

1990 JULY 24

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1990 July 24 at 7:30 p.m.

PRESENT: Acting Mayor F.G. Randall (In the Chair)

Alderman R.G. Begin  
Alderman D.P. Drummond  
Alderman E. Nikolai  
Alderman L.A. Rankin  
Alderman J.M. Sawicki  
Alderman J. Young

ABSENT: Mayor W.J. Copeland  
Alderman D.R. Corrigan

STAFF: Mr. A.L. Parr, Director Planning & Building Inspection  
Mr. K. Ito, Senior Planner  
Mrs. M. Pasqua, Acting Administrative Officer II

The Public Hearing was called to order at 7:30 p.m.

Council was advised that an error was made in advertising for the Public Hearing.

The advertisement appeared in the 1990 July 14 issue of the Burnaby Now but was not rerun on Wednesday, 1990 July 18 as instructed.

Advertisements were placed in the Friday, 1990 July 20 and Saturday, 1990 July 21 editions of the Vancouver Sun.

1. FROM P6 REGIONAL INSTITUTIONAL DISTRICT AND R4 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON OAKALLA DEVELOPMENT PLAN GUIDELINES) AND P3 PARK AND PUBLIC USE DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 39, 1990" - BYLAW NO. 9422

Rezoning Reference #100/89

Parcel F Exc. part subdivided by Plan 56859, D.L.s 83, 84, 93 & 94, Ref. Pl. 55300; Part of Parcel C (427684E), Grp, 1, D.L. 94

5700 and 5964 Royal Oak Avenue (Oakalla lands)

The purpose of the proposed rezoning bylaw amendment is to rezone the subject lands in conformance with the Oakalla Development Plan and establish the major components of the Development Plan including the road network, parkland, and development areas.

A letter dated 1990 June 18 was received from A. & J. Springer, 5955 Elgin Place requesting improvements to the existing overhead wiring on Elgin Place in conjunction with the development along Oakland Street.

Mr. Ian Carter, Architect for the development proposal representing the firm Waisman, Dewar, Grout and Carter, residing at 3894 S.W. Marine Drive, Vancouver, addressed members of Council providing the basic concepts with respect to the Oakalla site development. Mr. Carter advised that of the 73 acres comprising the Oakalla lands, 35 acres are slated for development which will consist of 565 residential units. Preservation of existing trees and attractive landscaping are two very important components of the development proposal. Mr. Carter assured Council that the residents on Oakland Street will maintain the view they currently enjoy as the development proposal will be one storey lower than the existing homes on Oakland Street.

In response to an enquiry from Council, Mr. Carter confirmed that there would be no single family dwellings included in the proposed development plan.

Mr. John Mundigel, 5883 Royal Oak Avenue addressed members of Council enquiring as to where the five storey development would be located on the site and the type of buffering that would be used to separate the proposed development from the existing surrounding neighbourhoods.

Mr. Roger Deppiessé, 5312 Oakland Street addressed members of Council advising that he was in opposition to Comprehensive Development zoning in a single family residential district. Mr. Deppiessé also enquired as to the extent of the widening of Oakland Street which would put a further strain on the existing residential streets with the addition traffic generated by the new development.

Ms. Brenda Felker, 5835 Elgin Place addressed members of Council enquiring as to the type of screening that would be provided separating the proposed development from the existing single family residences. Ms. Felker also suggested that some type of visual computer mapping and models be provided in order to clearly indicate where the proposed development will be situated within the Oakalla lands.

Mr. Ian Carter, Architect residing at 3854 S.W. Marine Drive, Vancouver, B.C. addressed members of Council confirming that he would provide addition visual material and a small scaled model of the development proposal at the 1990 August 28 Public Hearing.

Mrs. Anita Sprenger, 5955 Elgin Place addressed members of Council enquiring if the existing overhead wiring on Elgin Place would be undergrounded as a result of the proposed Oakalla development proposal. Mrs. Sprenger noted that all of the wiring on Baffin Place has been undergrounded.

