

1980 DECEMBER 16

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1980 December 16 at 19:30 h.

PRESENT: Mayor D.M. Mercier, In the Chair
Alderman G.D. Ast
Alderman D.N. Brown
Alderman D.P. Drummond (arrived 20:05 h)
Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman W.A. Lewarne
Alderman F.G. Randall
Alderman V.V. Stusiak

STAFF: Mr. A.L. Parr, Director of Planning
Mr. P.D. Sanderson, Planner II
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 SERVICE COMMERCIAL DISTRICT (C4) AND RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED UPON RM1 AND RM3 DENSITY GUIDELINES

Rezoning Reference #22/80

3960 Canada Way - located on the south side of Canada Way approximately .5 km east of Boundary Road. The site is approximately .8 km from Cascades Elementary School and approximately .5 km from Burnaby General Hospital. The site is bounded by Canada Way on the north and Curle Avenue on the east.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the construction of 158 condominium townhouses and terraced apartments on a 4.94 ha (12.21 acre) site.

Mr. Harold N. Polednik, 3530 Kalyk Avenue, then addressed the members of Council and requested that the applicant provide a description of the proposed development.

Mr. Jan H. Timmer, 2060 Whyte Avenue, Vancouver, B.C., then addressed the members of Council and made a brief presentation, including the displaying of sketches and prospectives which indicated the proposed road pattern and parking facilities. Mr. Timmer advised that the density of the proposed development is considerably lower than the maximum permitted in accordance with the Zoning Bylaw. The speaker also advised that the plans include two (2) parking spaces for every dwelling unit. This is in excess of the requirements of the bylaw.

Mr. Harold N. Polenik, 3530 Kalyk Avenue, then again addressed the members of Council and advised that after hearing the presentation and being appraised of the road pattern and parking requirements, he was in favour of the development. Mr. Polenik stated that this development will be a great improvement over the drive-in theatre that had been located on the subject property for the past many years.

A letter dated 1980 September 09 was received in connection with this rezoning application containing the signatures of five (5) adjacent property owners requesting the retention and height control of the existing trees on the southern portion of the subject property.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT this portion of the Public Hearing relating to Rezoning Reference #22/80 be now terminated."

CARRIED UNANIMOUSLY

2. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD),
UTILIZING THE RM5 DISTRICT AS A GUIDELINE

Rezoning Reference #29/80

6016 McMurray Avenue	-	Lot "C" exc. E. 10' and Ref. Pl. 39707, Block 7, D.L. 32, Plan 17127
6038 " "	-	Lot 25 exc. E. 10', Block 7, D.L. 32, Plan 1229
6050 " "	-	Lot 24 exc. E. 10', Block 7, D.L. 32, Plan 1229
6060 " "	-	Lot 23 exc. E. 10', Block 7, D.L. 32, Plan 1229
6072 " "	-	Lot 22 exc. E. 10', Block 7, D.L. 32, Plan 1229
6082 " "	-	Lot 21 exc. E. 10', Block 7, D.L. 32, Plan 1229
6086 " "	-	Lot 20 exc. Ref. Pl. 39707, Block 7, D.L. 32, Plan 1229
6094 " "	-	Lot 19 exc. E. 10', Block 7, D.L. 32, Plan 1229
6116 " "	-	Lot 18 exc. E. 10', Block 7, D.L. 32, Plan 1229
6007 Miller Avenue	-	Lot 12 exc. Ref. Pl. 39707, Block 6, D.L. 32, Plan 2278
6037 " "	-	Lot 11 exc. W. 10', Block 6, D.L. 32, Plan 2278
6061 " "	-	Lot 10 exc. W. 10', Block 6, D.L. 32, Plan 2278
6087 " "	-	Lot 9 exc. W. 10', Block 6, D.L. 32, Plan 2278
6105 " "	-	Lot "A" exc. W. 10', Block 6, S.D. 7 & 8, D.L. 32, Plan 10111
6021 Nelson Avenue	-	Lot 5 exc. Ref. Pl. 39707, Block 5, D.L. 32, Plan 10993
6035 " "	-	D.L. 32, Lot 6, Block 5 of 1, Plan 10993
6049 " "	-	D.L. 32, Lot 7, Block 5, Plan 10993
6063 " "	-	D.L. 32, Lot 8, Block 5 of 1, Plan 10993
6077 " "	-	D.L. 32, Lot 9, Block 5 of 1, Plan 10993
6091 " "	-	D.L. 32, Lot 10, Block 5 of 1, Plan 10993
6105 " "	-	D.L. 32, Lot 11, Block 5 of 1, Plan 10993

