.116, Plan 1236; Lot 19 exc. W.18.7' Expl. Pl.12916 and exc. E.9", Blk.8, D.L.116, Pl.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.116, 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.116, Plan 1236; Lot 12, Blk.8, D.L.116, Plan 1236; Lot 11, Blk.8, D.L.116 N $\frac{1}{2}$, Plan 1236; Lots 1, 2, 3, 4 & 5, Blk.8, D.L.116, 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.116/186, Plan 1236; Lot 9, Blk.8, D.L.116N $\frac{1}{2}$, Plan 1236; Lot 10, Blk.8, D.L.116, 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 - the entire block bounded by Hastings Street, Boundary Road, Albert Street and Esmond Avenue.

The applicant requests rezoning in order to develop 213 apartment units in two (2) towers and 47,193.5 sq.ft. of commercial space.

Mr. Burke Hoffmiester, 81 South Boundary Road, Vancouver then addressed Members of Council and advised that he was before Council tonight on the behalf of the Vancouver and Burnaby Heights Citizens Committee.

Mr. Hoffmiester indicated that a meeting was held on 1980 February 14 in the area of the proposed development where approximately 150 people attended and when asked the question of whether or not they preferred highrise development in the area approximately 90% of those in attendance stated no. Mr. Hoffmiester requested that Council review the development on the Vancouver side of Boundary Road with particular attention given to the two and three storey commercial developments at Boundary Road and Hastings Street. Mr. Hoffmiester indicated that the tremendous traffic problems in the area will only be worsened if the highrise development is permitted to proceed. Mr. Hoffmiester also referred to the possibility of the construction of 30 high-rise towers between Boundary Road and Willingdon along Hastings Street. Should construction be permitted to go ahead the increase in population density in the area would create many significant problems. Mr. Hoffmiester indicated that not only will the traffic problems increase greatly but also the problem of lead pollution resulting from the exhaust fumes created by the vehicular traffic.

Mr. Barclay McLeod, the co-architect for the proposed development then addressed the Members of Council and advised that he was in attendance along with his client, Mr. Bosa, and Mr. F. Brooks the Landscape Architect for the project. Mr. McLeod advised that the purpose of attending tonight's Hearing was to answer any questions that might arise respecting the proposed development.

Mr. Larry B. Beasley, #1-1386 Nicola Street then addressed the Members of Council and advised that he was an Area Planner for the City of Vancouver. Mr. Beasley advised that he was requested to appear at tonight's Hearing by the City Council of The City of Vancouver to express a number of concerns regarding the proposed development. As the Area Planner for the Hastings/Sunrise area Mr. Beasley is familiar with the area surrounding the proposed development. Mr. Beasley stated that the Vancouver City Council extends its invitation for joint planning since both Vancouver and Burnaby are at the present time seemingly committed to some area planning in the vicinity. Burnaby has committed itself to a review of the Hastings Street Community Plan and at the beginning of this year Vancouver City Council started a two year area planning program in the adjacent community of Hastings/Sunrise. Vancouver feels that this creates a great planning opportunity to bring the local plans for these two communities in line with the current thinking and hopes of both of our citizens and into a rational relationship, one to the other. Since this rare opportunity does exist and as it is easy to predict it will cause significant change in the thinking of both The City of Vancouver

