

1981 JUNE 23

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1981 June 23 at 19:30 h.

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

STAFF: Mr. M.J. Shelley, Municipal Manager  
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 RESIDENTIAL DISTRICT (R1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD),  
UTILIZING THE P5 COMMUNITY INSTITUTIONAL DISTRICT REGULATIONS AS GUIDELINES

Rezoning Reference #7/75

Lot 1 of Lot 2, Block B of Lot 10, D.L. 10, Plan 12317

8765 Government Street

The intent of the proposed bylaw is to rezone the land herein described in order to permit the construction of the first phase of a church facility on the subject site.

The Advisory Planning Commission submitted a report concerning this rezoning application.

The Advisory Planning Committee recommended:

- (1) THAT the Advisory Planning Commission concur with the rezoning of the property located at 8765 Government Street from Residential District (R1) to Comprehensive Development District (CD), utilizing the P5 Community Institutional District Regulations as guidelines.

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT this Public Hearing relating to Rezoning Reference #7/75 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #37/79A

Lot 1 N.95' Exc. N.42', Block 24, D.L. 95, Plan 7778; Lot 1 N.42', Block 24, D.L. 95, Plan 7778; Lot "A", S.D. 1, Block 24, D.L. 95, Plan 10207; Lot "B", R.S.D. 1, S.D. 24, Blocks 1 & 3, D.L. 95N, Plan 10207; Lot 2, Block 24, D.L. 95, Plan 7778.

7072 Kingsway and 7231/7242 Salisbury Avenue - located south-west of Kingsway and Salisbury Avenue intersection.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of a high-rise apartment building and a single level of commercial development.

The Advisory Planning Commission submitted a report concerning this rezoning application.

The Advisory Planning Committee recommended:

- (1) THAT the Advisory Planning Commission concur with the rezoning of the properties at 7072 Kingsway and 7231/7242 Salisbury Avenue from Service Commercial District (C4) and Residential District (R5) to Comprehensive Development District (CD), utilizing the RM5 and C3 Districts as general guidelines.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

3. FROM GENERAL COMMERCIAL DISTRICT (C3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED UPON THE C3 ZONING DISTRICT GUIDELINES

Rezoning Reference #58/80

Lot 1, Block 4, E $\frac{1}{2}$  of D.L. 119, Plan 2855; Lots 15, 16, 17 and 18, Exc. Plan 4957, Block 4, D.L. 119, Plan 2855; Lots 1 & 2 of Lot A, Block 4, D.L. 119, Plan 16108, Blocks 2 & 4, D.L. 119, Plan 2855.

4335 and 4343 Lougheed Highway and 1924 Douglas Road - located on the north side of the Lougheed Highway and east of Madison Avenue.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit a comprehensive expansion and upgrading scheme for the Lougheed Hotel which would include consolidation of the Douglas Road road allowance and the small triangular site on the south side of Douglas Road. An increased number of hotel rooms and some convention facilities would be developed.

The Advisory Planning Commission submitted a report concerning this rezoning application.

The Advisory Planning Committee recommended:

- (1) THAT the Advisory Planning Commission concur with the rezoning of the properties at 4335 and 4343 Lougheed Highway and 1924 Douglas Road from General Commercial District (C3) to Comprehensive Development District (CD), based upon the C3 Zoning District Guidelines.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN AST:

"THAT this Public Hearing relating to Rezoning Reference #58/80 be now terminated."

CARRIED UNANIMOUSLY

4. FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED ON RM2 GUIDELINES AND A FLOOR AREA RATIO = 0.7

Rezoning Reference #105/80

Lot 299, D.L. 6 and 56, Plan 47565

9100 Centaurus Circle - located at the intersection of Centaurus Circle and Centaurus Drive.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of 30 strata titled garden apartment units.

Mr. Robert Davies, 3004 Carina Place, then addressed the members of Council and advised that he was in support of the rezoning application. However, Mr. Davies requested that the municipality take some action to control the general unsightliness caused by construction and ensure that the construction materials are confined to the development site.