Mr. Yong Chiu, 5961 Royal Oak Avenue addressed members of Council and made enquiries regarding the proximity of roads to his property line.

Mr. Brian Ratzcliffe, residing at #206, 6105 Kingsway, Burnaby advised that he was at the Public Hearing to speak on behalf of the Honourable Elwood Vouch who was unable to attend the Hearing due to a previous commitment.

Mr. Ratzcliffe recalled that under a previous Council, and this current Council, two public information meetings were held with the promise that much more feedback would be sought in the public meeting process.

Mr. Ratzcliffe suggested that Council should now consider having more public meetings as the 73 acre undertaking will have a tremendous impact on Burnaby.

In response to an enquiry from Council Mr. Ratzcliffe advised that the Honourable Elwood Veitch is in favour of the proposed Oakalla lands re-development project.

Council, for Mr. Ratzcliffe's benefit, reviewed the public information meetings that were held regarding the Oakalla lands and subsequently requested Mr. Ratzcliffe to advise his Ministry that because the Oakalla lands re-development proposal is now in the Public Hearing process, Council is precluded from receiving any further communication on this rezoning application once the Public Hearing has been terminated.

Mr. Edmund Zenger, 5995 Elgin Place addressed members of Council making reference to the undergrounding of existing overhead wiring on Elgin Place.

In response to Mr. Zenger's comments, Mr. A.L. Parr, Director Planning and Building Inspection advised that the proposed undergrounding of overhead wiring is being considered for the roads that are abutting the site, i.e. primarily Oakland and Royal Oak Avenue. However, Mr. Parr undertook to discuss this matter with the developer.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 5700 and 5964 Royal Oak Avenue from P6 Regional Institutional District and R4 Residential District to CD Comprehensive Development District (based on Oakalla Development Plan guidelines) and P3 Park and Public Use District.

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN SAWICKI:

"THAT this Public Hearing relating to Rezoning Reference #100/89 - Bylaw No. 9422 be now adjourned to 1990 August 28 at 7:30 p.m. in the Council Chamber, Burnaby Municipal Hall."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:45 p.m.

\* \* \* \* \*

1990 AUGUST 28

The Public Hearing regarding RZ #100/89 - Oakalla Lands was RECONVENED in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1990 August 28 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Alderman R.G. Begin  
Alderman D.R. Corrigan  
Alderman D.P. Drummond  
Alderman L.A. Rankin (Arrived 7:50 p.m.)  
Alderman J.M. Sawicki  
Alderman J. Young

ABSENT: Alderman E. Nikolai  
Alderman F.G. Randall

STAFF: Mr. A.L. Parr, Director Planning & Building Insp.  
Mr. D.G. Stenson, Deputy Director Planning & Building Insp.  
Mr. C.A. Turpin, Municipal Clerk  
Mr. S. Cleave, Committee Secretary

The Public Hearing was RECONVENED at 7:30 p.m.

An undated letter was received from Ed and Leslie Zenger, 5995 Elgin Place, opposing the Oakalla Land rezoning application

A letter dated 1990 August 24 was received from Heinz Dobbeck, 5831 Baffin Place, opposing the Oakalla Land rezoning application.

A letter dated 1990 August was received from Steve Mancinelli, providing extensive comments regarding the Oakalla Lands redevelopment. Mr. Mancinelli encouraged Council to rethink the project and look for a better means of environmentally sustainable development.

Mr. Arnie Fullerton, Planner for the British Columbia Building Corporation, addressed members of Council describing the basic layout of the Oakalla site. Thirty-five acres of the 70 acre site are slated for development. This is a 6 year development that will begin in the Fall of 1992. The current proposal for overall density is 8 units per acre and the highest building will not exceed 5 storeys.

Jane Durante, Landscape Architect for the British Columbia Building Corporation, addressed members of Council describing the landscape layout for the proposed Oakalla development. The major thrust of the open space development is a diagonal walkway. A community park is planned for the centre of the site and as many of the existing trees as possible will be retained. A storm water retention pond will be located toward the bottom of the site.