and the Municipality of Burnaby, about the direction of future development in the area, the Vancouver City Council requests that Burnaby refuse this rezoning and then let the planning proceed. Mr. Beasley stated that the request is based upon a number of concerns. Firstly, the development itself creates some problems as Hastings Street is probably the most important east/west corridor in this part of the region and already during peak periods is near capacity respecting vehicular traffic. The proposed twin highrise development, and other developments it will foster, according to the present Community Plan, will make problems along this street even greater than are already being experienced. Mr. Beasley stated that it is the hope of the City of Vancouver that Vancouver and Burnaby will look at the land use together with the objective of really maximizing the effectiveness of this corridor while minimizing the impact of the corridor on the immediate and surrounding neighbourhoods. The additional traffic that this development will create will also increase the noise, parking problems, and safety problems. Secondly, Mr. Beasley advised that the City of Vancouver is also concerned with the commercial vitality of Hastings Street both in Vancouver and Burnaby. Vancouver feels that it needs to develop a concept of responding in a co-ordinated way to the real demands for office and retail space that exists in this area. Vancouver feels that current planning is blind to this need both in Burnaby and Vancouver, and also feels that any specific development on this large scale will, in an area where vacancies are currently existing, and where there is deterioration of premises along with other commercial problems, create many additional problems. Respecting the development, Vancouver has some concerns regarding the design, but feel this is a matter for the Burnaby Planning Department and the citizens of the area. There is concern regarding the loss of privacy and the psychological effect the development will have on the immediate area. Beyond the development itself, Vancouver is very worried about the planning precedent that this development and rezoning will create. Vancouver is finding that plans that were very legitimately created some years ago must now be updated on a constant basis. Vancouver feels that this rezoning, if permitted, will create a precedent, first in the sense that it will make further discussion less relevant and this project will certainly set the tone for future development. This will also lead to disillusionment among residents as to their involvement in a planning process. In conclusion, Mr. Beasley stated that Vancouver believes the proposed development is not responsive to local desires or needs and in fact Vancouver feels that way about developments that have recently occurred on the Vancouver side along Hastings Street. Based on the problem that this land use concept creates in itself, and in addition the precedent that it will set, a precedent that does not foster future co-operation on planning between Vancouver and Burnaby, and more importantly, Vancouver feels a plan that does not foster co-operation between government and citizens, the Vancouver City Council strongly urges Burnaby to refuse the rezoning.

Mr. Angus J. Macdonald, 7928 Nelson Avenue the addressed the Members of Council and advised that he was representing the Burnaby Chamber of Commerce. Mr. Macdonald read from a prepared brief which was submitted to Council immediately after presentation. In that brief Mr. Macdonald advised that none of the members of the Chamber of Commerce are involved directly in the development before Council tonight, but wish their concerns voiced on matters of principle. Mr. Macdonald expanded on four major points. Those being the method of approving rezonings, problems occurring when decisions by developers are made under current by-laws and regulations and then approvals are not forthcoming, housing in Burnaby, and highrise development in Burnaby. In summarizing, Mr. Macdonald indicated that the rules for development are established and it is only fair to both the municipality and the developer that they be able to work under the rules as established. The municipality should not be able to change the rules in mid-stream. Mr. Macdonald indicated that more housing is needed in Burnaby to accommodate the population and the Hastings Street area will have to carry their share of the load.

Ms. Sheila Kinnear, 3975 McGill Street then addressed Members of Council and read from a prepared brief which was submitted to Council immediately after presentation. In the brief Ms. Kinnear advised that though she did not expect the value of her property to be affected by this development proposal it certainly affects the properties on the north side of Albert Street.

Ms. Kinnear felt Council was not concerned enough about these people and as a result she came tonight in support of the residents residing along Albert Street. Ms. Kinnear referred to the 1969 Community Plan as being a very poor plan and had it been prepared in 1979 questioned whether it would have been endorsed by Council. Ms. Kinnear questioned whether Council would support highrise development in such close proximities to single family dwellings. Ms. Kinnear said if there was an obligation to the developer it must not be used as an excuse to ignore the concerns of the Albert Street residents. As long as the by-laws of the municipality require Council to hold rezoning hearings to listen to the residents of the area who feel they will be affected by the proposed rezoning, then Council should consider what these residents have to say. Ms. Kinnear indicated that everybody affected by the plan for the property in question has already paid dearly in time, money and stress. She felt it was not enough for Council to suggest that the injured parties try to work out a compromise. Ms. Kinnear felt that it was time for Council to get actively involved in resolving the problem created by the impossible 1969 Community Plan.