Mr. John H. Coburn, 3030 Carina Place, then addressed the members of Council and read the following prepared statement:

"Your Worship, Council Members and Staff, I would like to take a few minutes to thank you for your efforts of the past few months in ensuring that the development of Simon Fraser Hills would progress into a livable community. This development, which encourages the family type accommodation with a fairly high density and still maintaining the aesthetics of the neighbourhood, is very much welcomed. Having had the opportunity to discuss the project at length with the developers, I am pleased to see a planned cluster of buildings which will fit so well with the surrounding structures. There would appear to be enough variety in the roof line and building heights to keep the development from appearing too boxy. To say the least, the development speaks well of itself. It is refreshing to see an upgrade to 1.7 parking spaces per unit. This type of upgrade will be appreciated by all community members who use Centaurus Drive and Centaurus Circle as there should be no increase in street parking. To the issue of family accommodation, I think this housing will be as affordable as any similar in Burnaby and will be suitable for the first time buyer. We can probably count on Stoney Creek Community School being a busy focal point for the Simon Fraser Hills Community for a long time into the future. One concern would be that if we have sufficient young families move in, the facility may need to be extended, which is quite a reversal of the trend in other areas of the municipality. I would request that the Municipal Inspectors and Engineers ensure that the construction site be kept in a safe condition at all times. It would also be greatly appreciated if the roadways could be cleaned up immediately following excavation. We do not really appreciate extremes of mud during rainy days, nor the deposits of gravel that sit around and create dust in our odd dry spells. Thank you."

Ms. Carol Elliott, 2926 Argo Place, then addressed the members of Council and advised that she had two concerns respecting this rezoning application. One, that an adequate buffer be provided between the driveway into the underground parking of the proposed development and the remaining garden apartments on Aries Place. The proposed driveway is extremely close to the units on Aries, because the development on Aries Place was built right to the edge of the lot line. The speaker was mainly concerned with the noise that may be created by the cars going into the underground parking. The speaker advised that her second concern was with the 45 foot leeway from the garden apartments on Argo Place and requested that no change be made respecting this distance. Ms. Elliott then advised that on behalf of the owners of N.W. 313, she wished to thank Municipal Council for their efforts on their behalf.

The Advisory Planning Commission submitted a report concerning this rezoning application.

The Advisory Planning Committee recommended:

- (1) THAT the Advisory Planning Commission concur with the rezoning of the proposed located at 9100 Centaurus Circle from Multiple Family Residential District (RM1) to Comprehensive Development (CD), based on RM2 Guidelines and a floor area ratio = 0.7.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #105/80 be now terminated."

CARRIED UNANIMOUSLY

5. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE RM5 DISTRICT REGULATIONS AND A MAXIMUM UNIT DENSITY OF 100 UNITS PER ACRE AS A GENERAL GUIDELINE

Rezoning Reference #109/80

Lot 18, Block A of Block 47, D.L. 151, Group 1, Plan 1437; Lots 19 & 20, Block A of Block 47, D.L. 151 and 153, Group 1, Plan 1437; Lots 11 & 12, Block 48, D.L. 151 & 153, Plan 1437; Lot C Exc. S. 100', Block 48, D.L. 151 & 153, Plan 7126; Lot 10, Block 48, D.L. 151, Plan 1437; Lots 8 & 9, Block 48, D.L. 151 & 153, Plan 1437.

6557, 6575, 6591, 6609, 6629, 6649 Willingdon Avenue and 6610, 6630 and 6650 Patterson Avenue - located in the middle of the block bounded by Willingdon Avenue, Imperial Street, Patterson Avenue and Maywood Street.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the construction of a 19 storey, 129 unit strata title apartment building.

Ms. Karen Shafer, #309 - 6622 Willingdon Avenue, then addressed the members of Council and advised that she was strongly opposed to this rezoning application. Ms. Shafer was concerned with the parking problems that would arise as a result of this development. Parking is only permitted along one side of Patterson Avenue and the parking in the immediate area has already developed into a very bad situation. The speaker was also concerned with construction noise that will result once the development proceeds. Ms. Shafer also advised that there were a number of apartments for sale in the immediate area and she anticipated that the price of the proposed apartments would be at least as high as those already for sale and such prices are not affordable to the majority of people.

Mr. Loyle N. Johnson, 7628 Second Street, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Johnson was concerned with the traffic problems that would be created in the area, lack of parking, and the increasing number of high-rise developments within the municipality. Mr. Johnson requested that Council give consideration to the livability within the municipality as it pertains to the residents.

His Worship, Mayor Mercier, advised the speaker that regarding his concerns over the number of high-rise buildings in Burnaby, the Community Plan indicating where such development was planned was circulated to every home in Burnaby and very little response was received from the citizens respecting the plan.

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Mr. Richard C. Lupton, 7938 Edison Street, then addressed the members of Council and advised that he was in opposition to the proposed development for the subject site. Mr. Lupton indicated that it appeared to him that this area was designated for high-rise development and, therefore, was not providing a proper mix of accommodation in this specific area. The speaker was also concerned with the parking problems that will be created in the area, as the current parking situation is not adequate at this time. Mr. Lupton also commented on the traffic problem that will be created in the area as a result of the number of high-rise buildings that are being constructed in this particular part of the municipality. Mr. Lupton felt that all the open green space would eventually be eliminated from this area.

In response to a question from Council, Mr. Lupton advised that he did not wish to see high-rise developments scattered throughout the municipality, but rather wished to see the number of high-rise buildings reduced within the area designated for high-rise development.

Mr. Jack Riley, 712 Pembroke Avenue, Coquitlam, B.C., then addressed the members of Council and advised that he was the co-owner of property at 6576 Patterson Avenue, which is adjacent to the proposed development. Mr. Riley advised that he was not opposed to the rezoning of the subject property, but was very concerned with the status of his property. The speaker's property will be required at some time in the future for the development of the Willingdon Avenue extension.

His Worship, Mayor Mercier, advised Mr. Riley to request to appear before Council at the "In Camera" portion of a regular Council Meeting where the status of his property may be discussed.

Mr. Siegfried W. Toews, 2140 Cliff Avenue, then addressed the members of Council and advised that he was the architect for the proposed development. Mr. Toews advised that he was in favour of the rezoning and wished to compliment the Planning Department on the manner in which the staff assist and co-operate with the applicants in order to establish the best possible plan for development. Mr. Toews also provided the Municipal Clerk with a number of booklets to be distributed to Council, providing additional information regarding the proposed development.

A letter dated 1981 June 22 was received from Ms. Dawne Lupton, #301 - 6390 Willingdon Avenue, advising that she was not in favour of this rezoning application.

The Advisory Planning Commission submitted a report concerning this rezoning application.

The Advisory Planning Commission recommended:

- (1) THAT the Advisory Planning Commission concur with the rezoning of the properties at 6557, 6575, 6591, 6609, 6629, 6649 Willingdon Avenue and 6610, 6630 and 6650 Patterson Avenue, from Residential District (R5) to Comprehensive Development District (CD), utilizing the RM5 District Regulations and a maximum unit density of 100 units per acre as a general guideline.

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT this Public Hearing relating to Rezoning Reference #109/80 be now terminated."

CARRIED UNANIMOUSLY

6. FROM SERVICE COMMERCIAL DISTRICT (C4) AND MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED ON RM5 AND C3 GUIDELINES

Rezoning Reference #73/81

Lot "A" of Lot 2, Block 31, D.L. 152, Plan 3627; Lot "B" Sk. 8419 of Lot 2, Lot 26 of Lot 2, Block 31, D.L. 152, Plan 1209; Lots 9, 10, 11 and 12 of Lot 2, Block 31, D.L. 152, Plan 1209.

5152 Kingsway, 6523 and 6531 Royal Oak Avenue and 6538 and 6550 Burlington Avenue.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of a high-rise apartment building, four storeys of commercial space, one storey of recreational space and the retention of the Andy Johnson Residence, three sequoia trees and portions of the stone wall surrounding the site.