Mr. Roger Deppiessa, 5312 Oakland Street, addressed members of Council and presented a 189 signature petition opposing the proposed Oakalla Lands development. Mr. Deppiessa expressed concern about the traffic problems the proposed development may generate and requested single family dwellings on the site.

Mr. Ralph John, 6669 Colborne Avenue, addressed members of Council in opposition to the rezoning application. Mr. John requested that more public meetings be held before a rezoning decision is made on this property. The speaker indicated his preference for single family dwellings for the Oakalla site and enquired as to how much green space will be preserved and how many existing trees will be retained.

Mr. Frank Gazzola, 5046 Grafton Street, addressed members of Council requesting that more public meetings be held before a rezoning decision is made for this parcel of land. Mr. Gazzola further advised that residents surrounding the Oakalla site do not want to lose their view of Deer Lake.

Mr. Don Brown, 4521 Watling Street, addressed members of Council requesting development of single family dwellings for part of the Oakalla site. Mr. Brown also expressed concern about traffic congestion and Deer Lake pollution that may result from the proposed development.

Mr. Bill Smith, 5852 Forglan Drive, addressed members of Council expressing concern regarding view obstruction and traffic congestion that may result from the proposed development. Mr. Smith further advised that he preferred single family development and non market housing scattered throughout the site.

Brenda Felker, 5835 Elgin Place, addressed members of Council expressing concern about possible noise and pollution resulting from the close proximity of the proposed road, Oakmount Crescent, to her home. She also enquired if Oakmount Crescent will be on a bus route.

Cordel Couillard, 5125 Buxton Street, addressed members of Council in opposition to the rezoning application. Mr. Couillard requested more public meetings before a rezoning decision is made for this property and also advised that he preferred single family dwellings on the site.

Mr. John Hanna, 4835 Royal Oak, addressed members of Council expressing concern about the traffic problems the proposed development might generate.

Mr. Gordon Fraser, 6249 Denbigh Avenue, addressed members of Council expressing concern about the height of the proposed multiple family dwellings and stating he did not favor buildings more than approximately 3 storeys high.

Mr. Ron Bates, 5858 Baffin Place, addressed members of Council expressing a desire for more public meetings before a rezoning decision is made. Mr. Bates preferred some single family dwellings on the site and also requested a chronology of events explaining the alternatives considered by Council for the Oakalla site and why this proposal does not contain single family units.

Mr. Ron Bates, 5858 Baffin Place, addressed members of Council expressing a desire for more public meetings before a rezoning decision is made. Mr. Bates preferred some single family dwellings on the site and also requested a chronology of events explaining the alternatives considered by Council for the Oakalla site and why this proposal does not contain single family units.

Mr. John Mundigel, 5883 Royal Oak addressed members of Council in opposition to the rezoning proposal and suggested the Oakalla lands be turned into a park.

Mr. Douglas Porter, 3782 Thurston Street, addressed members of Council expressing concern about the possible consequences of having 1300 to 1500 people living on the Oakalla lands. Mr. Porter advised that studies indicate crime rates increase as population densities increase.

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN SAWICKI:

"THAT this Public Hearing relating to Rezoning Reference #100/89 be now adjourned."

CARRIED UNANIMOUSLY

\* \* \* \* \*

1991 JANUARY 22

The Public Hearing regarding RZ# 100/89 - Oakalla Lands was RECONVENED in the James Cowan Theatre, 6450 Deer Lake Avenue, B.C. V5G 2J3 on Tuesday, 1991 January 22 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Alderman D.G. Evans  
Alderman D.A. Lawson  
Alderman L.A. Rankin  
Alderman C.M. Redman (arrived 8:25 p.m.)  
Alderman J. Young

ABSENT: Alderman D.R. Corrigan  
Alderman D.P. Drummond  
Alderman E. Nikolai

STAFF: Mr. A.L. Parr, Director Planning and Building Inspection  
Mr. K. Ito, Senior Planner  
Ms. M. Pasqua, Administrative Officer  
Mr. S. Cleave, Committee Secretary

The Public Hearing was RECONVENED at 7:30 p.m.