Mr. Barry Dean, 3746 Cambridge Street then addressed the Members of Council. Mr. Dean stated that for a past number of months the area residents have put a good deal of work into presentations to Council and the Planning Department expressing their concerns regarding highrise developments in the area in question as well as other areas within the municipality. Mr. Dean also indicated that the residents have been, and will continue, to make their opinions known regarding the review of the Community Plan for the area. Mr. Dean stated that Council has been told previously that the residents of the area do not want high density development adjacent to single family dwellings. Mr. Dean indicated that the area residents are not opposed to development and are willing to accept their fair share of population growth within the community. However, the concentration of growth that would result in this area if highrise development would be permitted is not acceptable to the residents. Mr. Dean indicated that for the past number of years citizens in the area have advised Council of many problems that exist with no apparent action having been taken. Residents felt that a start was made when Council agreed to review the Community Plan but now question whether Council's desire to go ahead with this development is an indication that Council is satisfied with the resolution of the problems. Mr. Dean questioned whether a 13 and 15 storey twin highrise tower will suit the area any better than the previously planned 19 and 21 storey highrise complex.

Mr. James Kozak, 324 Boundary Road then addressed the Members of Council and read from a prepared brief which was submitted to Council immediately after presentation. Mr. Kozak mentioned that there is discontent among the residents respecting how the municipality is dealing with the major issues in their community. In Mr. Kozak's presentation he indicated that he not only wished to stress the question of highrise development in the middle of a residential area, but also the way decisions are made in Burnaby. Mr. Kozak felt that the current process is inadequate. Mr. Kozak stated that the decision making process simply must change if Burnaby is to avoid crippling dissension and if it is the wish of Council to build a municipality that truly reflects all the hopes and aspirations of its residents.

Mr. Howard B. Smith, 3785 Oxford Street then addressed the Members of Council and provided members with a description of the community and its residents respecting both the residential character of the area as well as the commercial establishments in the neighbourhood. Mr. Smith indicated that the proposed highrise development would have a detrimental effect on both the commercial establishments and the residential area. If one highrise development is permitted to proceed then many more will follow. Mr. Smith indicated that the area is a very enjoyable area to reside in despite the problems that exist and he requested Council to attempt to determine the needs and character of the community. The area has changed considerably since the establishment of the 1969 Community Plan.

Mrs. Anne L. Smith, 3785 Oxford Street then addressed the Members of Council and advised that the Burnaby Traffic Department has not adequately demonstrated that they can effectively control the traffic volume as it now exists in the area. Mrs. Smith indicated that when Council can solve the traffic problems in the area then they will gain credibility with the residents. To overburden a neighbourhood with more traffic and parking problems by rezoning for

high density development is a mistake. Mrs. Smith felt that this area of the municipality has been sorely neglected over the past years.

Mr. Michael W. Delesalle, 3756 Pandora Street then addressed Members of Council and advised that he was speaking tonight not only on his behalf but also on behalf of Mr. Joseph P., Marion, F. and Tim Delesalle all residing at 3789 Yale Street and Mr. Archie D. and Margaret Fenton of #3-4106 Albert Street. Mr. Delesalle indicated that it was obvious from what the area residents were saying tonight that the people of the area wish that the Planning Department and the Members of Council would listen to what they have to say, which is simply that they wish a revised Community Plan for the area. Mr. Delesalle asked if it was not a reasonable request to make that Council postpone this rezoning application until such time as the revised Community Plan has been prepared.

His Worship, Mayor Mercier, advised Mr. Delesalle that Council, at a recent Council Meeting has voted against a moratorium for the development in the area until such time as the review of the Community Plan for the area had been completed.

Mr. Delesalle requested that the Municipal Clerk forward to him the minutes containing this decision of Council.

Mr. Andrew Seary, 10 South Boundary Road then addressed the Members of Council and read from a prepared brief which was submitted to Council immediately after presentation. Mr. Seary's presentation contained a number of suggestions for Council with respect to the problems in the area. Mr. Seary also provided topographical, geographical, historical, and epistemological comments with respect to the Hastings corridor. In summary, Mr. Seary indicated that the Burnaby Heights area is at present a mixture of all ages and backgrounds and requires a large mix of services which is what the Community Plan should be concerned with.

During Mr. Seary's presentation the architect, Mr. McLeod was requested to indicate the proposed height of the two twin highrise towers along with the landscaping plans and the yard requirements.

Ms. Pauline Mudrakoff, 3743 Albert Street then addressed the Members of Council and referred to a presentation that she had made to Council during 1977 October opposing a highrise structure planned for the subject site. At that time mention was made of traffic and parking problems as well as shadows, change in quality of life, and a request as to why the north side of the 3700 block Albert Street was not subject to rezoning. Ms. Mudrakoff is still awaiting a reply to that question. Ms. Mudrakoff made reference to this previous presentation to advise Council that there was opposition among the residents for such a development at that time. Ms. Mudrakoff presented a brief slide presentation showing the streets in the immediate area that will be affected by the proposed development, an architects rendering that may be suitable for the area, and pictures of developments in other areas of the Lower Mainland which would be far more acceptable than the proposed highrise complex. Ms. Mudrakoff then read from a prepared brief which was submitted to Council immediately after presentation. The brief discussed such points as shadows that will be cast from the proposed twin towers, solar energy and the rights of the residents to be entitled to such form of energy, commercial and office space as well as other matters which are to be greatly affected by the proposed development. Ms. Mudrakoff requested Council to give the citizens a chance to work with the municipality in order to conduct a complete community plan review using the enthusiasm of the residents and the expertise of professionals in order to bring forth a plan that is economically and aesthetically satisfactory for everyone.

Mr. Desmond A. Turner, 4577 Brentlawn Drive then addressed the Members of Council and with the aid of an overhead slide projector presented a detailed brief to Council on behalf of the Brentwood Park Ratepayers Association. In the brief Mr. Turner questioned what justification Council has for allowing such a development to proceed. Mr. Turner stated that the construction of the proposed development directly adjacent to single family dwellings will effectively compromise any subsequent planning of the Hastings strip

from Boundary to Willingdon. Mr. Turner felt that if Council approves this development it will have posted a clear warning to all citizens groups that their input is superfluous. Mr. Turner submitted his prepared brief immediately after presentation.

Mrs. Miriam Helter, 3746 Triumph Street then addressed the Members of Council and advised that part of her presentation tonight includes the presentation she made to the Members of Council the previous evening at the regular Council Meeting. Mrs. Helter felt that the presentation warranted repeating because of its importance and also it would be of benefit to those residents who were in attendance tonight. A large map was presented showing the individual properties in the neighbourhood bounded by Hastings Street on the south, Willingdon Avenue on the east, Boundary Road on the west, and the Inlet to the north. Each property was designated by a specific colour to indicate responses received to a petition circulated within the boundaries as described concerning the highrise development and the Community Plan Review. Mrs. Helter went over the significance of each colour with the Members of Council and those in attendance. Mrs. Helter then read the petition, the text of which is contained hereunder:

"The Vancouver-Burnaby Heights Area is one of the oldest single family residential areas in Burnaby, where people place their roots to stay. Area residents should not be forced to accept concepts of the questionable Community Plan Number 3 which advocates High Rises when the residents are NOT in favour.

An increase in population on this corridor will only create a greater hardship on a residential area that has a "24 hour rush hour traffic" on our residential streets now.

We, the people, demand that you our elected officials come forth with alternatives that are compatible with all present residents. We prefer a village atmosphere along the Hastings Street Corridor that will encourage facilities that are service oriented to cater to pedestrian shopping. We want to forget past philosophy and "SWING" toward building heights that are more compatible with the skyline, and to the present residents."

Mrs. Helter provided the results of the petition to date and were as follows:

Number of homes in the area:	1,599
Number of homes contacted in favour of the petition:	1,053
Number of homes contacted in opposition to the petition:	74
Number of homes not yet contacted:	472

Mrs. Helter then presented Council with an alternative that would lower the density, lower the height, lower the commercial space (but keeping the 20% to 80% ratio), provide a significant landscape buffer along Albert Street and to have the proposal landscaped appropriately. This was the alternative presented to the Members of Council last evening.

His Worship, Mayor Mercier, in answer to a request from Mrs. Helter that the architect present the plan in its entirety to those in attendance, suggested that this be done at the conclusion of tonight's Hearing.

Mr. Richard B. Pedersen, 3486 Triumph Street then addressed the Members of Council and advised that Council is not only deciding on a single project as their decision will have a tremendous impact on the entire neighbourhood.