Ms. Sharon White, #5 - 1310 West 13th Avenue, Vancouver, B.C., then addressed the members of Council and advised that even though she now resides in Vancouver, she was a resident of Burnaby for twenty-five years. Ms. White advised that she was not in favour of moving the house because of the risk of damage to the home that will be involved, the significance of the present location, and the importance of retaining the area as a people place.

In response to a question from Council, the speaker advised that she would prefer the municipality purchase the property and retain it for the people of Burnaby.

Mr. Michael Chan, 6537 Royal Oak Avenue, then addressed the members of Council and advised that he was the owner-operator of the grocery store located at 6537 Royal Oak Avenue. Mr. Chan advised that he owned the adjacent property to that of his grocery store and did not wish to have the rear access closed to these properties as is proposed in the development plan. Mr. Chan felt that it was unfair to remove the rear access to his properties.

His Worship, Mayor Mercier, requested that the Director of Planning give some consideration to an easement or partial closure of the lane in question and Council can determine the feasibility of a recommended arrangement when this matter is before Council at a regular Council Meeting.

Mr. Matthew Hayder, #301 - 6739 Royal Oak Avenue, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Hayder was not in favour of the proposed redirection of the existing lane pattern in the block where the development is to take place. Mr. Hayder asked several questions regarding the decision to sell the lane to the developer, which included cost, park levy requirements, and value of the land exchanged. Mr. Hayder also expressed concerns over the parking requirements that will be necessary once this project is complete. The speaker stated that there is not enough parking to accommodate the number of vehicles in the area at present. Mr. Hayder was also concerned with the destruction of the view to the north for all those people residing to the south of the proposed development. The speaker requested that Council leave things as they are and not give any special concessions to the developer.

In response to a question from Council, Mr. Hayder advised that the development would be more acceptable if the land was assembled in a proper manner.

Mr. Loyle N. Johnson, 7628 Second Street, then addressed the members of Council and advised that he too was concerned with the traffic and parking problems that will be created. Mr. Johnson said he was in favour of the municipality purchasing the property at a proper, and not inflated price, and retaining it for the people of Burnaby. Mr. Johnson requested that Council retain the present livability of Burnaby for its citizens.

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Mr. James H. Gurney, 6269 Denbigh Avenue, then addressed the members of Council and advised that he had several concerns regarding this rezoning application. Mr. Gurney felt that the proposed height of the building will have a definite negative impact on the area, and such a building is not in keeping with the Director of Planning's explanation of the "Pyramid" development of the Metrotown area. The speaker also advised that he was very concerned with the volume of traffic that will be created at the corner of Royal Oak Avenue and Kingsway. Mr. Gurney indicated that the traffic pattern in the area is already extremely heavy and will become overburdening if this development is permitted to proceed. Mr. Gurney requested that Council give consideration to the installation of a pedestrian actuated traffic signal on Royal Oak Avenue in the area of Marlborough/Royal Oak Elementary School. Mr. Gurney felt that the proposed development would increase traffic along Royal Oak in a northerly direction, and it is already difficult to cross Royal Oak in the area of the school.

His Worship, Mayor Mercier, advised that the Municipal Manager will take up the request of the pedestrian actuated traffic signal on Royal Oak Avenue with the Municipal Engineer, and the matter would be considered by the Traffic Safety Committee.

Mr. Gurney then advised that he was opposed to this rezoning application.

Mrs. Sheila Evans, #1106 - 4769 Hazel Street, then addressed the members of Council and advised that she was opposed to this rezoning application. Mrs. Evans felt that the area should be retained as public space and that the municipality should buy the land and retain the Andy Johnson house for the people of Burnaby. The speaker was also concerned with the plan to move the existing home. Mrs. Evans felt that the house could be severely damaged and questioned as to what recourse the municipality would have should this happen. Mrs. Evans was also concerned with the parking in the area and the traffic volumes and accidents that presently occur on the corner of Royal Oak Avenue and Kingsway. Mrs. Evans would like to see the whole block turned into a park and a heritage site.