A letter dated 1991 January 22 was received from Margaret Kilbride, 5987 Royal Oak Avenue, Burnaby regarding the increase in traffic which has been rerouted off of Kingsway without traffic control.

A petition containing 103 signatures and dated 1991 January 17 was received objecting to the rezoning of the Oakalla lands to comprehensive development. The petition read as follows:

"We the residents of the Forglen area object to the proposed rezoning of the Oakalla Lands to 'CD'. If there has to be a residential section, we want it zoned 'R4' in keeping with the surrounding **neighbourhoods.**"

1991 January 22

A letter dated 1990 January 22 was received from Heinz Dobbeck, 5831 Baffin Place expressing concern regarding the loss of his view as a result of the proposed development on the Oakalla lands. Mr. Dobbeck further stated his concern regarding population density and an increase in traffic on Oakland Street.

As a suggestion for view preservation, Mr. Dobbeck suggested that the landscape buffer which runs along the northern portion of areas 8 and 9 be extended to the eastern portion of areas 9 and 10B. This buffer would act as a transitional area to the abutting park.

Mr. John Robinson, Vice President Real Estate, British Columbia Building Corporation addressed members of Council advising that the B.C. Building Corporation is a Crown Corporation and the legal owner of the Oakalla lands. For the benefit of Council and the audience, Mr. Robinson provided a brief overview of what has transpired to date with respect to the phasing out of the Oakalla prison. The speaker provided details with respect to the public information process which had been undertaken by the British Columbia Building Corporation and mentioned that 295 people had attended the public information display at the Burnaby Municipal Hall in 1990 October.

Mr. Arnie Fullerton, Director of Planning and Urban Development, Waisman Dewar Grout Carter Inc. addressed members of Council as a member of the project team for the proposed development of the Oakalla lands. Mr. Fullerton proceeded to show a slide presentation, providing specific details with respect to the overall development, providing proposal. Mr. Fullerton also discussed the results of the public information display which was set up in the lobby of the Burnaby Municipal Hall.

Ms. Jane Durante, Landscape Architect with the firm Durante and Partners addressed members of Council as a member of the project team and provided details with respect to the allocation and design of public open green space, bicycle trails, wheelchair access and pedestrian walkways which are distributed throughout the proposed development. Ms. Durante delivered her presentation with the benefit of a slide presentation. In conclusion the speaker assured Council that measures have been taken to protect existing mature trees throughout the entire site.

Mr. John Albert De Forest, 5045 Buxton Street, Burnaby addressed Council and provided a suggestion that Oakmount be designated as a one way street which will enable traffic to turn southbound on Royal Oak Avenue without having to cross traffic. Mr. De Forest supports a one storey above ground development.

Mr. Ronald Johnstone, 5450 Forglen Drive, Burnaby addressed Council members advising that he did not receive any notice of the public hearing. Mr. Johnstone questioned if there has been an provision made for parking within the site as the developer for the proposal had not addressed this concern. Mr. Johnstone also questioned the adequacy of child care facilities, schools and public transportation to meet the demands of additional residents in the area.

Mr. Vince Verlaan, 6110 Price Street, Burnaby addressed Council advising that he enjoyed the existing wildlife and enquired what impact the development would have on the local habitat. Mr. Verlaan was of the opinion that the redevelopment of the B.C. penitentiary site in New Westminster was not well thought out and suggested that this be taken into consideration during the development process of the Oakalla lands.

Mr. James Alan Tarling, 5067 Dover Street, Burnaby addressed Council and enquired how many vehicles will be generated from 565 residential units and if parking provision for these vehicles has been included in the development proposal. Mr. Tarling also enquired if the local schools would be able to handle additional enrollment and if existing public utilities would meet the needs of additional housing development in the area.

