

SEPTEMBER 14, 1965

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Tuesday, September 14, 1965, at 7:30 p.m. to receive representations relating to proposed amendments to "Burnaby Zoning By-Law, 1965".

PRESENT:                   Reeve A. H. Emmott in the Chair;  
                              Councillors Blair, Dailly,  
                              Drummond, Herd

His Worship, the Reeve, outlined the purpose of a Public Hearing and the procedures to be followed at it.

The following are the particulars of the proposed amendments, which involve rezonings:

(1) FROM TOURIST COMMERCIAL DISTRICT (C5) TO  
MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

- (a) Lot 1, Explanatory Plan 16419, R.S.D. "C", S.D. "B" and 20, Blocks 4 and 5, D.L. 125, Plans 3347 and 3520
- (b) Parcel "C", Reference Plan 15235 except Explanatory Plan 16419, S.D. "B" and 20, Blocks 4 and 5, D.L. 125, Plans 3347 and 3520
- (c) Lot 19, except Sketch 12407, Blocks 1/4 and 6, D.L. 125, Plan 3520
- (d) Lot 18 West 1/2, Sketch 9639, except Sketch 9640, Blocks 1/4 and 6, D.L. 125, Plan 3520
- (e) Parcel One, Explanatory Plan 9640, S.D. 18, Blocks 1/4 and 6, D.L. 125, Plan 3520
- (f) Lot 17, Except Reference Plan 17221, Blocks 1/4 and 6, D.L. 125, Plan 3520
- (g) Parcel "A", Explanatory Plan 12407, S.D. 19, Blocks 1/4 and 6, D.L. 125, Plan 3520
- (h) Lot 18, Except Sketch 9639, Blocks 1/4 and 6, D.L. 125, Plan 3520

(The above properties lie in that area bounded by Springer Avenue on the West, Broadway on the North, Holdom Avenue on the East and Lougheed Highway on the South, save and except that parcel located at the North-West corner of Lougheed Highway and Holdom Avenue which is described as Parcel "A", Reference Plan 17221, S.D. 17, Blocks 1/4 and 6, D.L. 125, Plan 3520).

Mr. J. B. Nesbitt, 5429 Lougheed Highway, appeared and advised that he was the owner of one of the lots involved. He indicated he was opposed to the rezoning proposal because he presently operated a motel on the lot and did not want this operation to become non-conforming.

The Planning Director confirmed that the motel would be a non-conforming use if the land was rezoned to RM1. He added that the owner could continue to operate the motel but there could be no expansion except for minor maintenance improvements.

Mr. Nesbitt explained that his property was zoned to its present category 5 or 6 years ago and that his livelihood depended on being allowed to continue the business.

Mr. D. Kelly, 5655 East Broadway, appeared and expressed opposition to the rezoning proposal. He pointed out that there were a great number of children in the area and that the establishment of apartments would overtax the road system and possibly cause serious traffic problems. He submitted that at least a portion of the subject properties should be made a park.

Mr. N. Wilson, 5537 Lougheed Highway, stated that he supported the rezoning proposal.

(2) FROM RESIDENTIAL DISTRICT FIVE (R5) TO  
MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

- (a) Lot 1, Block "A", D.L. 35, Plan 5096 AND  
Lot "A", S.D. 2, Block "A", D.L. 35, Plan 6952

(The above properties are located on the South-East corner of Boundary Road and Burke Street extending a distance of approximately 414 feet along Burke Street and approximately 222 feet along Boundary Road).

Mr. K. F. Boutell, 3701 Burke Street, presented a petition signed by 31 owners of neighbouring properties objecting to the proposed rezoning.

A letter from Messrs. Batyi, Bussanich and Bradley expressing favour with the application was submitted.

- (b) Parcel "A", Explanatory Plan 9924, Block 24, D.L. 29,  
Plan 3035

(Located on the Northerly side of Fourteenth Avenue from a point approximately 158 feet West of Mary Avenue Westerly a distance of 55 feet).