Mr. Michael A.J. Day, 6210 Pearl Avenue, then addressed the members of Council and advised that his major concern was with preserving the Andy Johnson house. Mr. Day advised that he regretted, when circulating a petition requesting that the house be preserved, that he did not include in the petition the surrounding grounds. Mr. Day felt that it was the entire site that the people love about the area, the whole setting, the gardens and the arches and stone wall. The plan that is now proposed preserves the Andy Johnson residence, but when the home is moved, it will look quite different than at present. Mr. Day advised that he was in favour of the rezoning as it appears there is no other alternative in which the house can be preserved.

Mr. John Motiuk, 4333 Portland Street, then addressed the members of Council and advised that he has an office at 5000 Kingsway, which is relatively close to the subject property. Mr. Motiuk indicated that from the number of petitions circulated, and the public interest created respecting the retention of the Andy Johnson residence and the creation of a park site on the grounds of the residence, that Council give consideration to holding a referendum on this matter, and letting the people of Burnaby decide whether they wish to purchase this property and retain it for the people of Burnaby. Mr. Motiuk also expressed concerns over the parking and traffic problems that will be created in the area.

Mrs. M. Elizabeth Day, 6210 Pearl Avenue, then addressed the members of Council and asked whether the developer owns the Royal Oak Chapel at present and whether or not he has a demolition permit. Mrs. Day stated that it is her understanding if the developer is not permitted to build the high-rise tower then he may demolish the Chapel.

His Worship, Mayor Mercier, advised that under the normal laws, the Chapel could be demolished or acquired by the municipality through force-taking.

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Mrs. Day then advised Council that it was the whole site that she wished to see retained, the grounds as well as the Chapel. The speaker indicated that the people were concerned that if the high-rise development was not permitted then the developer was at liberty to demolish the Chapel.

In response to a question from Council, Mrs. Day advised that she would be prepared to accept the high-rise if it were the only compromise available that would save the Chapel.

Mr. David Wood, 6727 Burns Street, then addressed the members of Council and advised that he was in favour of this rezoning application. Mr. Wood stated that Council and the Planning Department should be complimented on endeavouring to save the house.

Letters were received from the individuals listed below expressing concerns with respect to this rezoning application:

Mrs. Doreen Worledge, Corresponding Secretary,  
The Canadiana Costume Society of B.C. and Western Canada  
311 Holmes Street, New Westminster, B.C.  
Letter dated 1981 June 09

Mrs. Catherine Eryou  
#108 - 6622 Willingdon Avenue, Burnaby, B.C.  
Letter dated 1981 June 10

Ms. Sharon White  
#5 - 1310 West 13th Avenue, Vancouver, B.C.  
Letter dated 1981 June 10

The above mentioned letters are on file in the office of the Municipal Clerk.

The Advisory Planning Commission submitted a report concerning this rezoning application.

The Advisory Planning Commission recommended:

- (1) THAT this report be received for information purposes.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN AST:

"THAT this Public Hearing relating to Rezoning Reference #73/81 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

The Public Hearing terminated at 21:30 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, 1981 JUNE 23 at 19:30 h

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

1. FROM RESIDENTIAL DISTRICT (R1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE P5 COMMUNITY INSTITUTIONAL DISTRICT REGULATIONS AS GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 8, 1981" - BYLAW NO. 7657

Rezoning Reference #7/75

Lot 1 of Lot 2, Block B of Lot 10, D.L. 10, Plan 12317

8765 Government Street

*The intent of the proposed bylaw is to rezone the land herein described in order to permit the construction of the first phase of a church facility on the subject site.*

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 9, 1981" - BYLAW NO. 7658

Rezoning Reference #37/79A

Lot 1 N.95' Exc.N.42', Block 24, D.L. 95, Plan 7778; Lot 1 N.42', Block 24, D.L. 95, Plan 7778; Lot "A", S.D. 1, Block 24, D.L. 95, Plan 10207; Lot "B", R.S.D. 1, S.D. 24, Blocks 1 & 3, D.L. 95N, Plan 10207; Lot 2, Block 24, D.L. 95, Plan 7778.

7072 Kingsway and 7231/7242 Salisbury Avenue - located south-west of Kingsway and Salisbury Avenue intersection.

*The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of a high-rise apartment building and a single level of commercial development.*

3. FROM GENERAL COMMERCIAL DISTRICT (C3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED UPON THE C3 ZONING DISTRICT GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 10, 1981" - BYLAW NO. 7659

Rezoning Reference #58/80

Lot 1, Block 4, E½ of D.L. 119, Plan 2855; Lot 15, 16, 17 and 18, Exc. Plan 4957, Block 4, D.L. 119, Plan 2855; Lot 1 & 2 of Lot A, Block 4, D.L. 119, Plan 16108, Block 2 & 4, D.L. 119, Plan 2855

4335 and 4343 Lougheed Highway and 1924 Douglas Road - located on the north side of the Lougheed Highway and east of Madison Avenue.

*The intent of the proposed bylaw is to rezone the lands herein described in order to permit a comprehensive expansion and upgrading scheme for the Lougheed Hotel which would include consolidation of the Douglas Road road allowance and the small triangular site on the south side of Douglas Road. An increased number of hotel rooms and some convention facilities would be developed.*

4. FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED ON RM2 GUIDELINES AND A FLOOR AREA RATIO = 0.7 "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 11, 1981" - BYLAW NO. 7660

Rezoning Reference #105/80

Lot 299, D.L. 6 and 56, Plan 47565

9100 Centaurus Circle - located at the intersection of Centaurus Circle and Centaurus Drive.

*The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of 30 strata titled garden apartment units.*

5. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE RM5 DISTRICT REGULATIONS AND A MAXIMUM UNIT DENSITY OF 100 UNITS FOR ACRE AS A GENERAL GUIDELINE "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 12, 1981" - BYLAW NO. 7661

Rezoning Reference #109/80

Lot 18, Block A of Block 47, D.L. 151, Group 1, Plan 1437; Lot 19 & 20, Block A of Block 47, D.L. 151 & 153, Group 1, Plan 1437; Lot 11 & 12, Block 48, D.L. 151 & 153, Plan 1437; Lot C Exc. S. 100', Block 48, D.L. 151 & 153, Plan 7126; Lot 10, Block 48, D.L. 151, Plan 1437; Lot 8 & 9, Block 48, D.L. 151 & 153, Plan 1437.

6557, 6575, 6591, 6609, 6629, 6649 Willingdon Avenue and 6610, 6630 and 6650 Patterson Avenue - located in the middle of the block bounded by Willingdon Avenue, Imperial Street, Patterson Avenue and Maywood Street.

*The intent of the proposed bylaw is to rezone the lands herein described in order to permit the construction of a 19 storey, 129 unit strata title apartment building.*

6. FROM SERVICE COMMERCIAL DISTRICT (C4) AND MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED ON RM5 AND C3 GUIDELINES "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 13, 1981" - BYLAW NO. 7662

Rezoning Reference #73/81

Lot "A" of Lot 2, Block 31, D.L. 152, Plan 3627; Lot "B" Sk. 8419 of Lot 2, Lot 26 of Lot 2, Block 31, D.L. 152, Plan 1209; Lots 9, 10, 11 and 12 of Lot 2, Block 31, D.L. 152, Plan 1209.

5152 Kingsway, 6523 and 6531 Royal Oak Avenue and 6538 and 6550 Burlington Avenue.

*The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of a high-rise apartment building, four storeys of commercial space, one storey of recreational space and the retention of the Andy Johnson Residence, three sequoia trees and portions of the stone wall surrounding the site.*

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

A copy of the proposed bylaws may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1981 June 12 at 12:00 h up to 16:30 h on Tuesday, 1981 June 23.

James Hudson  
MUNICIPAL CLERK