In conclusion the speaker voiced his displeasure with the first two public hearings regarding the Oakalla lands being held in the summer months of July and August when a great number of residents are on vacation.

Mr. Bill Smith, 5852 Forglan Drive, Burnaby addressed Council advising that he was a long time resident of the area and felt very hesitant toward such a drastic change in the area. Mr. Smith objected to the concentration of non-market housing in one area on the site.

In response to an enquiry from Council as to whether Mr. Smith would support seniors housing, Mr. Smith advised that he would support a small percentage of seniors and non-market housing which would be dispersed throughout the site as opposed to being concentrated in one location.

Mr. Robert Renwick Gardner, 6176 Denbigh Avenue, Burnaby addressed Council with a concern regarding pollution that would result from on-site construction. Mr. Gardner suggested there would be runoff from the property into the lake and suggested that Council consider setting up a means of treatment for this runoff prior to commencement of construction. With reference to the \$1,000,000 contribution of the Provincial Government for cleanup of the lake, Mr. Gardner was of the opinion that the monies would be wasted unless people were properly educated on environmental matters.

Mr. Ross Robinson, 6872 Bromley Court, Burnaby addressed Council and advised that he felt the development plan was well thought out. Mr. Robinson enquired as to how much control British Columbia Building Corporation has over the lands during the development process.

In response to Mr. Robinson's enquiry, the Director Planning and Building Inspection advised of the two-stage process; the first stage being the actual rezoning of the lands and the second stage being the review and public hearing for each specific proposal.

Mr. Heinz Dobbeck, 5831 Baffin Place, Burnaby addressed Council advising that he currently enjoys a beautiful view of Deer Lake, Burnaby Mountain and the North Shore Mountains. If the development proposal proceeds as designed, Mr. Dobbeck advised that his view will be totally blocked and therefore requested that further amendments be made to the plan prior to the rezoning being adopted.

Mr. Dobbeck advised that staff have been adamant that two storey buildings behind his property will not block his view. Regardless, Mr. Dobbeck indicated that this development will clearly block the view of the lake and also of the mountains. As a solution for maintaining the view, Mr. Dobbeck suggested that the landscape buffer space which runs along the northern portion of areas 8 and 9 be extended to the eastern portion of areas 9 and 10B. The buffer would act as a transitional area to the abutting park.

Alderman Redman arrived at the Public Hearing at 8:25 p.m.

Mr. Frank S. Gazzola, 5046 Grafton Street, Burnaby addressed Council and stated that double density for this land would not be appropriate in that it would not be in harmony with the existing neighbourhood. Mr. Gazzola was concerned with traffic that would be generated from the area and would be short-cutting through the side streets. Mr. Gazzola also pointed out that there were no "active" parks planned for the site, i.e. to accommodate soccer, baseball, etc.

In conclusion Mr. Gazzola stated his opposition to this rezoning proposal and requested that Council phase out the Comprehensive Development zoning and maintain the same population density for this site as exists in the surrounding neighbourhood.

Mr. Ronald Solomon, 5749 Forglen Drive, Burnaby addressed Council advising that he did not receive notice of the Public Hearing. Mr. Solomon advised that he had a 103 signature petition that he wished to present to Council which reads as follows:

"We the residents of the Forglen area object to the proposed rezoning of the Oakalla lands to "CD".  
If there has to be a residential section, we want it zoned "R4" in keeping with the surrounding neighbourhoods"

Mr. Solomon advised that his reasons for opposing this rezoning application are increased density, loss of views, traffic, noise, pollution and a strain on the existing school enrollment.

Mr. Ronald Bates, 5850 Baffin Place, Burnaby addressed Council in objection to high density development on the Oakalla lands. Mr. Bates enquired as to why a single family development component had not been introduced into the development proposal and also questioned what the citizens' options or opportunities are to change what is being proposed.

The Director Planning and Building Inspection then provided an explanation of the various housing types and the process followed in determining where the housing types are distributed throughout the Municipality, taking into consideration the need and suitability of certain locations and the protection of other locations.