Mr. Thomas B. Blake, 3991 Trinity Street then addressed the Members of Council and advised that he found himself in somewhat of a quandary tonight. Mr. Blake stated that he was a long time resident of the area and felt in all sincerity that the area needs this developer. Mr. Bosa is the first developer who has come along in thirty years and created some positive action in this neighbourhood. Mr. Blake felt that there is room for negotiation

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with the developer and he hoped that some mutual understanding would come out of this development. This mutual understanding will spread right through the business community. Mr. Blake felt that now was the time to get rid of the blight in the area and if the developer can help to do this then the residents should be prepared to work with him.

Mr. Alex M. DeFigueiredo, 4855 Empire Drive then addressed the Members of Council and expressed the wish that Council take the time to review all the material that has been presented at tonight's Public Hearing along with the two previous Public Hearings regarding the subject property. Mr. DeFigueiredo was very much opposed to the proposed highrise development.

Mr. Alan Shapiro, 3798 Triumph Street then addressed the Members of Council and advised that he concurred with all the previous speakers who were opposed to this rezoning application. Mr. Shapiro indicated that he considered the intrusion of the development would be a dominant influence to the destruction of the existing community.

Ms. Carolyn Stenner, 3717 Albert Street then addressed the Members of Council and advised that she was in attendance tonight to express her objection to the proposed twin tower development, but was speaking mainly as a result of the apparent attitude of Council that this community has to have its fair share of density, and that the highrises are required in order to accommodate this density. Ms. Stenner explained that in many places throughout the world today highrise buildings are being demolished as other alternatives are being found to accommodate a large number of people in one city block. Ms. Stenner requested that the Burnaby Planning Department and the Members of Council look at the various alternatives to highrise development. Ms. Stenner referred to a Public Meeting that will be held on 1980 February 27, at which highrise development will be discussed. Ms. Stenner requested that Council adjourn this Public Hearing until some time subsequent to the meeting on 1980 February 27 and until such time as all the other alternatives can be examined. Ms. Stenner was concerned with the timing of tonight's Public Hearing.

Ms. Rhoda Yetman, 3766 East Hastings Street then addressed the Members of Council and advised that she resides directly across Hastings Street from where the proposed development is to be constructed. Ms. Yetman wished to repeat, as she considered it important, "That it is in relation to a community and it is a community in terms of the people that live there, but also a community in terms of what is being built and the example and relation to what will be built in the future".

Ms. Pricilla Groves, 10 South Boundary Road then addressed the Members of Council and advised that she is a renter in the area and recognizes the need for further rental accommodation in the area, but does not feel that it should be such as can be seen for many miles away. Ms. Groves agreed with other speakers who felt that high density housing can be kept low and compatible with the remaining area. Ms. Grove felt that the Municipal Council should be considering a "Sunshine By-law" which prohibits one development from blocking the sunlight from an existing dwelling. This should be part of the review of the Community Plan.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

"THAT this portion of the Public Hearing relating to Rezoning Reference #1/80 be now adjourned."

MOTION DEFEATED

OPPOSED: MAYOR MERCIER, ALDERMEN
AST, BROWN, LEWARNE AND
STUSIAK

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:

"THAT this portion of the Public Hearing relating to Rezoning Reference #1/80 be now terminated."

CARRIED

OPPOSED: ALDERMEN DRUMMOND
AND RANDALL

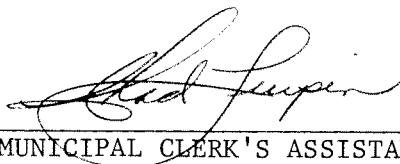
The Public Hearing adjourned at 23:15 h.

Confirmed:

Certified Correct:



MAYOR



MUNICIPAL CLERK'S ASSISTANT

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BY-LAW AMENDMENTS

PUBLIC HEARING

The Council of The Corporation of the District of Burnaby hereby gives notice that it will hold a Public Hearing on

TUESDAY, 1980 FEBRUARY 19 at 19:30 h

in the gymnasium, Burnaby North Senior Secondary School, 751 Hammarskjold Drive, Burnaby, B.C. to receive representation in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

1. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT, UTILIZING THE C3 GENERAL COMMERCIAL DISTRICT AS A GENERAL GUIDELINE
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1980" - BY-LAW NO. 7467
Rezoning Reference #9/79

Lots 4 and 5, Block 3 of Lot 12, D.L. 95, Plan 1796

7250 and 7264 Arcola Street - located on the south side of Arcola Street midway between Hall Avenue and Walker Avenue.

