

1981 MAY 26

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1981 May 26 at 19:30 h.

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

ABSENT: Alderman G.D. Ast  
Alderman D.P. Drummond  
Alderman W.A. Lewarne

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 SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED UPON C2 GUIDELINES)

Rezoning Reference #40/80

Lot 434, D.L. 138, Plan 54890

1405 Greystone Drive - located southwest of the intersection of Greystone Drive and Phillips Avenue.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of a community level shopping centre in accordance with the Community Plan and proposal call.

Mr. T.A. Hale, 1081 West 8th Avenue, Vancouver, B.C., then addressed the members of Council and advised that he was the architect for the proposed development to be situated on the subject property. Mr. Hale provided the members of Council with a description of the proposed development, which included architectural drawings that included site and elevation plans and in addition a description of the intended uses for the various components of the shopping centre.

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

The Advisory Planning Committee recommended:

- (1) THAT the Municipal Council proceed with the rezoning of the property located at 1405 Greystone Drive from Small Holdings District (A2) to Comprehensive Development District (CD) (based upon C2 guidelines).

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 #40/80 be now terminated."

CARRIED UNANIMOUSLY

2. FROM SMALL HOLDINGS DISTRICT (A2) TO LIGHT INDUSTRIAL DISTRICT (M5)

Rezoning Reference #46/80

Parcel "B", Ref. Pl. 17411, Block 12, D.L. 10, Plan 3054 except for east 150 feet paralleling the east property line and except for south 50 feet paralleling the south property line.

8720 Government Road - located on the south side of Government Road immediately east of Gaglardi Way.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of the site for light industrial uses and to designate the site as a development permit area.

Mr. Rex A. Morrison, 389 North Springer Avenue then addressed the members of Council and advised that he was very much opposed to this rezoning application. Mr. Morrison was concerned that Municipal Council was disregarding the recommendations of the Parks and Recreation Commission, the Advisory Planning Commission, and the Municipal Planning Department, should they allow this rezoning application to proceed. Mr. Morrison felt that future generations would be deprived of a beautiful entrance to a pastoral setting within the municipality should a commercial development be allowed to be completed on the subject property.

Mr. Arnold F.C. Hean, 600 - 4211 Kingsway, then addressed the members of Council and advised that he was appearing on behalf of the applicant and wished to inform Council that the applicants were in favour of this rezoning proposal and he would be prepared to answer any questions that may arise as a result of submissions received at tonight's Hearing in connection with this rezoning application.

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

The Advisory Planning Commission recommended:

- (1) THAT the Municipal Council not proceed with the rezoning of the property located at 8720 Government Road from Small Holding District (A2) to Light Industrial District (M5).

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 #46/80 be now terminated."

CARRIED UNANIMOUSLY

3. FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON A RM4 GUIDELINE

Rezoning Reference #59/80

Lot 431, D.L. 135, Plan 54890

7351 Halifax Street - located north of Halifax Street between Duthie and Phillips Avenues.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of 204 apartment units within two highrise buildings.

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

The Advisory Planning Commission recommended:

- (1) THAT the Municipal Council proceed with the rezoning of the property located at 7351 Halifax Street from Residential District (R4) to Comprehensive Development District (CD).

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 #59/80 be now terminated."

CARRIED UNANIMOUSLY

4. FROM SERVICE COMMERCIAL DISTRICT (C4) AND RESIDENTIAL DISTRICT (R5) TO SERVICE COMMERCIAL DISTRICT (C4)

Rezoning Reference #90/80

Parcel A, Ref. Plan 9949, S.D. 7, Block "C", D.L. 96, Plan 1349

6569 Kingsway - located on the north side of Kingsway west of the Arcola Street intersection.

The intent of the proposed bylaw is to rezone the land herein described in order to permit development of the site for uses permitted under the C4 zoning designation.

Mr. Constant J. Huige, 6558 Balmoral Street then addressed the members of Council and advised that he was not opposed to the rezoning if the lane were to be constructed to the rear of the subject property. This would permit Mr. Huige to have access to his property, which is located immediately behind the subject site. Mr. Huige felt that the proposed development should be governed by the same circumstances as were placed upon adjacent properties. This included the development of the lane and landscaped buffer with no rear access to these properties from the lane.

His Worship, Mayor Mercier, requested that the Director of Planning provide the members of Council with the previous Planning Department reports concerning the subject of the lane as it relates to this rezoning application.