Mr. John Albert De Forest, 5045 Buxton Street, Burnaby again addressed Council requesting than an additional Public Hearing be scheduled and that notice of such Public Hearing be circulated to a wider area in the neighbourhood. Mr. De Forest felt that there were more people who would have liked to attend the Public Hearing but were not duly notified.

Mr. John Mundigel, 5883 Royal Oak Avenue, Burnaby addressed Council in opposition to the rezoning application for reasons of increased traffic and parking congestion and the loss of view of Deer Lake.

Ms. Mary Gardner, 6176 Denbigh Avenue, Burnaby addressed Council advising that she supported single family development but that she did not support the development of large, single family residences with 4,000 sq. ft. plus. The speaker also voiced her support for various income level housing.

Mr. Ivan Franta, 5459 Forglen Drive, Burnaby addressed members of Council advising that he had asked questions as a result of previous Public Hearings but had yet to receive the answers needed. Mr. Franta suggested that the local schools would need to be looked at in terms of growing enrollment, and that matters of parking and traffic congestion need to be addressed.



Mr. Roger Deppiesse, 5312 Royal Oak Avenue, Burnaby addressed Council and reiterated the statement from the British Columbia Building Corporation that they "wish to retain the quality of the neighbourhood". Mr. Deppiesse stated that the neighbourhood is predominantly single family dwellings. The speaker indicated that he had not witnessed any recent traffic counts being taken in the area and suggested that all of the additional traffic coming out of the new development will feed onto the local residential streets.

In conclusion Mr. Deppiesse advised that he, along with the majority of the residents, opposes this rezoning proposal.

Ms. Rhea Lust, 5858 Baffin Place, Burnaby addressed Council advising that she was not in favour of multiple family housing on the Oakalla lands. Ms. Lust considered the Oakalla lands to be prime property to be used to everyone's advantage. The speaker therefore suggested that the Municipality has a fortunate opportunity to retain the land for park purposes.

Mr. Michael Day, 6210 Pearl Avenue, Burnaby addressed Council in opposition to the proposed rezoning. Mr. Day suggested that there was no guarantee that there would be "usable" green areas which people could actually use and enjoy.

Mr. Ronny Coutts, 5691 Forglen Drive, Burnaby addressed Council in opposition to the rezoning proposal and advised Council that he was in support of single family development on the Oakalla lands.

Mr. Donald Willoughby, addressed Council advising that he was not a Burnaby resident but rather, because he is employed in the Municipality he wished to take the opportunity to oppose the comprehensive development zoning of the Oakalla lands and state his preference for single family development.

Mr. Mark Dirden, 9521 Cardston Court, Burnaby addressed Council in opposition to the rezoning proposal and suggested that the other residents who oppose the rezoning proposal should make their statement known to the owners and developers of the subject lands.

Ms. Sandra Stevens, 5660 Sardis Street, Burnaby addressed Council and advised that she did not receive notification for the Public Hearing. Ms. Stevens advised Council that she opposed high density development on the Oakalla lands and suggested that parking and the environment were her two main concerns. In concluding, Ms. Stevens requested that Council give the process one more chance and that they hear the opinions from more citizens before making a decision.

Mr. Robert Steckler, 6269 Denbigh Avenue, Burnaby addressed Council and advised of his opposition to the rezoning proposal. Mr. Steckler was of the opinion that the traffic situation in the area has not been properly addressed.

Mr. James Pavey, 5625 Oakglen Drive, Burnaby addressed Council in opposition to the rezoning proposal and requested that the Oakalla lands be retained for park purposes.

Mr. Roger Deppiesse, 5312 Royal Oak Avenue, Burnaby again addressed Council and enquired as to when Council would vote on the project.

In response to Mr. Deppiesse's enquiry the Director Planning and Building Inspection advised that the bylaw for the Oakalla rezoning will be placed before Council for second reading at the regular Council Meeting to be held 1991 January 28.