Mr. G. Woods, 7645 Mary Avenue, submitted a petition signed by 72 persons objecting to the rezoning proposal. He explained that he would also wish the petition to be registered as opposition to the rezoning proposals shown on the Agenda as 3(a) and 12(b). In addition to the remarks contained in the petition, Mr. Woods expressed an objection to the description given in the Planning report to properties in the area. He also suggested that the establishment of apartments would result in increased traffic movements on streets in the area and would also serve to overtax school facilities. Mr. Woods stated that advancing the rezoning proposal would cause neighbouring properties to become devaluated.

Letters from the owner and applicant, respectively, Mr. F. B. Street and Grouse Titles Ltd., agreeing to the prerequisites established by Council in connection with the proposed rezoning, were submitted.

(3) FROM RESIDENTIAL DISTRICT FIVE (R5) TO  
MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

- (a) Lots 7/8/9, Block 19, D.L. 29, Plan 3035

(The above properties are located on the South side of Fourteenth Avenue commencing at a point 132 feet West of Mary Avenue and extending Westerly a distance of 198 feet).

Mr. R. L. Chartier, 7551 Mary Avenue, appeared and stated that he was opposed to the rezoning.

Mr. T. F. Innes, 7736 Mary Avenue, stated that he concurred in the views expressed by Mr. Woods.

Mr. C. M. Richards wrote expressing favour with the rezoning proposal.

Mr. T. Johnstone, 7474 - 14th Avenue, and Mr. G. Comfoltey, 7466 - 14th Avenue advised that they supported Mr. Richards.

- (b) Lot 1, Blocks 38/39, D.L. 35, Plan 3559  
(Located on the East side of Smith Avenue approximately  
116 feet North of Gilpin Street).

Mr. Brammall, Barrister and Solicitor, appeared on behalf of the applicants. of this rezoning proposal plus the one shown on the Agenda as 4(b). He suggested that the entire area in the vicinity of the subject properties was admirably suited for apartment development.

Mr. H. Phillips, 4780 Smith Avenue, submitted a letter supporting the rezoning proposal if the whole block was considered and not the subject lot in isolation.

Mr. H. Seifert, 3795 Grandview Highway (the owner of property at 4792 Smith Avenue) expressed concurrence with Mr. Phillips.

Mr. C. C. Sutherland, 3820 Moscrop Street, appeared in connection with both Items 3(b) and 4(b) on the Agenda, and expressed concurrence with Mr. Phillips.

(4) FROM RESIDENTIAL DISTRICT FOUR (R4) TO  
MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

- (a) Lots 16 and 24, S.D. 2, Blocks 1 and 2, D.L. 207, Plan 4032

(These properties are located on the South-East corner of Pandora Street and Barnet Road).

Mr. R. M. Goldberg, 4430 West 7th Avenue, Vancouver, B.C., the owner/ applicant, spoke in favour of the proposal and advised that the properties had now been consolidated in the manner suggested in the Planning report.

- (b) Lot 2, Block 37, D.L. 35, Plan 3427

(Located on the South side of Moscrop Street approximately  
126 feet East of Smith Avenue).

Mrs. C. Harper wrote objecting to the rezoning proposal but indicated support of an area rezoning.

- (c) Lot "A", Reference Plan 8354, S.D. 13, Blocks 34/36,  
D.L. 35, Plan 1370

(Located at the North-East corner of Smith Avenue and  
Moscrop Street).

Mrs. M. Williams wrote in support of the application.

(5) FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO  
MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

- Lot 2, S.D. "A"; Block 14, D.L. 68, Plan 12188  
(Located on the South side of Sunset Street approximately  
150 feet East of Smith Avenue).

The Deputy Municipal Clerk stated that he had received a 'phone call from the owner indicating that he does not wish the rezoning advanced unless the stipulation concerning consolidation is effected.

(6) FROM RESIDENTIAL DISTRICT FOUR (R4) TO  
MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Lots 4/5/6, Block 86, D.L. 127, Plan 4953

(The above described Lots 4 and 5 are located on the North side of Hastings Street approximately 198 feet East of Springer Avenue, while the Lot 6 described is located on the South side of Capitol Drive from Springer Avenue Eastward a distance of approximately 318 feet).

Mrs. P. L. Wilks, 5229 Capitol Drive, stated that she had studied the Zoning By-Law and queried whether a penthouse was counted as a storey for purposes of the by-law. She added that she had already been advised in the Building Department that for the purposes of the Building By-Law a penthouse was regarded as a storey.

The Planning Director advised that a penthouse is not included in the definition of "storey" in the Zoning By-Law.

Mrs. Wilks advised that she would only support the proposed rezoning if development was limited to three storeys.

Mr. T. P. Ingham, 5246 Sunningdale Avenue, stated that he objected to the rezoning proposal unless the whole block was similarly rezoned.

Mr. Adams, 5223 Sunningdale Avenue, concurred with the views of Mr. Ingham.

Mr. W. E. Ellis, Barrister and Solicitor, on behalf of the applicant, wrote requesting a deferral of the application for two months in order to have an opportunity to consider the prerequisites attached to the rezoning.

(7) FROM RESIDENTIAL DISTRICT FIVE (R5) AND SPECIAL INDUSTRIAL DISTRICT (M4)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Lots 20/21/22 North Part and Lot 22 South 155 feet,  
Block 40, D.L's 151/3, Plan 3869

(These properties are located on the East side of Silver Avenue from the Right-of-way of the B.C. Hydro and Power Authority to a point approximately 388 feet South and extend a depth of approximately 221 feet).

The Deputy Municipal Clerk stated that he had received a telephone message from Mrs. Latimer, 6475 Telford Avenue, objecting to the proposal.

(8) FROM RESIDENTIAL DISTRICT FIVE (R5) TO  
MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

- (a) (i) Lots 1 and 2, Blocks 4 and Parts of 51/52,  
D.L's 153 and 33, Plan 1316  
(ii) Lot "A", S.D. 3/4, Block 51, D.L. 33, Plan 22303  
(Located on the East side of Willingdon Avenue from Grange Street to Grafton Street).

No one appeared in connection with this rezoning proposal.

- (b) Lots 17/18/19, Block 49, D.L's 151/3, Plan 1936  
(Located on the East side of McKay Avenue from a point approximately 118 feet North of Imperial Street, Northward a distance of approximately 198 feet).

The Deputy Municipal Clerk advised that the owner of the parcels, Mr. F. Burns, 6611 Marlborough Avenue, had indicated acceptance of the pre-requisites.

- (c) (i) Lot 2, except Plan 26490, Block 70, D.L. 33, Plan 4055
- (ii) Lot 1, except Sketch 10240 and except Plan 26490, Block 70, D.L. 33, Plan 4055
- (iii) Parcel "A", Sketch 10240, except Plan 26490, S.D. 1, Block 70, D.L. 33, Plan 4055

(Located on the North side of Grange Street from a point approximately 340 feet East of Chaffey Avenue, Eastward a distance of approximately 230 feet).

No one appeared in connection with this rezoning proposal.

- (d) Lots 5 to 8 inclusive, Block 8, D.L's 151/3, Plan 2155

(Located on the East side of Olive Avenue from James Street, Southerly a distance of approximately 258 feet).

Mrs. A. H. Short wrote on behalf of the owners of the properties involved agreeing to the stipulations attached to this rezoning proposal.

- (e) (i) Lot 2, except North 60 feet, Block 34, D.L. 34, Plan 1355
- (ii) Lot 3, Explanatory Plan 13071 and Lot 3, Except Explanatory Plan 13071, both of Block 34, D.L. 34, Plan 1355
- (iii) Lots 4 S $\frac{1}{2}$ , 5 S $\frac{1}{2}$ , 6 S $\frac{1}{2}$  and 7 S $\frac{1}{2}$ , Block 34, D.L. 34, Plan 1355
- (iv) Lot 8 S $\frac{1}{2}$ , except North 50 feet, Block 34, D.L. 34, Plan 1355
- (v) Parcel "A", Explanatory Plan 13003, S.D. 8, Block 34, D.L. 34, Plan 1355

(Located on the North side of Grange Street between Barker Avenue and Halley Avenue extending Northward along Barker Avenue a distance of approximately 182 feet and along Halley Avenue a distance of approximately 232 feet).

Mr. A. G. McCoy, 4238 Sardis Street, appeared and expressed concern at the Planning Department referring to the function of Grange Street as a traffic carrier. He also inquired about the location of the proposed lane. Mr. McCoy suggested that, if there was no access to Grange Street, there would be an abnormal use of the lane.

The Planning Director advised that the developers would be responsible for the provision of land for the lane and it would not be acquired from the abutting owners. He added that it would be necessary to consolidate the land under application and access would be from Barker Avenue and Halley Avenue.

- (f) (i) Lot 25, Blocks 47 and 49, D.L's 151/3, Plan 1936
- (ii) Parcel "B", Explanatory Plan 11914, Block 49, D.L. 153, Plan 1936
- (iii) Parcel "A", Explanatory Plan 9807, except Explanatory Plan 11914, S.D. 23/24, Block 49, D.L's 151/3, Plan 1936

(Located on the South-West corner of Maywood Street and Silver Avenue).

Mr. W. Hastie, 4339 Maywood Street, stated that he was opposed to the rezoning proposal. He submitted that residential single family dwellings in the area would be "boxed in" by apartments. He also objected to the observations in the Planning report concerning the condition of the homes in the area.

- (g) Lots 7 to 10 inclusive, S.D. 6, Block 10, D.L's 151/3, Plan 2389  
(Located on the East side of Wilson Avenue from a point approximately 223 feet South of Kingsway, Southward a distance of approximately 198 feet).

Mr. L. Sorenson appeared on behalf of the owners and expressed concern regarding one of the prerequisites to the rezoning.

In answer to a query, the Planning Director advised that it was a lane and not a road that was proposed from North to South with an intended width of 20 feet. He pointed out that the width of the service road suggested in the report had already been queried by Council and that he had been directed to look further into the need for a 66-foot width.

Mr. R. Metcalfe, 966 Wilson Avenue, explained that he was the owner of the Northern lot which was required for the proposed road. He expressed opposition to the rezoning proposal.

Mr. G. Irvine, 3802 West Grandview-Douglas Highway, the owner of Lot 7, stated that he would not sell his property for apartment purposes if it was to be used for a road.

Mr. W. Pugh, 5975 Kathleen Avenue, spoke and objected to the rezoning proposal, especially as he felt that home owners on Kathleen Avenue were getting "boxed in" with apartments. He also expressed annoyance with the reference in the Planning report to the condition of homes in the area.

(9) FROM RESIDENTIAL DISTRICT FIVE (R5) TO  
GENERAL COMMERCIAL DISTRICT (C3)

- (a) Lots 24/25, Block 12, D.L. 121, Plan 1054  
(b) Lot "C", Block 12, D.L. 121, Plan 16620

(Located on the North side of Pender Street from a point approximately 165 feet West of Willingdon Avenue, West a distance of approximately 116 feet).

Mrs. R. Townsend, 4448 Pender Street, asked whether apartments were planned in the 4400 Block Pender Street.

The Planning Director stated that he was not aware of any proposed apartment development.

Mr. G. McLean, agent for the owners, registered support for the application.

(10) FROM RESIDENTIAL DISTRICT FIVE (R5) TO  
MANUFACTURING DISTRICT (M1)

The Northwesterly part of Lot "A", D.L. 73, Plan 17737, comprising an area of approximately 18.3 acres.

(Located on the South-West corner of Grandview-Douglas Highway and Westminster Avenue, with a frontage on the Highway of approximately 900 feet and a flankage along the West side of approximately 1,200 feet).

The Deputy Municipal Clerk advised that the applicant had requested withdrawal of the application.

Mr. Saunders, 4929 Fulwell Street, inquired as to whether this meant that there would be no further action at this time.

He was advised that, in all probability, this would be the case.

It was agreed that, if the matter was revived, Mr. Saunders and D. Mossop, 5014 Hardwick Street, would be so notified by the Municipal Clerk.

(11) FROM RESIDENTIAL DISTRICT FIVE (R5) TO INSTITUTIONAL DISTRICT (PI)

Block 11 South 3 acres except West 548 feet, D.L. 32, Plan 812  
(Located on the West side of Nelson Avenue from a point approximately 150 feet North of Maitland Street, Northward a distance of approximately 159 feet).

Mr. M. Mack spoke in favour of the proposal on behalf of the applicants.

(12) FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

(a) Lot 18, S.D. 12/6, Block 18, D.L. 29, Plan 19194  
(Located on the North side of Thirteenth Avenue from a point approximately 138 feet East of Kingsway Easterly a distance of approximately 125 feet).

No one appeared in connection with this rezoning proposal.

(b) Lots "B" and "C", Block 24, D.L. 29, Plan 19908  
(Lot "B" is located on the North side of Fourteenth Avenue from a point approximately 214 feet West of Mary Avenue, Westerly a distance of approximately 120 feet. Lot "C" is located immediately to the North and extends along the Easterly side of Humphries Court to a point approximately 258 feet South of Sixteenth Avenue).

It was pointed out that the petition submitted by Mr. Woods earlier at the Hearing referred to this rezoning proposal.

(13) FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

Lot "F", S.D. 10 and 11, Block 19, D.L. 29, Plan 16965  
(Located on the South side of Fourteenth Avenue from a point approximately 72 feet West of Mary Avenue, Westerly a distance of approximately 60 feet).

Mr. V. Fielding, 7432 - 14th Avenue, asked why the property was being rezoned.

The Planning Director explained that the property is already being used in a manner befitting RM1 zoning and that it was felt prudent to rezone the lot.

(14) FROM MANUFACTURING DISTRICT (M1) TO GENERAL INDUSTRIAL DISTRICT (M2)

(a) That area bounded by Dawson Street on the North; Rosser Avenue, the East boundary of Block 15, West 116 feet, D.L. 119E $\frac{1}{2}$ , Plan 2855, and Sumner Avenue on the East; Highway 401 on the South; and Gilmore Avenue on the West.

(b) That area bounded by a line approximately 60 feet South of and parallel to Loughheed Highway, Delta Avenue, Juneau Street, Beta Avenue, the Right-of-way of the B.C. Hydro and Power Authority, Alpha Avenue, Dawson Street and Beta Avenue.

W. K. Ulzig and W. G. Galetzka, 4406 Dawson Street, asked the difference in M1 and M2 zoning.

The Planning Director advised of the difference and the permitted uses.

The owners expressed opposition on the grounds that they would not be able to expand their business if the rezoning proceeded.


Mr. Cook, 4126 Manor Street, enquired as to whether the rezoning proposal at hand will serve to expedite further rezonings to commercial use of land on the West side of Gilmore Avenue.

Mr. T. H. Wilkinson, 2283 Alpha Avenue, asked if auto wrecking or junk yards were permitted in the proposed zone.

He was advised that they were not.

The Hearing adjourned at 9:25 p.m.

Confirmed:

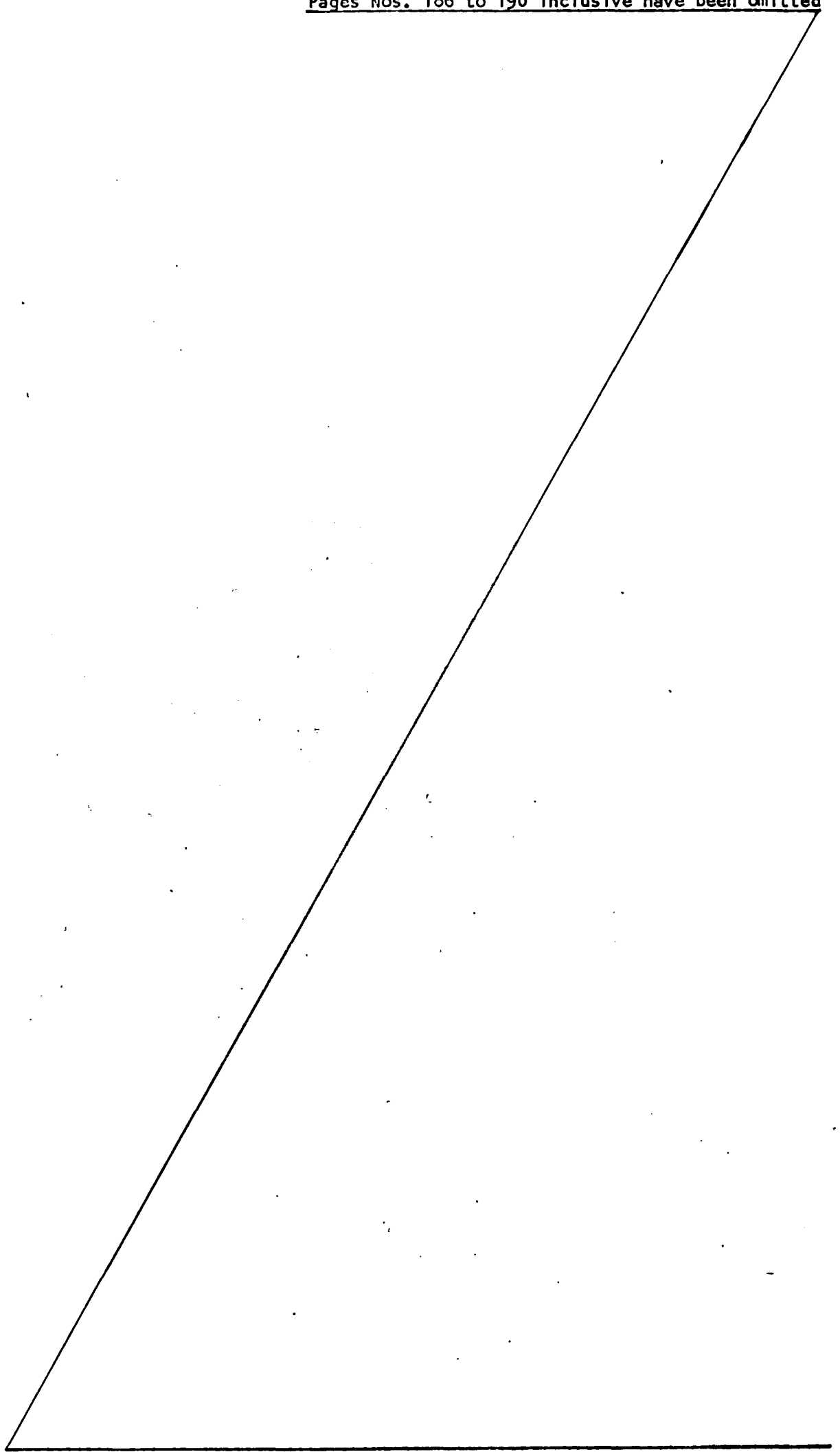
  
REEVE

Certified correct:

  
CLERK



Pages Nos. 186 to 190 inclusive have been omitted



PUBLIC HEARING

Tuesday, September 14, 1965

(1) FROM TOURIST COMMERCIAL DISTRICT (C5) TO  
MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

- (a) Lot 1, Explanatory Plan 16419, R.S.D. "C", S.D. "B" and 20, Blocks 4 and 5, D.L. 125, Plans 3347 and 3520.
- (b) Parcel "C", Reference Plan 15235 except Explanatory Plan 16419, S.D. "B" and 20, Blocks 4 and 5, D.L. 125, Plans 3347 and 3520.
- (c) Lot 19, except Sketch 12407, Blocks 1/4 and 6, D.L. 125, Plan 3520.
- (d) Lot 18 West  $\frac{1}{2}$ , Sketch 9639, except Sketch 9640, Blocks 1/4 and 6, D.L. 125, Plan 3520.
- (e) Parcel One, Explanatory Plan 9640, S.D. 18, Blocks 1/4 and 6, D.L. 125, Plan 3520.
- (f) Lot 17, Except Reference Plan 17221, Blocks 1/4 and 6, D.L. 125, Plan 3520.
- (g) Parcel "A", Explanatory Plan 12407, S.D. 19, Blocks 1/4 and 6, D.L. 125, Plan 3520.
- (h) Lot 18, Except Sketch 9639, Blocks 1/4 and 6, D.L. 125, Plan 3520.

(The above properties lie in that area bounded by Springer Avenue on the West, Broadway on the North, Holdom Avenue on the East and Loughheed Highway on the South, save and except that parcel located at the North-west corner of Loughheed Highway and Holdom Avenue which is described as Parcel "A", Reference Plan 17221, S.D. 17, Blocks 1/4 and 6, D.L. 125, Plan 3520)

Burnaby Zoning By-law 1965, Amendment By-law #12, 1965

Planning Department  
October 8, 1965  
Ref. #5/65

SEPTEMBER 14th PUBLIC HEARING

ITEM 1 (a-h)

This rezoning proposed was initiated by the Department as a means of implementing a portion of the Brentwood study adopted in principle by Council. The implementation at this time was prompted by two specific applications for rezoning involving properties at either end of the block. There were no stipulations attached.

In examining the proposed rezoning in detail there are three points of concern.

1. The existing sanitary sewer system does not serve the most westerly parcel. An extension is required.
2. There is no storm sewer system in this block. The creation of a more intense use in this block of approximately 9 acres with a high run-off factor without provision of a storm drainage system is of concern to both this Department and the Engineering Department.
3. Three of the parcels in the block have inadequate frontage to experience development without consolidation.

If Council is prepared to proceed with this amendment bylaw, it is recommended that the bylaw receive two readings and that Council attach such stipulations as it deems necessary to overcome the problems noted above. The applicants should then be advised that at such time as the stipulations are met, Council will proceed to adopt the bylaw.

PUBLIC HEARING

Tuesday, September 14, 1965

(2) FROM RESIDENTIAL DISTRICT FIVE (R5) TO  
MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

- (a) Lot 1, Block "A", D.L. 35, Plan 5096 AND  
Lot "A", S.D. 2, Block "A", D.L. 35, Plan 6952.

(The above properties are located on the South-east corner of Boundary Road and Burke Street extending a distance of approximately 414 feet along Burke Street and approximately 222 feet along Boundary Road).

Burnaby Zoning By-law 1965, Amendment By-law #13, 1965

Planning Department  
October 8, 1965  
Ref. #3/65

SEPTEMBER 14th PUBLIC HEARING

ITEM 2 (a)

The Department has recommended against the rezoning of this property. The possible rezoning was, however, forwarded to a Public Hearing and Council asked for a further report. Attached hereto is a copy of our report tabled at the Council meeting of September 24th and October 4th.

We wish to reaffirm our earlier recommendation, particularly in view of the recent discussions with Council on the delineation of suitable apartment areas which Council has directed we study in detail. It is recommended that Council not proceed with this bylaw.

Attachment

PUBLIC HEARING

Tuesday, September 14, 1965

(2) FROM RESIDENTIAL DISTRICT FIVE (R5) TO  
MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

- (b) Parcel "A", Explanatory Plan 9924, Block 24, D.L. 29,  
Plan 3035.

(Located on the Northerly side of Fourteenth Avenue from a  
point approximately 158 feet West of Mary Avenue Westerly  
a distance of 55 feet)

Burnaby Zoning By-law 1965, Amendment By-law #14, 1965

Planning Department  
October 8, 1965  
Ref. #41/65

SEPTEMBER 14th PUBLIC HEARING

ITEM 2 (b)

The stipulations attached to this rezoning were conveyed to the applicant in a letter dated September 8th. A letter has been received from the applicant accepting the conditions. With respect to the first condition, the provision of storm sewer facilities, we must report that none is available. As the two lots with which this parcel will be consolidated are already occupied by an apartment complex, the drainage from the proposed addition can be handled in the same manner as the existing project.

If it is Council's intention to proceed with this amendment bylaw, it is recommended that the bylaw receive two readings and that the applicant be advised that once a consolidation plan has been filed, the third and final reading of the bylaw will follow.

PUBLIC HEARING

Tuesday, September 14, 1965

(3) FROM RESIDENTIAL DISTRICT FIVE (R5) TO  
MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

(a) Lots 7/8/9, Block 19, D.L. 29, Plan 3035.

(The above properties are located on the South side of Fourteenth Avenue commencing at a point 132 feet West of Mary Avenue and extending Westerly a distance of 198 feet).

Burnaby Zoning By-law 1965, Amendment By-law #15, 1965



Planning Department  
October 8, 1965  
Ref. #16/65

SEPTEMBER 14th PUBLIC HEARING

ITEM 3 (a)

The stipulations attached to this rezoning were conveyed to the applicant in a letter dated September 9th and have been accepted by him. With respect to the condition that storm sewer connections be provided, we must now advise that there is not a proper storm sewer within reasonable distance to which this development can be connected. Site drainage can only be taken to the ditch on the unpaved lane at the rear of the property.

If it is Council's intention to proceed with this amendment bylaw, it is recommended that the bylaw be given two readings and that the applicant be advised that at such time as a consolidation plan has been filed, adoption of the bylaw will be forthcoming.