Gerald McAtee, 7350 Salisbury Avenue, then addressed the members of Council and advised that he was not opposed to the rezoning with respect to the use of the land, but would like to see the same conditions placed on this property as were placed on the properties to both the east and west of the subject site. Mr. McAtee would like to see the lane constructed and then a twenty foot landscaped buffer between the lane and the portion of the property to be used for the development. The speaker also stated that the six (6) foot fence should be constructed between the lane and the commercial development. Mr. McAtee felt that there was a vast difference between constructing a twenty foot lane and providing a twenty foot landscape barrier from that lane as opposed to just requiring a twenty foot landscape buffer abutting the rear property line with no provision for the construction of the lane. The speaker felt that it would be far more suitable to have a forty (40) foot buffer consisting of a twenty (20) foot lane and a twenty (20) foot landscape buffer separating the development from the adjacent residential homes, rather than just the presently proposed twenty (20) foot landscape buffer. Mr. McAtee advised that he was not particularly concerned whether the lane was actually constructed, but he definitely felt that the lane allowance should be obtained from the developer.

1981 May 26

Robin Plecko, 2979 West 28th Avenue, Vancouver, B.C., then addressed the members of Council and advised that he was representing the owner of the property, Mr. R. Borkehagan. The speaker advised members of Council that the owner intends to construct the twenty foot landscape buffer and required six (6) foot fence, with no access or egress to the rear of the subject property. In response to a question from Council, the speaker advised that the owner was prepared to dedicate the property to allow the construction of the proposed lane turnaround, but would not use the lane for access or egress to the development.

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

The Advisory Planning Commission recommended:

- (1) THAT the Municipal Council proceed with the rezoning of the property located at 6569 Kingsway from Service Commercial District (C4) and Residential District (R5) to Service Commercial District (C4).

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 #90/80 be now terminated."

CARRIED UNANIMOUSLY

5. FROM RESIDENTIAL DISTRICT (R5) TO MULTIPLE FAMILY DISTRICT (RM2)

Rezoning Reference #93/80

Lots "A" and "B", Block 7, D.L. 96, Plan 12093

7116 and 7130 Sperling Avenue - located southeast of the Arcola Street and Sperling Avenue intersections.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of a two storey apartment building which complies with RM2 zoning regulations.

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

The Advisory Planning Commission recommended:

- (1) THAT the Municipal Council proceed with the rezoning of the property located at 7116 and 7130 Sperling Avenue from Residential District (R5) to Multiple Family District (RM2).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #93/80 be now terminated."

CARRIED UNANIMOUSLY

6. FROM RESIDENTIAL DISTRICT (R2) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

Rezoning Reference #100/80

Lots 7 and 8, Exc. Plan 41405, D.L. 126, Plan 3473

1450 Delta Avenue - located on the east side of Delta Avenue between Northlawn Drive and Southlawn Drive.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the construction of a church and related social hall.

Mr. Frank Roy, representing Reno C. Negrin and Associates, 626 Bute Street, Vancouver, B.C., the architects for the proposed development then addressed the members of Council and advised that he was here tonight to speak on behalf of the development and answer any questions that may arise. Mr. Roy provided the members of Council with a brief history of the project and presented a site plan indicating the positioning on the site of the proposed church and related social hall. The speaker also stated the reasons behind locating the church on the southern portion of the property.

Mr. Jack E. Moller, 1488 Taralawn Court, then addressed the members of Council and advised that he was totally against the proposed rezoning application. Mr. Moller's major concern was with the related social hall functions that may occur within the proposed new facility. The speaker was not objecting to the construction of a church, but did not wish to see bingo, banquets or other forms of parties being carried on within the church facility.

Mr. C.F. Lau, 1387 Eastlawn Drive, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Lau was concerned with the increase in traffic that will occur once the facility has been completed which would result in a danger to the children residing in the area. The speaker was also concerned with the invasion of privacy and vandalism that may result if the development is allowed to proceed. Mr. Lau also brought up the point that there is no existing fence around the school or parking lot to screen the existing facility from the residential homes in the area.

Mr. Arthur D. Heine, 1606 Taralawn Court, then addressed the members of Council and advised that he was opposed to the rezoning application. Mr. Heine was against the proposal for three reasons, the first being that he was not opposed to the construction of a church, but very much opposed to the construction of the related social hall. The speaker's second concern was with the height of the building, which he felt would have a negative effect on the surrounding neighbourhood. The third concern of Mr. Heine was with the siting of the church on the subject property.

In response to a question from Council, Mr. Heine advised that he was opposed to the related social hall irrespective of where the building is to be sited on the property.