The applicant requests rezoning in order to construct a single storey office building.
2. FROM C4 SERVICE COMMERCIAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT, UTILIZING THE RM5 AND C3 DISTRICTS AS GENERAL GUIDELINES
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1980" - BY-LAW NO. 7468
Rezoning Reference #37/79

Lot 1 N.95' Exc. N.42', Blk.24, D.L.95, P1.7778; Lot 1 N.42', Blk.24, D.L.95, P1.7778; Lot "A", S.D.1, Blk.24, D.L.95, P1.10207; Lot "B", R.S.D.1, S.D.24, Blks. 1 & 3, D.L.95N, P1.10207; Lot 2, Blk.24, D.L.95, P1.7778

7072 Kingsway and 7231/7243 Salisbury Avenue - located south-west of Kingsway and Salisbury Avenue intersection.

The applicant requests rezoning in order to construct a high rise apartment building including two (2) podium levels of commercial space.
3. FROM R5 RESIDENTIAL DISTRICT AND C4 SERVICE COMMERCIAL DISTRICT TO RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 3, 1980" - BY-LAW NO. 7469
Rezoning Reference #40/79

Lots 9 and A, Blocks 1, 2 and 3, D.L. 97, Plans 3425 and 6177

6101 Kingsway - located on the north side of Kingsway between Gilley Avenue and Waltham Avenue.

The applicant requests rezoning in order to construct a 3-storey apartment complex.
4. FROM C4 SERVICE COMMERCIAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO C4 SERVICE COMMERCIAL DISTRICT, C2 COMMUNITY COMMERCIAL DISTRICT AND P8 PARKING DISTRICT
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1980" - BY-LAW NO. 7470
Rezoning Reference #42/79

Lot 6 Exc. Pt. on P1. with B/L 30078, D.L. 94C, Plan 440; Lot 5 Exc. Pt. on P1. with B/L 30078, D.L. 94C, Plan 7663.

5583 and 5549 Kingsway - located on the northwest corner of Kingsway and Elgin Avenue.

The applicant requests rezoning in order to develop a Canadian Tire Retail facility and a retail/office complex.

5. FROM R5 RESIDENTIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT TO
CD COMPREHENSIVE DEVELOPMENT DISTRICT "BURNABY ZONING BY-LAW 1965, AMENDMENT
BY-LAW NO. 5, 1980" - BY-LAW NO. 7471

Rezoning Reference #1/80

Lot 20, Blk.8, D.L.116N Pt., Plan 1236; Pcl. A Expl. P1.12916 of Lot 19 Blk.8, D.L.116, Plan 1236; Lot 19 exc. W.18.7' Expl. P1.12916 and exc. E.9", Blk. 8, D.L.116, P1.1236; 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.116, 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. P1.9453, S.D.13 & 14, Blk.8, D.L.116N $\frac{1}{2}$, Plan 1236; Lot 13 E $\frac{1}{2}$, Blk.8, D.L.116, Plan 1236; Lot 12, Blk.8, D.L.116, Plan 1236; Lot 11, Blk.8, D.L.116N $\frac{1}{2}$, Plan 1236; Lots 1, 2, 3, 4 & 5, Blk.8, D.L.116, 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.116/186, Plan 1236; Lot 9, Blk.8, D.L.116N $\frac{1}{2}$, Plan 1236; Lot 10, Blk.8, D.L.116, 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 - the entire block bounded by Hastings Street, Boundary Road, Albert Street and Esmond Avenue.

The applicant requests rezoning in order to develop 213 apartment units in two (2) towers and 47,193.5 sq.ft. of commercial space.

All persons who deem their interest in property affected by the proposed By-laws and wish to register an opinion may appear in person, by attorney or by petition at the said Hearing.

A copy of the proposed By-laws may be inspected at the office of the undersigned any time between 08:30 h and 16:30 h, Monday to Friday inclusive (excepting Public Holidays) up to 16:30 h on Tuesday, 1980 February 19.

James Hudson
MUNICIPAL CLERK