The site is located south of Dover Street east of McMurray Avenue and west of Nelson Avenue.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of 410 apartment units within two towers and one stepped building form.

Mr. W. Buttjes, Buttjes & Burgers, Architects, 1065 Howe Street, Vancouver, B.C., then addressed the members of Council and advised that he was the architect for the proposed development. Mr. Buttjes made a brief presentation, including the use of a display model and prospective drawing, informing those in attendance that the development consisted of three (3) buildings that will be inter-connecting. The highest building in the development will be twenty-five (25) storeys. Mr. Buttjes advised that the plan was in conformance with Council's guidelines respecting Metro Town Development.

Mrs. Lydia Richter, 6160 McMurray Avenue, then addressed the members of Council and advised that she had three concerns respecting this development. Her first concern was with the proposed configuration of the lane to the rear of her property bounded by McMurray Avenue on the west, Dover Street to the north, Nelson Avenue to the east and Kingsway to the south. There is current access to the lane from McMurray Avenue and Miller Avenue to the south and Dover Avenue to the north. The proposed development appears to close off the lane several properties north of the speaker's home. Mrs. Richter was also concerned as to the intent for McMurray Avenue. She was concerned as to whether it would remain as a through street or be cul-de-

saced at the development. The speaker's third concern was with the affect the development would have on her property taxes.

Mr. A.L. Parr, Director of Planning, advised that the proposed development calls for the dead-ending of the lane at the southern boundary of the development. The original plans for the development included the cul-de-sacing of McMurray Avenue at Grange Street, though subsequently the plans had been changed to leave McMurray Avenue at a through street, and the developer will be required to pay for the upgrading of McMurray along the frontage of the development.

In response to a question from Council, Mrs. Richter advised that she was undecided as to whether or not she was in favour of the proposed development. Should the lane be dead-ended and McMurray Avenue cul-de-saced, then this may have a substantial effect on the value of her property.

Council requested clarification with respect to the affect the proposed development will have on the access and egress to the lane referred to by Mrs. Richter and requested that the Director of Planning investigate alternatives that may alleviate the concern of this property owner.

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT this portion of the Public Hearing relating to Rezoning Reference #29/80 be now terminated."

CARRIED UNANIMOUSLY

3. FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Rezoning Reference #43/80

Lot 73, D.L. 97, Plan 45375

5912 Kingsway - located on the southeast corner of Buller Avenue and Kingsway.

The intent of the proposed bylaw is to accommodate an array of tenants permitted under the C2 designation.

Mr. John Pennefather, 4731 Rutland Road, West Vancouver, B.C., then addressed the members of Council and advised he wished to speak in favour of the proposed rezoning. Mr. Pennefather circulated to the members of Council a photographic rendering illustrating the design of the building to be constructed on the subject property. Mr. Pennefather advised that the C4 zoning designation was very restrictive and has, in the past, prevented him from obtaining tenants in another building in Burnaby. The speaker indicated that a change to a C2 designation will not affect the size or location of the building on the subject property. The building is currently under construction and when completed will observe the set back and size requirements as contained in the C4 designation. The rezoning application is only to alter the use of the building. The building will be automotive rather than pedestrian oriented.

Mr. Hugh Tangye, the owner of the subject property, then appeared before the members of Council and advised that it is intended that the centre be of high quality with respect to both the building and the tenants occupying the premises. Mr. Tangye advised that they have had many enquiries from individuals who would be able to locate there under the C2 zoning designation, but to date have received no enquiries from individuals who will be able to occupy the premises under the C4 zoning designation. Mr. Tangye confirmed that the structure will not change as a result of this rezoning application.

20:05 h - Alderman D.P. Drummond then entered the Council Chamber and took his place at the Council table.

Mr. Fred G. Forewell, the owner of the property on the southwest corner of the intersection at Kingsway and Buller Avenue then addressed the members of Council and advised that he was opposed to the rezoning application. Mr. Forewell felt that the development was being built under C2 guidelines with respect to the setbacks and did not conform to the other buildings in the area.

Mr. A.L. Parr, Director of Planning, advised the speaker that the building did in fact conform to the set back requirements under the C4 zoning designation and if the property were to be rezoned the location of the building will not change.

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT this portion of the Public Hearing relating to Rezoning Reference #43/80 be now terminated."

CARRIED UNANIMOUSLY

4. FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE RM4 DISTRICT AS A GUIDELINE

Rezoning Reference #44/80

Lot 119 S $\frac{1}{2}$, Lot 120 N $\frac{1}{2}$, Lot 120 S $\frac{1}{2}$, Lot 121 Exc. Expl. Pl. 14037, Lot "A" Expl. Pl. 14037 of 121 and Lot 122, D.L. 135, Plan 4484; and 33 ft. road allowance east of Lot 121 N $\frac{1}{2}$ and S $\frac{1}{2}$.

1650, 1680, 1686, 1740, 1760 and 1790 Augusta Avenue - located northeast of the intersection of Halifax Street and Augusta Avenue.

The intent of the proposed bylaw is to rezone the lands herein described in order to accommodate the construction of two hundred and thirty-eight apartment units within two residential high rise buildings.

Mr. Terry Lewis, 1851 Goleta Drive, then addressed the members of Council and advised that his main concern was with the parking problems that will be created as a result of the construction of the proposed high rise apartment buildings. Mr. Lewis advised that there are currently six (6) or seven (7) recreational vehicles parked on the subject property and once construction begins the owners of these vehicles will be forced to park them on Halifax Street. Mr. Lewis requested that the Planning Department review the parking requirements as contained in the bylaw. The speaker suggested that what may have been considered sufficient parking when the Montecito complex was first constructed may no longer be adequate. Mr. Lewis advised that the current parking problem in the area has created a safety hazard along Halifax Street.

In response to a question from Council, Mr. Lewis advised that he would be in favour of the project if the development included sufficient parking so that a further burden would not be placed upon the existing parking problem in the area.

Mr. Albert G. Paige, 7281 Halifax Street then addressed the members of Council and advised that he was not in favour of high rise development in general. Mr. Paige felt that such development was not suitable for the area, both from an aesthetic viewpoint and noise emitted from such rental accommodation. Mr. Paige was also concerned with the affect the development will have on the parking situation in the area. In closing, the speaker advised that he was able to determine that Augusta Avenue will be widened to a thirty-six (36) foot standard and ornamental street lighting will be installed. Mr. Paige felt that the developer should bear the cost of these improvements.

A letter dated 1980 November 26 was received from Mr. Walter I. Nelson, 1620 August Avenue, in which the writer requested the following in connection with the rezoning application:

- (a) A form of traffic control be installed at the intersection of Halifax and Duthie Streets.
- (b) A fence be installed to parallel the proposed concrete walk across the north one-half of Lot 119.
- (c) Provision be made to ensure no interruption of natural drainage of the north one-half of Lot 118.

Council requested that staff respond to the concerns of Mr. Nelson.

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

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN BROWN:

"THAT this portion of the Public Hearing relating to Rezoning Reference #44/80 be now terminated."

CARRIED UNANIMOUSLY

5. FROM RESIDENTIAL DISTRICT (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED UPON THE RM4 AND C1 ZONING DISTRICT GUIDELINES TO PERMIT THE CONSTRUCTION OF A 157 UNIT HIGH RISE APARTMENT CONDOMINIUM TOWER WITH A SMALL COMMERCIAL COMPONENT OF 465 M² (5,000 SQUARE FEET)

Rezoning Reference #50/80

Lot 99 and Lot 100, D.L. 125, Plan 54748; Lot 7 of 2, S.D. 5 and 6, Block 1, 4, 6; Lot 3 of 2, Block 6; Lot 2 of 5 and 6, Block 1; Lot 8 of 2, S.D. 5 and 6 Pt, Block 1, 4 and 6; Lot 1 and 2, S.L. 5 and 6 Pt, Block 1, 4 and 6, Lot 9, Block 6, Lot 4, D.L. 125, Plan 11003.

2010, 2011, 2020, 2031, 2033, 2040, 2043, 2050 and 2053 Anola Place - located on the north of the Lougheed Highway between Delta and Springer Avenues. The site is bounded on the north by Belwood Park, on the east by Bellwood Avenue and on the west by the two towers and three-storey buildings on the site of RZ #9/74.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the construction of one high rise 157 unit residential condominium tower with a 465 m² (5,000 square feet) convenience shopping area at the street level.

Mr. Barclay McLeod, 5765 Seaview Place, West Vancouver, architect for the development, then addressed the members of Council and advised that with him tonight were Mr. Art Bosa, the developer, and Mr. Fred Brooks, the landscape architect for the development. Mr. McLeod provided a brief description of the development advising that the proposed condominium tower will consist of nineteen (19) floors, with eight (8) units per floor, and additional penthouses which result in an overall height of twenty-one (21) or twenty-two (22) storeys. Mr. McLeod advised that there would be a small commercial unit to the development that will not be visible from the Lougheed Highway and would be mainly a convenience for the people in the area. Mr. McLeod advised that this condominium tower will complete the overall development for the area.

Mr. Donald K. Reid, #705 - 2020 Bellwood Avenue, then addressed the members of Council and requested that a copy of his submission be distributed to the members of Council. The text of this submission is contained hereunder minus the statistical data:

"Objection:

The traffic volume in this area has already reached the street saturation point. To construct the proposed condominium tower, along with the 101 unit building already under construction at 2060 Bellwood Avenue, would make the traffic situation in this area intolerable. Furthermore, street parking is presently fully

utilized. Residents of apartment units in the area bounded by the Lougheed Highway in the south, Delta Avenue in the west, Halifax Street in the north and Springer Avenue in the east are already greatly inconvenienced by the fact that all vehicular traffic must enter and exit the area by one access only, Springer Avenue.

During the past four years of residency at 2020 Bellwood Avenue, the resident who made this count has never driven over an automatic traffic counter nor has he seen a member of the Burnaby Traffic Division making a manual count. How then does the Burnaby Planning Department assume that these streets are adequate to carry the increased traffic created by the building under construction and the new proposed building.

Objection:

Barricades on neighbouring streets already limit our access, particularly the one on Halifax Street, just west of Woodway. (Erected 1976 June 14.) Traffic is, therefore, restricted to fewer streets, increasing the traffic volume on these streets which are scarcely wide enough for two lanes of traffic and two parking lanes. Particularly bad is Bellwood Avenue which is curved, creating a tendency for many drivers to drive nearly in the middle of the street. A 75% increase in traffic volume on this street would make it very dangerous.

Objection:

Although Community Plan 9 shows the Lougheed Frontage Road completed to Beta Avenue opposite the Brentwood Mall, the Burnaby Planning Department states that there is no immediate plan for the completion of this access. This plan has apparently been on the books since 1969, though the Planning Department was unable to give the date of the original plan. Nothing has been done in the past eleven years; it is quite likely that nothing will be done in the next eleven years.

Objection:

In Item 6, Rezoning Reference #50/80 sent out to area residents by the Municipality of Burnaby, it is stated:

- '3.4 Access to the site is available from the Lougheed Highway via Springer Avenue, Halifax Street*, and Bellwood Avenue. Due to the barricade system in the Brentwood area, the impact of this development on traffic volumes in the single family area should be minimal.'

* (Incorrect - should read 'Ridgelawn Drive')

The implication in this statement that only residents of the single family area are to be considered must be protested. In an age when condominium/apartment living is becoming a necessary way of life, the needs and rights of residents of multiple-dwelling areas must be considered.

Furthermore, the number of units paying municipal taxes in multiple-dwelling areas (regardless of whether the unit is owner-occupies or rented) greatly exceeds the number of units paying taxes in the neighbouring single-family area. Our zoning is 80 units per acre. In the single family area, according to the Planning Department, the density is 4 to 6 units per acre. Obviously the tax base in our area must be much greater. Therefore, we have the right to expect that our needs be recognized and satisfied. We have paid for this right.

Objection:

Although there are to be some commercial facilities in this proposed development there have been only ten (10) parking spaces allotted for non-resident parking. Because such a development brings with it much on-street parking the allotment of ten (10) spaces is deemed insufficient.

Objection:

According to the Planning Department, the Municipality of Burnaby has no plans to prevent what will be an intolerable traffic problem.

Our Reasonable Request

1. The quality of life, our day to day living to provide reasonable access to our property, to minimize the congestion on our streets, particularly Bellwood, Ridgelawn and Springer, and for our safety on the streets.
2. For necessary access in problem times such as snow or accidents which block our single access.
3. For speedy access to emergency vehicles - fire, inhalator, ambulance, police.

We request that prior to endorsement of the proposed construction:

1. The barricade be removed from Halifax Street.
- and/or 2. The Lougheed Frontage Road be completed to Beta Avenue.
- or 3. Another access acceptable to the residents of this area be created.
4. Consideration be given to allowing additional surface/visitor parking in the proposed project.

Strata Council, Vantage Point
2020 Bellwood Avenue"

Council requested that the possibility of having the Frontage Road exit on to Delta be investigated.

Mr. Stanley G. East, #906 - 1985 Woodway Place, then addressed the members of Council and advised he was concerned with the current situation respecting Bellwood Avenue. Mr. East explained that during the recent snowfall it became impossible to travel along Bellwood. The combination of the slope of Bellwood Avenue and the current number of cars parking on both sides of the street make it virtually impossible to drive up Bellwood if anyone happens to get stuck in the snow along the way. Mr. East was also concerned with whether his current view of Mount Baker would disappear as a result of the construction of the proposed tower. The speaker advised that other than the two concerns mentioned he had no objection to the proposed development.

Mr. Andy K. Ragheb, #1804 - 1985 Woodway Place, then addressed the members of Council and advised that his main concern was with the allocation of visitor parking. Off-street above-ground parking is limited to ten parking spaces in the speaker's development, which contains 102 dwelling units. This is not nearly sufficient to accommodate visitors to the apartment building. Mr. Ragheb suggested a proposal to Council that would involve a land swap whereby the municipality would give to the developer the road allowance known as Anola Place in turn for an identical size piece of property within the entire complex that could be used for visitor parking only.

Council requested that they be advised of the number of above-ground visitor parking spaces that will be created in conjunction with this development. In addition, Council requested a count of the on-street parking that is available in the area already, so that they may have an idea of the magnitude involved.

A letter dated 1980 December 11 was received from Mr. K.H. Lim, #803 - 2020 Bellwood Avenue, stating support for the proposed development.

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

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN STUSIAK:

"THAT this portion of the Public Hearing relating to Rezoning Reference #50/80 be now terminated."

CARRIED UNANIMOUSLY

6. FROM RESIDENTIAL DISTRICT (R4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)

Rezoning Reference #51/80

Lots 1 and 2, Block 85, D.L. 127, Plan 4953, Lot 3, Block 85, D.L. 122 and 127, Plan 4953; Lot 104, D.L. 127, Plan 46737.

5310 Capitol Drive, 5307/15 and 5321/31 East Hastings Street - located on the north side of Hastings Street between Capitol Drive and Springer Avenue.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the construction of a three storey strata title apartment building.

Mr. W. Lort, Lort and Lort, Architects, 1530 West Eighth Avenue, Vancouver, B.C., then addressed the members of Council and advised that he was the architect for the proposed development. Mr. Lort presented drawings showing the site lines of the proposed building, indicating that as a result of the location of the building on the property, it will only be possible to see approximately two (2) feet of the building when viewed from the north at ground level, with two storeys visible when viewed from the south across Hastings Street. Mr. Lort also advised that should the adjacent property become available it will be possible to extend this building at that time.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT this portion of the Public Hearing relative to Rezoning Reference #51/80 be now terminated."

CARRIED UNANIMOUSLY

7. FROM SERVICE COMMERCIAL DISTRICT (C4), ADMINISTRATION AND ASSEMBLY DISTRICT (P2) AND MANUFACTURING DISTRICT (M1) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Rezoning Reference #54/80

Lot 86, D.L. 98, Plan 40572

7325 MacPherson Avenue - located on the west side of MacPherson Avenue between Beresford Street and Irmin Street.

The intent of the proposed bylaw is to rezone the land herein described in order to permit utilizing the existing building for church and related community oriented uses.

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

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

"THAT this portion of the Public Hearing relative to Rezoning Reference #54/80 be now terminated."

CARRIED UNANIMOUSLY

1980 December 16

8. FROM SERVICE COMMERCIAL DISTRICT (C4) TO NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)

Rezoning Reference #56/80

Lot 29, D.L. 28N, Plan 632

7330 6th Street - located at the southeast corner of Edmonds Street and 6th Street.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the construction of a two storey retail/office complex on the site.

By memorandum dated 1980 December 12, the Director of Planning advised His Worship, Mayor D.M. Mercier, that Rezoning Reference #56/80 had been withdrawn by the applicant.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

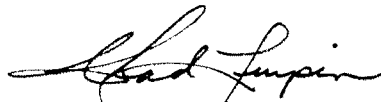
The Public Hearing terminated at 20:50 h.

Confirmed:

Certified Correct



MAYOR



MUNICIPAL CLERK'S ASSISTANT

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BYLAW 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 DECEMBER 16 at 19:30 h

in the Municipal Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2 to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. FROM SERVICE COMMERCIAL DISTRICT (C4) AND RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED UPON RM1 AND RM3 DENSITY GUIDELINES

Rezoning Reference #22/80

Lot 115, D.L. 68, Plan 24910

3960 Canada Way - located on the south side of Canada Way approximately .5 km east of Boundary Road. The site is approximately .8 km from Cascades Elementary School and approximately .5 km from Burnaby General Hospital. The site is bounded by Canada Way on the north and Curle Avenue on the east.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the construction of 158 condominium townhouses and terraced apartments on a 4.94 ha (12.21 acre) site.

2. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE RM5 DISTRICT AS A GUIDELINE

Rezoning Reference #29/80

- | | | |
|----------------------|---|--|
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| 6060 " " | - | Lot 23 exc. E. 10', Block 7, D.L. 32, Plan 1229 |
| 6072 " " | - | Lot 22 exc. E. 10', Block 7, D.L. 32, Plan 1229 |
| 6082 " " | - | Lot 21 exc. E. 10', Block 7, D.L. 32, Plan 1229 |
| 6086 " " | - | Lot 20 exc. Ref. Pl. 39707, Block 7, D.L. 32, Plan 1229 |
| 6094 " " | - | Lot 19 exc. E. 10', Block 7, D.L. 32, Plan 1229 |
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| 6037 " " | - | Lot 11 exc. W. 10', Block 6, D.L. 32, Plan 2278 |
| 6061 " " | - | Lot 10 exc. W. 10', Block 6, D.L. 32, Plan 2278 |
| 6087 " " | - | Lot 9 exc. W. 10', Block 6, D.L. 32, Plan 2278 |
| 6105 " " | - | Lot "A" exc. W. 10', Block 6, S.D. 7 & 8, D.L. 32, Plan 10111 |
| 6021 Nelson Avenue | - | Lot 5 exc. Ref. Pl. 39707, Block 5, D.L. 32, Plan 10993 |
| 6035 " " | - | D.L. 32, Lot 6, Block 5 of 1, Plan 10993 |
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| 6063 " " | - | D.L. 32, Lot 8, Block 5 of 1, Plan 10993 |
| 6077 " " | - | D.L. 32, Lot 9, Block 5 of 1, Plan 10993 |
| 6091 " " | - | D.L. 32, Lot 10, Block 5 of 1, Plan 10993 |
| 6105 " " | - | D.L. 32, Lot 11, Block 5 of 1, Plan 10993 |

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The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of 410 apartment units within two towers and one stepped building form.

3. FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Rezoning Reference #43/80

Lot 73, D.L. 97, Plan 45375

5912 Kingsway - located on the southeast corner of Buller Avenue and Kingsway.

The intent of the proposed bylaw is to accommodate an array of tenants permitted under the C2 designation.

4. FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE RM4 DISTRICT AS A GUIDELINE

Rezoning Reference #44/80

Lot 119 S $\frac{1}{2}$, Lot 120 N $\frac{1}{2}$, Lot 120 S $\frac{1}{2}$, Lot 121 Exc. Expl. Pl. 14037, Lot "A" Expl. Pl. 14037 of 121 and Lot 122, D.L. 135, Plan 4484; and 33 ft. road allowance east of Lot 121 N $\frac{1}{2}$ and S $\frac{1}{2}$.

1650, 1680, 1686, 1740, 1760 and 1790 Augusta Avenue - located northeast of the intersection of Halifax Street and Augusta Avenue.

The intent of the proposed bylaw is to rezone the lands herein described in order to accommodate the construction of two hundred and thirty-eight apartment units within two residential high rise buildings.

5. FROM RESIDENTIAL DISTRICT (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED UPON THE RM4 AND C1 ZONING DISTRICT GUIDELINES TO PERMIT THE CONSTRUCTION OF A 157 UNIT HIGHRISE APARTMENT CONDOMINIUM TOWER WITH A SMALL COMMERCIAL COMPONENT OF 465 M² (5,000 SQUARE FEET)

Rezoning Reference #50/80

Lot 99 and Lot 100, D.L. 125, Plan 54748; Lot 7 of 2, S.D. 5 and 6, Block 1, 4, 6; Lot 3 of 2, Block 6; Lot 2 of 5 and 6, Block 1; Lot 8 of 2, S.D. 5 and 6 Pt, Block 1, 4 and 6; Lot 1 and 2, S.L. 5 and 6 Pt, Block 1, 4 and 6; Lot 9, Block 6, Lot 4, D.L. 125, Plan 11003.

2010, 2011, 2020, 2031, 2033, 2040, 2043, 2050 and 2053 Anola Place - located on the north of the Lougheed Highway between Delta and Springer Avenues. The site is bounded on the north by Belwood Park, on the east by Bellwood Avenue and on the west by the two towers and 3-storey buildings on the site of RZ #9/74.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the construction of one highrise 157 unit residential condominium tower with a 465 m² (5,000 square feet) convenience shopping area at the street level.

6. FROM RESIDENTIAL DISTRICT (R4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)

Rezoning Reference #51/80

Lots 1 and 2, Block 85, D.L. 127, Plan 4953, Lot 3, Block 85, D.L. 122 and 127, Plan 4953; Lot 104, D.L. 127, Plan 46737.

5310 Capitol Drive, 5307/15 and 5321/31 East Hastings Street - located on the north side of Hastings Street between Capitol Drive and Springer Avenue.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the construction of a three storey strata title apartment building.

7. FROM SERVICE COMMERCIAL DISTRICT (C4), ADMINISTRATION AND ASSEMBLY DISTRICT (P2) AND MANUFACTURING DISTRICT (M1) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Rezoning Reference #54/80

Lot 86, D.L. 98, Plan 40572

7325 MacPherson Avenue - located on the west side of MacPherson Avenue between Beresford Street and Irmin Street.

The intent of the proposed bylaw is to rezone the land herein described in order to permit utilizing the existing building for church and related community oriented uses.

8. FROM SERVICE COMMERCIAL DISTRICT (C4) TO NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)

Rezoning Reference #56/80

Lot 29, D.L. 28 N, Plan 632

7330 6th Street - located at the southeast corner of Edmonds Street and 6th Street.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the construction of a two storey retail/office complex on the site.

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

A copy of the proposed bylaw may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1980 November 28 at 12:00 h up to 16:30 h on Tuesday, 1980 December 16.

James Hudson
MUNICIPAL CLERK