Mr. Vasco Rizzo, 1716 Crestlawn Court, then addressed the members of Council and advised that he was in favour of the proposed rezoning application. Mr. Rizzo felt that to place the proposed facility on the northern portion of the property would interfere with the church building situated on the property immediately to the north of the subject property. Mr. Rizzo also advised that there have been no security or vandalism problems in the past even though the existing school gymnasium has been used as a church facility for many years. It was for this reason that the speaker felt that if the new church facility was constructed there would be no further increase in traffic problems, vandalism, or other related problems that have been referred to this evening.

Mrs. Elsie MacNeil, 1607 Taralawn Court, then addressed the members of Council and advised that she resided on property immediately to the south of the proposed development. Mrs. MacNeil was not opposed to the con-

struction of the church facility if the siting was altered to locate the building on the north portion of the property. The speaker stated that currently the vacant portion of the subject property to the south acts as a buffer between the school and the residential community. If the proposed church facility was allowed to be constructed on the southern portion of the property it would result in an invasion of privacy to those homeowners residing to the south of the site.

Mr. Donald MacAulay, 1485 Taralawn Court, then addressed the members of Council and advised that he was speaking on behalf of the neighbours that immediately surround the Holy Cross property. Mr. MacAulay advised that the people are opposed to the rezoning as it is currently presented and wish to have the siting of the proposed facility reassessed. The speaker advised that to his knowledge none of the people in the surrounding area have been consulted with respect to the design of the facility.

Mr. MacAulay then submitted a petition containing the signatures of twenty-nine (29) area residents opposed to the rezoning application. The text of the petition reads as follows:

"We the undersigned wish to register our opposition to the proposed development and its proposed location. We would like the rezoning application to be stopped until agreement to the location and development of buildings can be reached."

This petition will be placed on file in the office of the Municipal Clerk.

Mr. MacAulay requested that the neighbours be given an opportunity to talk and negotiate with the developers in order to arrive at a more suitable proposal that would not have such a negative affect on the neighbourhood.

Mr. Gene D. Lundstrom, 1620 Taralawn Court, then addressed the members of Council and advised that he was not opposed to the rezoning as it relates to the upgrading of the property, but he is opposed to the proposed siting of the church facility on the subject property. Mr. Lundstrom is also opposed to the destroying of the existing buffer zone between the subject property and the residential properties in the area, and also to the related social functions that may occur in the proposed facility. Mr. Lundstrom advised that as a member of the Brentwood Park Alliance Church, the matter of the siting of the proposed facility has been discussed with the members of the Alliance Church and they have no objection to the relocation of the proposed facility adjacent to their existing church on the property immediately to the north of the subject property. Mr. Lundstrom also indicated that he did not consider that the parking problem would be increased at all as a result of the construction of the new church. The speaker requested further communication with everyone involved in this rezoning application.

Mr. Norman G. Grdina, 1160 Eastlawn Drive, then addressed the members of Council and advised that he was in attendance tonight as a representative from the Parish Council of Holy Cross parish. Mr. Grdina mentioned that some of the effects on the environment this proposal will create are not a result of the Holy Cross property, but result from other facilities in the area. One such environmental impact mentioned by Mr. Grdina was the noise during school hours in the area, which the speaker suggested was resulting from Brentwood School as well as the Holy Cross school. Mr. Grdina felt that the concern about the parking along Taralawn Court would not materialize as it would be very inconvenient for people to access to Taralawn Court in order to park their vehicles there while attending Holy Cross Church. The speaker also advised that several of the properties along Taralawn Court were sold to the property owners by the church and that these people may have been aware that a church was proposed, in the future, for the subject property. Mr. Grdina advised that the design of the proposed church facility has been discussed with the Holy Cross Church parishioners, of whom many are also owners of property in the immediate area. Mr. Grdina advised that he was in favour of the proposed rezoning application and felt that the design and location of the church would add to the community rather than have a negative effect.

1981 May 26

Mr. Alexander F. MacNeil, 1607 Taralawn Court, then addressed the members of Council and advised that he resided on the property immediately to the south of the subject site. Mr. MacNeil advised that the proposed development was not discussed with him or his adjacent neighbour.

Mr. MacNeil then submitted a petition containing the signatures of forty-eight (48) area residents opposed to the rezoning application. The text of the petition read as follows:

"This is to advise that I strongly disagree and object to Paragraph 4.0 'Conclusions' of the referred to Rezoning Reference #100/80. I quote:

'In summary ... rezoning request.'

My objections are listed below:

- (1) The proposed two storey church and social hall on this site would not be compatible with the residential houses and would change the area skyline of the well maintained single family, one storey houses.
- (2) The building would be 15 feet from Lot 152, and would tower over Lot 151. The proposed building would be one storey above the dining room, sun deck, and swimming pool of Lot 151.
- (3) The pedestrian easement would be a narrow walkway between in existing 6 foot fence and the proposed two storey, 127 foot long building. This would not be an area of safe walking after dark.
- (4) With a social hall being used nightly, within 15 feet of Lots 152 and 151, the noise and parking factors must be taken into consideration as they would be an aggravation to the surrounding community.