Ms. Maureen Plume, 5620 Oakglen Drive, addressed Council and made a request that the British Columbia Building Corporation put aside the Oakalla lands for future park purposes. Ms. Plume also advised that her second preference would be single family development.

Mr. Dan Grisenthwaite, 7275 Salisbury Avenue, Burnaby addressed Council advising that he has been a resident of Burnaby for 70 years and had seen a lot of changes in the Municipality. Mr. Grisenthwaite requested that the Oakalla lands be retained for park purposes and opposed the current proposal for housing development.

Ms. Doreen Adorn, 6092 Selma Avenue, Burnaby addressed Council advising she was a 17 year resident of Burnaby and is in opposition to the proposed Oakalla rezoning. Ms. Aydon stated her preference for single family housing development.

Mr. Frank Gazzola, 5046 Grafton Street, Burnaby again addressed Council and made reference to a petition which had been handed to the Clerk earlier in the evening. Mr. Gazzola enquired as to what would happen to the petition once the Public Hearing was terminated.

In response to Mr. Gazzola's enquiry, the Administrative Officer advised that a copy of the petition will be provided to each individual Council Member and that the original petition will form part of the record for the rezoning application.

Ms. Kathy Johnson, 5760 Burns Place, Burnaby addressed Council advising that she would like to see some townhouse development on the Oakalla lands.

Ms. Daphne Carr, 6269 Pearl Avenue, Burnaby addressed Council advising she was opposed to the rezoning application for the Oakalla lands and supported single family development.

Ms. Bansibala Gandhi, 6289 Pearl Avenue, Burnaby addressed Council and advised of her opposition to the rezoning application. Ms. Gandhi was of the opinion that the increased traffic that would flow from the new development would be totally unacceptable.

Mr. Ross Robinson, 6872 Bromley Court, Burnaby again addressed Council advising that he was in support of the development proposal which included a broad range of housing types.

Mr. George Letkeman, 5176 Willingdon Avenue, Burnaby addressed Council advising that this rezoning proposal is an attempt to maximize the use of prime property in the Municipality. Mr. Letkeman requested that Council consider ongoing upkeep of the development once it is completed so that it is maintained at an acceptable level.

Ms. Darlene Gazzola, 5046 Grafton Street, Burnaby addressed Council in opposition to the rezoning application and stated her preference for single family development and park land.

Mr. Edmund Zenger, 5995 Elgin Place, Burnaby addressed Council in opposition to the rezoning proposal and stated his preference to retain the land as park.

Ms. Arlene Solomon, 5749 Forglen Drive, Burnaby addressed Council in opposition to the rezoning application and suggested that parking will be a real problem in the area. Ms. Solomon advised that she was a visiting home care nurse and because she is in the area quite often she has trouble accessing her patients because she can not find a place to park.

Mr. Welden Wong, 5121 Dover Street, Burnaby addressed Council in opposition to the rezoning application, suggesting that it would create more traffic and parking problems in an already congested area.

Ms. Kathleen Lee Bidoka, 5055 Grafton Street, Burnaby addressed Council in opposition to the rezoning proposal and advised that traffic congestion is already a problem being experienced in the area.

Mr. Giovanni Campeotto, 6075 Selma Avenue, Burnaby addressed Council advising that the development of Metrotown has created a hardship on the neighbourhood in terms of traffic and is therefore opposed to any future development in the area including the Oakalla lands. Mr. Campeotto stated his preference for the land to be used as park.

Mr. Ken Collier, 4985 Grafton Street, Burnaby addressed Council and stated that the rezoning proposal was a very complex undertaking for the citizens to fully understand. Mr. Collier stated that traffic problems are of great concern to many residents and his personal preference would be for single family development and green space on the Oakalla lands.

Mr. Bruce Stevenson, 6158 Elgin Avenue, Burnaby addressed Council and advised that he was concerned regarding school enrollment and whether or not the existing educational facilities could handle the additional children that would be living in the area. Mr. Stevenson concluded by stating his opposition to the rezoning proposal.

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

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #100/89 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:40 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER