

JUNE 13, 1967

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Tuesday, June 13, 1967, at 7:30 p.m. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-Law 1965".

PRESENT: Reeve Emmott in the Chair;
Councillors Blair, Dailly, Drummond,
Herd, Hicks, Lorimer and McLean

HIS WORSHIP, REEVE EMMOTT, outlined the procedure which Council follows in connection with rezonings, including the purpose of a Public Hearing. He emphasized that the object of a Public Hearing was for the members of Council to listen to opinions given and not to make decisions. In addition, he suggested the desired method for the public to express its views in regard to the proposed amendments.

A. PROPOSED REZONINGS

(1) FROM RESIDENTIAL DISTRICT TWO (R2) TO INSTITUTIONAL DISTRICT (P1)

Reference RZ #14/67

Lot 9, D.L. 136, Plan 23231

(This site, which is 1.71 acres, is located on the North side of Broadway directly opposite the North end of Bainbridge Avenue)

Mr. S. L. Mee, 7109 Paulus Crescent, expressed concern that the rezoning of this property for institutional use would have a devaluating effect on the residential property in the immediate neighbourhood.

In reply to a question put by Mr. Mee, the Administrative Planner confirmed that the intended use for the property was the operation of a Nursing Home, but it was not known how many guests would be accommodated. The Administrative Planner added that the site area could accommodate up to 108 people but that the actual number would be determined by the size of the structure on the site.

A remark was made that it was believed the present house on the site could accommodate 5 patients.

Mr. H. J. Fordham, 7119 Paulus Crescent, enquired whether the proposed rezoning would allow all uses listed under the proposed Public and Institutional Districts that were also the subject of the Public Hearing this evening. When he also expressed concern regarding the height of the building that could be constructed on the site, Mr. Fordham was advised that the uses specifically permitted under the Institutional District (P1) category do not allow a height of more than two storeys or 40 feet. He was also assured that any change of zoning would again require a Public Hearing as was being conducted at present.

Mr. H. J. Rigby, 7129 Paulus Crescent, stated that he agreed with the views expressed by Mr. Mee about the devaluation aspect of the rezoning proposal. He also expressed concern regarding the possible increase in vehicular traffic in the area that would be encouraged by the operation of the Nursing Home, especially if it was expanded to cater for 108 guests.

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

(a) Reference RZ #55/67

Lot 2 except Plan 26490, Block 70, D.L. 33, Plan 4055

(Located on the North side of Grange Street from a point approximately 421 feet East of Chaffey Avenue Eastward a distance of approximately 66 feet)

The applicant, B. Bjornson & Sons Limited, wrote indicating acceptance of the prerequisites established by Council in connection with the rezoning.

No one appeared in connection with this rezoning proposal.

(b) Reference RZ #59/67

- (i) Lot 12, Block 17, D.L. 95, Plan 1414
- (ii) Lots 7 to 9 inclusive, S.D. 18, Blocks 1/3, D.L. 95N, Plan 1880

(Located on the North side of Arcola Street from a point approximately 132 feet West of Salisbury Avenue Westward a distance of 264 feet)

Mr. F. C. Rummel, 7041 Arcola Street, owner of Lot 9, spoke and expressed approval of the proposed rezoning.

(c) Reference RZ #68/67

Lots 7 to 9 inclusive, Block 37, D.L.'s 151/3, Plan 2069

(Located on the East side of Willingdon Avenue and the West side of Cassie Avenue from a point approximately 365 feet South of Beresford Street Southward a distance of 198 feet)

Fresh-Pak Limited submitted a letter expressing concern that the proposed rezoning was not taking into account the possibility of land on the East side of the subject block of Willingdon Avenue being acquired for the widening of the Avenue, with the result such land would need to be obtained from the West side which, because the property of the Company is located there, would reduce the size of its site still further.

In explanation, the Company pointed out that on two occasions in the past the Municipality has reduced the size of the building site potential.

Hack Realty Company Limited, the applicant, wrote to advise that the Company is prepared to satisfy the prerequisites established by Council in connection with the rezoning proposal.

Mr. H. Tobert, 990 East 50th Avenue, Vancouver, one of the abutting owners, enquired as to why the whole block was not being rezoned at one time and asked if there would be any difficulties if he wished his property rezoned in a like manner.

He was advised that the application submitted concerned itself only with the properties in question and, with regard to his own property, an application to rezone it could be made at any time.

(d) Reference RZ #69/67

Lots 3 to 7 inclusive, R.S.D. 2, S.D. 11/13, Blocks 1/3,
D.L. 9511, Plan 1796

(Located at the South-West corner of Balmoral Street and
Walker Avenue)

The applicant, Mack Realty Company Limited, submitted a letter advising that
the prerequisites to the rezoning would be satisfied.

No one appeared in connection with this rezoning proposal.

(e) Reference RZ #61/67

Lots 2 and 3, S.D. "D", Block 71, D.L. 33, Plan 8617

(Located on the North side of Grange Street from a point
approximately 216 feet East of Chaffey Avenue Eastward a
distance of 122 feet)

Mr. J. Myslicki, 4385 Grange Street, the owner of Lot 2, appeared and
expressed approval of the rezoning proposal.

(f) Reference RZ #73/67

Lot 1, S.D. "D", Block 71, D.L. 33, Plan 8617

(Located on the North side of Grange Street from a point
approximately 135 feet East of Chaffey Avenue Eastward a
distance of approximately 82 feet)

No one appeared in connection with this proposal.

(g) Reference RZ #76/67

Lots 31 and 32, Blocks 55/58, D.L. 33, Plan 1825

(Located at the North-East corner of Elson Avenue and
Grange Street)

Nelson Construction Limited, 4960 Bennett Street, the owner of Lot 32, wrote
and requested that the rezoning proposal be deferred because, being the owner
of only one of the lots involved, it was not in a position to meet the pre-
requisites specified by Council.

The Company also suggested that the rezoning proposal include Lots 31 and
33, as a smaller site would not be economically desirable.

The Company requested that the rezoning proposal not be advanced at this time
for the foregoing reasons.

The Administrative Planner explained that the proposal had been brought
forward to the Public Hearing as a result of a misunderstanding.

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

(a) Reference RZ #57/67

Lot "A" North 131.68 feet, D.L. 30, Plan 4680

(Located on the West side of Grandview-Douglas Highway
from a point approximately 282 feet North of Edmonds Street
Northward a distance of 131.68 feet)

Mr. H. S. Rose, an abutting owner, expressed his support of the rezoning proposal, and indicated that the rezoning would assist him to develop his property because land from the subject property was to be dedicated for certain road and lane allowances.

The Administrative Planner confirmed that one of the prerequisites to the rezoning was the dedication of a road and a lane allowance, with the road terminating at Mr. Rose's property. He added that it was intended in the future that this road be extended, in a cul-de-sac fashion, into Mr. Rose's property.

(b) Reference RZ #65/67

Lot 2, Block 37, D.L. 159, Plan 2585

(Located on the South side of Rumble Street from a point 80 feet East of Curragh Avenue Eastward a distance of 80 feet)

No one appeared in connection with this rezoning proposal.

(4) FROM GASOLINE SERVICE STATION DISTRICT (G6)
TO RESIDENTIAL DISTRICT THREE (R3)

Reference RZ #71/67

Lots 3 and 4, S.O. "N", Block 3, D.L. 74S $\frac{1}{2}$, Plan 4313

(Located at the North-East corner of Royal Oak Avenue and Fulwell Street)

No one appeared in connection with this rezoning proposal.

(5) FROM MANUFACTURING DISTRICT (M1) TO GENERAL COMMERCIAL DISTRICT (C3)

Reference RZ #74/67

(i) Lots 8 and 9, Block 11, D.L.'s 151/3, Plan 1191

(ii) Lots "D" & "E", Block 11, D.L.'s 151/3, Plan 8637

(Located on the East side of Kathleen Avenue from a point approximately 116 feet South of Kingsway South a distance of 165 feet)

The applicant, Imperial Oil Limited, submitted a letter indicating that the prerequisites established by Council had been forwarded to the Company's Head Office for approval. The letter also referred to Rezoning Application No. 47/67 to which the present one is related.

Mr. E. J. Bensted, a representative of Imperial Oil Limited, spoke and advised that local approval had already been given to the prerequisites in question and that he anticipated the necessary approval would shortly be received from Head Office.

(6) FROM RESIDENTIAL DISTRICT ONE, THREE, FOUR OR FIVE (R1, R3, R4 OR R5),
OR SMALL HOLDINGS DISTRICT (A2)
TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #70/67

(i) Additions to existing School Sites

- (a) GILMORE AVENUE SCHOOL
Lots 13 to 18 inclusive AND Lots 22 and 23, Block 9,
D.L. 187, Plan 1282
(From R5 to P3)

- (b) ROSSER AVENUE SCHOOL
Lot 5, Block 6, D.L. 187, Plan 1282
(From R5 to P3)
- (c) CONFEDERATION PARK SCHOOL
Lot "A" E. 115 feet, S.D. 4, Block "E", D.L. 188, Plan 4419
(From R5 to P3)
- (d) KITCHENER ELEMENTARY SCHOOL
Lots 8 and 9, Block 24, D.L. 117, Plan 1222
(From R5 to P3)
- (e) LOCHDALE ELEMENTARY SCHOOL
Lot 187, D.L. 132, Plan 27970
Lot 5, D.L. 132, Plan 1493
Lot 174, D.L. 132, Plan 26900
West 66 feet of Lot 194, D.L. 132, Plan 29904
(From R4 to P3)
- (f) HARLBOROUGH SCHOOL
Lot 2 except East 33 feet, Block 20S $\frac{1}{2}$, D.L. 32, Plan 1631
Lots 17 and 18, Block 30, D.L. 32, Plan 1848
Lots 5 and 6, Block 29N $\frac{1}{2}$, D.L. 32, Plan 2362
(From R4 to P3)
- (g) HAYWOOD ELEMENTARY SCHOOL
Lot 1, Pt. Sketch 9041, Block 46, D.L. 153, Plan 7157
(From R5 to P3)
- (h) BRANTFORD ELEMENTARY SCHOOL
Lot 247, D.L. 92, Plan 30635 AND Lot 248, D.L. 92
From R5 to P3)
- (i) WINDSOR ELEMENTARY SCHOOL
Lot 5, Block 1, D.L. 97, Plan 3425
(From R5 to P3)
- (j) CARIBOO HIGH SCHOOL
N $\frac{1}{2}$ of Lot 1, Blocks 3/4, D.L. 11, Plan 9148
AND Lot 95, D.L. 11, Plan 27337
(From R3 to P3)

(ii) Additions to existing Park Sites

- (a) MUNICIPAL GOLF COURSE
Portions of D.L.'s 137 and 138
(From A2 to P3)
- (b) HARWOOD PARK
Lot 55A, S.D. 1/2, Block 3, D.L. 74S $\frac{1}{2}$, Plan 1852
Lot 73, D.L. 74, Plan 28775
(From R3 to P3)
- (c) BURNABY LAKE PARK
Lot 1, Block B, D.L. 40, Plan 3911
(From R5 to P3)
- (d) D.L. 83 GOLF COURSE AND PARK
Lot 37N $\frac{1}{2}$, D.L. 83, Plan 1267
Lot 38 N $\frac{1}{2}$ and S $\frac{1}{2}$, D.L. 83, Plan 1267
(From A2 to P3)
- (e) CENTENNIAL PROJECT
Lots 2 and 3, except Plan 26865, D.L. 79S, Plan 536
Lot 28, D.L. 79, Plan 26865
(From R1 to P3)

- (f) BONSOR PARK
Lots 8, 9, 10, 12, 16 and 17, Block 24, D.L. 152, Plan 2001
(From R5 to P3)
- (g) KISBEY PARK
Lot "E", Blocks 15/16, D.L. 93, Plan 14435
(From R4 to P3)
- (h) BRANTFORD PARK AND SCHOOL
Lots 231 and 232, D.L. 92, Plan 28507 AND Lot 251,
D.L. 92
(From R5 to P3)

REEVE EMMOTT explained that these rezoning proposals involved additions to either existing school or park sites which had been acquired by the School Board or the Corporation for park purposes, respectively, following the passage of "Burnaby Zoning By-Law 1965". He explained that it was necessary to rezone these properties in order that they may be conforming.

Mr. Way, representing Mrs. S. P. Hare, 6537 Balmoral Street, an owner abutting the property proposed to be added to Bonsor Park (Lots 8, 9, 10, 12, 16 and 17, Block 24, D.L. 152, Plan 2001) enquired as to whether it was intended to acquire other land in the immediate area for park use. He also expressed concern as to what would happen to the privately-owned properties in the area if they were not obtained for park purposes.

He was advised that nothing would be done to disturb the properties alluded to by Mr. Way but it was presumed that it would be advisable to acquire them for park purposes. It was also mentioned that negotiations for the acquisitions were being conducted to this end. Reeve Emmott stressed that no action had been taken to expropriate these properties.

B. PROPOSED TEXT AMENDMENTS

It is also planned to replace the "PUBLIC AND INSTITUTIONAL DISTRICTS" section of the Zoning By-Law with eight categories of Public and Institutional uses. Details of these text amendments will be found in the attached.


No one appeared in connection with these amendments.

A comment was made that difficulty is sometimes experienced by people attempting to identify property that is the subject of a Public Hearing because some of the location descriptions in the Notice of the Hearing are not too easily understood.

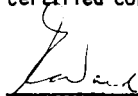
It was suggested that consideration be given to including of the civic address of the properties, where possible, in addition to the legal and location descriptions when advertising future Public Hearings.

The Hearing adjourned at 8:30 p.m.

Confirmed:


REEVE

Certified correct:


DEPUTY CLERK

EW/GM/dew

1. 501. NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1)

This District provides for the accommodation of residentially-oriented institutional uses at a scale designed to serve a residential neighbourhood.

501.1 Uses Permitted:

- (1) Churches.
- (2) Kindergartens, nursery schools and day nurseries.
- (3) A dwelling or a dwelling unit for a minister or caretaker, provided that such dwelling or dwelling unit is located on the same lot as the institution which it serves.
- (4) Accessory buildings and uses.

501.2 Conditions of Use:

- (1) Playgrounds or playlots shall be enclosed by fencing or screening on any side not facing the principal building on the lot. Such fencing or screening shall be so constructed that it cannot be traversed by children except at these points specifically provided for access.
- (2) All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

501.3 Height of Buildings:

The height of a building shall not exceed 40 feet nor 2 storeys.

501.4 Lot Area and Width:

Each lot shall have an area of not less than 9,600 square feet and a width of not less than 80 feet, except that the lot area shall be increased by 200 square feet for each child over 20 in number accommodated by a kindergarten.

501.5 Lot Coverage:

The maximum coverage shall be 40 percent of the lot area.

501.6 Front Yard:

A front yard shall be provided of not less than 25 feet in depth, except that where a lot abuts a lot in an R1 District, a front yard of not less than 30 feet in depth shall be provided.

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501.7 Side Yards:

A side yard shall be provided on each side of the building of not less than 15 feet in width.

501.8 Rear Yard:

A rear yard shall be provided of not less than 30 feet in depth.

501.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

501.10 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

2. 502. ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

This District provides for governmental, administrative, recreational, cultural and other related services and facilities which serve the Municipality.

502.1 Uses Permitted:

- (a) The deletion of "parking garages" (Clause (9) p. 105).
- (b) The addition of "Telephone exchanges and similar public utilities, provided they are housed completely within an enclosed building".

3. 503. PARK AND PUBLIC USE DISTRICT (P3)

503.1 Uses Permitted:

- (a) The addition of "Riding academies".
- (b) The addition of "Public libraries".

4. 505. COMMUNITY INSTITUTIONAL DISTRICT (P5)

This District provides for the accommodation of residentially-oriented institutional uses at a scale designed to serve an area composed of a number of residential neighbourhoods.

505.1 Uses Permitted:

- (1) Childrens Institutions.
- (2) Churches.

- (3) Kindergartens, nursery schools and day nurseries.
- (4) Rest homes and private hospitals.
- (5) Schools, private.
- (6) Senior citizens housing projects which include common dining facilities.
- (7) Dormitory units or groups of dormitory units, provided they are located on the same lot and serve a childrens institution, private hospital, private school, rest home or senior citizens housing project.
- (8) Dwellings or dwelling units, provided they are located on the same lot and serve a private hospital or rest home.
- (9) A dwelling or a dwelling unit for a minister, care-taker or watchman, provided that such dwelling or dwelling unit is located on the same lot as the institution which it serves.
- (10) Accessory buildings and uses.

505.2 Conditions of Use:

- (1) Playgrounds, playfields or playlots shall be enclosed by fencing or screening on any side not facing the principal building on the lot. Such fencing or screening shall be so constructed that it cannot be traversed by children except at those points specifically provided for access.
- (2) All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

505.3 Height of Buildings:

The height of a building shall not exceed 40 feet nor 2 storeys.

505.4 Lot Area and Width:

- (1) Each lot shall have a minimum area of 9,600 square feet except that:
 - (a) Children's institutions shall have the minimum lot area increased by 1,000 square feet for each child over 10 in number.
 - (b) Kindergartens shall have the minimum lot area increased by 200 square feet for each child over 20 in number.
 - (c) Private elementary schools shall have a minimum lot area of 2 acres, plus four-fifths of an acre for each 100 pupils.
 - (d) Private secondary schools shall have a minimum lot area of 4 acres, plus four-fifths of an acre for each 100 pupils.

- (e) Rest homes and private hospitals shall have the minimum lot area increased by 600 square feet for each patient over 8 in number.
- (f) Senior citizens housing projects shall have a minimum lot area of 2 acres.
- (2) Each lot shall have a minimum width of 80 feet, except private schools and senior citizens housing projects, which shall have a minimum width of 200 feet.

505.5 Lot Coverage:

The maximum coverage shall be 40 percent of the lot area, except in the case of private schools and children's institutions, where the maximum coverage shall be 30 percent of the lot area.

505.6 Front Yard:

A front yard shall be provided of not less than 25 feet in depth, except that where a lot abuts a lot in an R1 District, a front yard of not less than 30 feet in depth shall be provided.

505.7 Side Yards:

A side yard shall be provided on each side of the building of not less than 15 feet in width, except that side yards for a private school shall be provided with a minimum width of 25 feet for the least side and 75 feet for the sum of both side yards.

505.8 Rear Yard:

A rear yard shall be provided of not less than 30 feet in depth, except that a private school shall have a rear yard of not less than 50 feet in depth.

505.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

505.10 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

5. 506. REGIONAL INSTITUTIONAL DISTRICT (P6)

This District provides for the location and regulation of large scale public institutional uses at a municipal, metropolitan or regional level.

(Cont'd) ..

506.1 Uses Permitted:

- (1) Hospitals.
- (2) The following major governmental and educational institutions:
 - (a) Colleges.
 - (b) Offices of municipal, provincial and federal governments.
 - (c) Prisons.
 - (d) Reformatories.
 - (e) Technical schools.
 - (f) Universities.
 - (g) Vocational schools.
- (3) Public services and utilities, provided they are housed completely within an enclosed building.
- (4) Dormitory units, or groups of dormitory units, provided they are located on the same lot and serve a hospital or major governmental or educational institution.
- (5) A dwelling or a dwelling unit for a caretaker or watchman, provided that such dwelling or dwelling unit is located on the same lot as the institution which it serves.
- (6) Accessory buildings and uses.

506.2 Conditions of Use:

All pedestrian oriented principal uses shall be so located and designed as to avoid vehicular interference with pedestrian movement.

506.3 Height of Buildings:

The height of a building shall not exceed 120 feet.

506.4 Lot Area and Width:

Each lot shall have an area of not less than 5 acres and a width of not less than 300 feet.

506.5 Lot Coverage:

The maximum coverage shall be 40 percent of the lot area.

506.6 Floor Area Ratio:

The floor area ratio shall in no case exceed 1.50.

506.7 Front Yard:

A front yard shall be provided equal to 0.5 multiplied by the height of the building. In no case shall the front yard be less than 30 feet in depth.

506.8 Side Yards:

A side yard shall be provided on each side of the building equal to 0.5 multiplied by the height of the building. In no case shall the width of each side yard be less than 25 feet, nor less than 50 feet if such side yard abuts a lot in an A, R or RM District.

506.9 Rear Yard:

A rear yard shall be provided of not less than 50 feet in depth.

506.10 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

506.11 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

6. 507. SPECIAL INSTITUTIONAL DISTRICT (P7)

This District provides for the location and regulation of special institutional uses of a charitable, correctional, philanthropic, rehabilitative or religious character.

507.1 Uses Permitted:

- (1) Aftercare, parole and rehabilitation centres.
- (2) Correctional institutions and half-way houses.
- (3) Institutions of a religious, philanthropic or charitable nature.
- (4) Accessory buildings and uses.

507.2 Conditions of Use:

All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

507.3 Height of Buildings:

The height of a building shall not exceed 40 feet nor 2 storeys.

507.4 Lot Area and Width:

Each lot shall have an area of not less than 9,600 square feet and a width of not less than 80 feet, except that the lot area shall be increased by 1,000 square feet for each person over 8 in number accommodated by any permitted use.

507.5 Lot Coverage:

The maximum coverage shall be 30 percent of the lot area.

507.6 Front Yard:

A front yard shall be provided of not less than 30 feet in depth.

507.7 Side Yards:

A side yard shall be provided on each side of the building of not less than 15 feet in width.

507.8 Rear Yard:

A rear yard shall be provided of not less than 30 feet in depth.

507.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

507.10 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

7. 508. PARKING DISTRICT (P8)

This District provides for the location and regulation of parking areas and parking garages on individual sites in proper relationship to adjacent land uses.

508.1 Uses Permitted:

- (1) Parking area as a principal use, subject to the regulations of Section 6.15 (3) and Schedule No. VIII of this Bylaw.
- (2) Parking garages.
- (3) Accessory buildings and uses.

508.2 Height of Buildings:

- (1) The height of a parking garage shall not exceed 40 feet.
- (2) The height of an accessory building shall not exceed 12 feet.

508.3 Lot Area and Width:

Each lot for a parking garage shall have an area of not less than 9,600 square feet and a width of not less than 80 feet.

508.4 Lot Coverage:

- (1) Where a parking garage is the principal use on a lot, the maximum coverage shall be 50 percent of the lot area.
- (2) Where a parking area is the principal use on a lot, the total area covered by accessory buildings shall not exceed 200 square feet.

508.5 Front Yard:

- (1) Where a parking garage is the principal use on a lot, a front yard shall be provided of not less than 20 feet in depth.
- (2) Where a parking area is the principal use on a lot, a front yard shall be provided of not less than 6 feet in depth.

508.6 Side Yards:

- (1) Where a parking garage is the principal use on a lot, a side yard shall be provided on each side of the building of not less than 20 feet in width.
- (2) Where a parking area is the principal use on a lot, no side yards shall be required, except that where a lot adjoins a street or abuts a lot in an A, R or RM District, a side yard shall be provided of not less than 6 feet in width.

508.7 Rear Yard:

- (1) Where a parking garage is the principal use on a lot, a rear yard shall be provided of not less than 20 feet in depth.
- (2) Where a parking area is the principal use on the lot, no rear yard shall be required, except that where a lot adjoins a street or abuts a lot in an A, R or RM District, a rear yard shall be provided of not less than 6 feet in depth.

Consequent upon the establishment of the above eight Institutional Districts (P1 to P8 inclusive), it will be necessary to rezone the following properties to the categories shown:

	<u>Legal Description</u>	<u>Current Use</u>	<u>Proposed Zone</u>
1.	Lots 19, 20 & 21, Block 5, D.L.'s 121/187, Plan 1054	Fire Hall	ADMINISTRATION & ASSEMBLY DISTRICT (P2)
2.	Lot 53, Block 2, D.L. 205, Plan 25293	Private Hospital	COMMUNITY INSTITUTIONAL DISTRICT (P5)
3.	"A" Except S.122 feet and Except Explanatory Plan 14336, Block 36, D.L.'s 122/3/4, Plan 4912	Telephone Exchange	ADMINISTRATION & ASSEMBLY DISTRICT (P2)
4.	Lot 1, S.D. 1, Block 10, D.L. 136, Plan 6173	Rest Home	COMMUNITY INSTITUTIONAL DISTRICT (P5)
5.	Lot "A" Explanatory Plan 14606, S.D. 2/6, Block 10, D.L. 136, Plan 4417	Fire Hall	ADMINISTRATION & ASSEMBLY DISTRICT (P2)
6.	Lot 48, D.L. 69, Plan 3307	Private Hospital	COMMUNITY INSTITUTIONAL DISTRICT (P5)
7.	Lot 1, Block 26, D.L. 68, Plan 11556	(Burnaby (General (Hospital (Mental Health (Clinics (Provincial Yard (Vocational School (B.C.I.T. (Girls' Industrial School)	REGIONAL INSTITUTIONAL DISTRICT (P6)
	D.L. 71, D.L. 72 less Lot "A", D.L. 72, Plan 15514) "
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8.	Lot 5, D.L. 73, Plan 29441	Vacant	COMMUNITY INSTITUTIONAL DISTRICT (P5)
9.	Lots 13, 14, 15, 1½ D.L. 80, Plan 10063	School Board Offices	ADMINISTRATION & ASSEMBLY DISTRICT (P2)
10.	Block 11, Sketch 2455, D.L.795, Plan 2298	Rest Home	COMMUNITY INSTITUTIONAL DISTRICT (P5)
11.	Lot 114, D.L. 33, Plan 26464	Private Hospital	COMMUNITY INSTITUTIONAL DISTRICT (P5)
12.	Lot "B" Explanatory Plan 15301, D.L. 84, Plan 3063	Oakalla Prison Farm	REGIONAL INSTITUTIONAL DISTRICT (P6)
13.	Parcel 2, Except Ref. Plan 15813, D.L. 25, Plan 3045	D.V.A. George Derby Hospital	REGIONAL INSTITUTIONAL DISTRICT (P6)
14.	Lot 28, Plan 28585, Lot 30, Plan 28587, D.L. 1	Private School	COMMUNITY INSTITUTIONAL DISTRICT (P5)
15.	Lot "B" Except Sketch 11860, D.L. 149 S.E.¼, Plan 3160	Rest Home	COMMUNITY INSTITUTIONAL DISTRICT (P5)
16.	Lot "B", S.D. 5, Blocks 5/9, D.L. 96N, Plan 13781	Private School	COMMUNITY INSTITUTIONAL DISTRICT (P5)
17.	Lots 28, 29 and 30, Block 1/3, D.L. 95, Plan 556	Library and Police Station	ADMINISTRATION & ASSEMBLY DISTRICT (P2)

	<u>Legal Description</u>	<u>Current Use</u>	<u>Proposed Zone</u>
18.	Lot 7, Block 34, D.L. 30, Plan 3036	Fire Hall	ADMINISTRATION & ASSEMBLY DISTRICT (P2)
19.	Lot "D", Block 6, D.L. 28, Plan 24032 (Plan 30197)	Rest Home	COMMUNITY INSTITU- TIONAL DISTRICT (P5)
20.	Lots 45 and 48, D.L. 29, Plan 2644	Private School	COMMUNITY INSTITU- TIONAL DISTRICT (P5)
21.	Block "A", Except Sketch 3065, Sketch 941 and 7878, Lot 23, Plan 28625 AND Lot 24, Plan 29518, D.L. 164	Newhaven Boys' Industrial School	REGIONAL INSTITU- TIONAL DISTRICT (P6)
22.	Remainder of Block 1, D.L. 95, Plan 556	Private Hospital	COMMUNITY INSTITU- TIONAL DISTRICT (P5)

* * * * *

ALL PERSONS who deem themselves affected by any of the above amendments may be heard in person, by attorney, or by petition.

Further particulars of the proposed amendments may be obtained at the office of the undersigned any time during the hours of 9 o'clock a.m. and 5 o'clock p.m., Monday to Friday inclusive, up to 5 o'clock p.m. on June 13, 1967.

John H. Shaw,
MUNICIPAL CLERK.

Municipal Hall,
4545 East Grandview-Douglas Highway,
Burnaby 2, B.C.

June 2, 1967

EW/dew