My proposal:

I am not opposed to the rezoning of the property from R2 to P5, providing the proposed building is built on the north side of the existing buildings on the said property. This area between the existing buildings and the Brentwood Park Alliance Church has a 163 foot frontage on Delta Street, and would not create any negative impact on the surrounding neighbourhood."

This petition will be placed on file in the office of the Municipal Clerk.

Mr. MacNeil advised that he was not opposed to the rezoning, only to the siting of the church facility on the property.

Mr. Alpin McIntosh, 2458 East 4th Avenue, Vancouver, B.C., then addressed the members of Council and advised that he was representing the Brentwood Presbyterian Church and that at the congregational meeting on 1981 January this rezoning application was discussed and received unanimous agreement in favour of the application.

Mrs. May G. Quan, 1540 Taralawn Court, then addressed the members of Council and advised that she resides immediately behind the church and has done so for the past eight years. Mrs. Quan did not want to see the proposed church facility located at either end of the property, but rather in the centre of the property, where there is presently an existing building. Mrs. Quan also expressed concern over the parking problem that will result if this proposal proceeds as planned.

Mr. Vincent Yu, 1584 Taralawn Court, then addressed the members of Council and advised that he was in opposition to the proposed rezoning application for many of the reasons the previous speakers have already given tonight. Mr. Yu felt that there should be discussion between the developers and the residents of the area in order to solve some of the problems that may occur in conjunction with this development.

1981 May 26

Mr. Frank Lochan, 1608 Delta Avenue, then addressed the members of Council and advised that his house was immediately adjacent to the subject property to the south and that he will be greatly affected by the construction of the proposed facility. Mr. Lochan advised that he was not opposed to the rezoning, only to the site selection for the proposed church facility. Mr. Lochan requested an opportunity to discuss the proposal with the developers, before further steps are taken in connection with this rezoning application.

Reverend J. Leon Kotsko, 1450 Delta Avenue, then addressed the members of Council and advised that he was the Pastor of Holy Cross Parish. Father Leon advised that there had been no consultation with the area residents as it was his understanding that the meeting tonight would be held to discuss the possibilities with respect to the development. Father Leon assured those in attendance that the church will take into consideration all those objections presented tonight. Father Leon also stated that the uses of the facility will be carried out with great concern for protecting the community from unnecessary noise and other related inconveniences.

In response to a question from Council, Father Leon advised that he would be prepared to assume a leadership role and initiate meetings with the area residents in order to attempt to solve the problems that have been presented this evening.

Mrs. Beverley A. MacAulay, 1485 Taralawn Court, then addressed the members of Council and enquired as to when this matter will next be before Council.

His Worship, Mayor Mercier, explained to those in attendance the procedure that will now be followed with respect to this rezoning application.

Letters were received from the individuals listed below expressing concerns with respect to this rezoning application. The names of several of the property owners listed below also appear on one of the two petitions listed previously in the minutes.

Mr. and Mrs. Winston Quan, 1540 Taralawn Court	- undated
Mr. and Mrs. Barry Quan, 1619 Taralawn Court	- undated
Mr. and Mrs. J. Schneider, 1651 Taralawn Court	- undated
Mr. Dale Lundstrom, 1620 Taralawn Court	- 1981 March 10
Mr. and Mrs. William Yu, 1562 Taralawn Court	- undated
Mr. and Mrs. Vincent Yu, 1584 Taralawn Court	- undated
Mr. and Mrs. A.D. Heine, 1606 Taralawn Court	- 1981 February 27
Mr. A.F. MacNeil, 1607 Taralawn Court	- undated
Mrs. Elsie Y. MacNeil, 1607 Taralawn Court	- 1981 February 20
Mr. and Mrs. W. Ulmer, 1633 Taralawn Court	- 1981 May 14

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 the Planning Department investigate and report to Council at the Public Hearing on 1981 May 26 regarding the feasibility of relocating the development to the north side of the existing Holy Cross School.

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 #100/80 be now terminated."

CARRIED UNANIMOUSLY



7. FROM RESIDENTIAL DISTRICT (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM1)

Rezoning Reference #103/80

Lot 66, D.L. 29, Plan 38396

7459 - 12th Avenue - located on the northwest side of 12th Avenue between Kingsway and Mary Avenue.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of an apartment building in accordance with the RM1 zoning district.

Mr. Alec Temple, 7528 Davies Street, then addressed the members of Council and read from a prepared brief, the text of which is contained hereunder:

"My name is Alec Temple, Chairman of the Eastburn Community Association, and I am speaking on behalf of the concerned citizens assembled here, the people whose names appear on these signed petitions, and the principals of the two schools that front 12th Avenue between Canada Way and Kingsway.

We would like to go on record as being in complete support of the proposed rezoning proposal as outlined in Reference #103/80.

The main reason for our assemblance here is to personally support the Planning Department's proposal in reference to #103/80, Item 3, number 4 of Manager's Report No. 9, Item 6, that a cul-de-sac also be constructed on 12th Avenue to prevent traffic from Kingsway and Canada Way from using 12th Avenue as a short cut to avoid the lights on 10th Avenue.

Planning and Council are to be commended for their efforts to develop 12th Avenue as a people oriented area. The two schools with a combined enrollment of 750 students and Mary Park along 12th Avenue form a recreational and learning area which is used long after the official school day has ended.

Our major reason for supporting a cul-de-sac is to improve the safety of our children while using the schools and park facilities. We realize that a cul-de-sac on 12th Avenue will cause some inconvenience to motorists, but the safety of our children is of greater value and more concern to us and, moreover, with the increased traffic caused by the construction of the proposed condominium we feel our children's need for the safety is even greater now than in the past.

Alarming numbers of accidents, near accidents and speeding violations are being observed all the time by people assembled in this room. One such incident involving a young child being hit by a car on 12th Avenue resulted in a lengthy hospital stay.

We ask Council to support the rezoning proposal as it is outlined, and to please instruct the Planning Department to insure that a cul-de-sac is constructed as outlined in the rezoning proposal.

We thank you for your consideration of this matter."

Mr. Temple then submitted a petition containing one hundred and forty-nine (149) signatures in connection with this rezoning application.

The text of the petition read as follows:

"Because of the hazards posed by existing traffic to the children attending the schools and using the park on 12th Avenue, we, the undersigned, hereby petition Burnaby Municipal Council to ensure that the cul-de-sac proposed in Section 3.4 of the recommendation from the Director of Planning re Rezoning Reference #103/80 be constructed as illustrated in Sketch 1 accompanying that report."

This petition will be placed on file in the office of the Municipal Clerk.

Mr. Raymond Letkeman, 156 - 1004 Mainland Street, then addressed the members of Council and advised that he was the architect for the proposed development and was in attendance tonight to speak on behalf of the applicant and express to Council the fact that the applicant concurs with the Planning Department's recommendation that the cul-de-sac be constructed.

Brother William J. Carrothers, 7450 12th Avenue, then addressed the members of Council and advised that he was the principal of St. Thomas More School and wished to advise Council of two items. Firstly, that St. Thomas More School and the adjoining elementary school were in favour of the proposed rezoning, including the recommendation of the Director of Planning to cul-de-sac 12th Avenue. Secondly, as a point of clarification for Council, Brother Carrothers advised that he had written a letter to Council dated 1980 March 12 in which he expressed his opposition to the road closure as proposed in Item No. 5, Manager's Report No. 19, 1980 March 10, as the road closure proposed in this report would have left the staff, parents and students with only access to the school property via Kingsway. At the end of the letter Brother Carrothers indicated he would be happy to discuss alternate plans with those responsible for the project. Brother Carrothers wishes to state that the proposal now presented by the Planning Department more than meets any objections he originally had, as it in fact adds a further margin of safety to the students. The speaker stated that his letter of 1980 March 12 has now been answered very satisfactorily.

Mr. James R. Golding, 7587 12th Avenue, then addressed the members of Council and advised that he was in favour of the proposed rezoning and the proposed cul-de-sacking of 12th Avenue. Mr. Golding stated that there have been many problems over the past years with respect to the amount of traffic proceeding along 12th Avenue and the speed at which these vehicles are travelling.

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

The Advisory Planning Commission recommended:

- (1) THAT the Municipal Council proceed with the rezoning of the property located at 7459 - 12th Avenue from Residential District (R5) to Multiple Family Residential District (RM1).

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 #103/80 be now terminated."

CARRIED UNANIMOUSLY

8. FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE RM3 ZONE AS A GUIDELINE

Rezoning Reference #107/80

Lots 3 and 4, Sk. 12791, Block 38 Pt., D.L. 151/3, Plan 2068; Pcl. "A", Ref. P1. 4398 of 4, Block 38, D.L. 151/3, Plan 2068; Lot 15, Block 38, D.L. 151, Plan 25303.

6442 and 6458 Cassie Avenue and 4257 Maywood Street - located on the northeast corner of the Cassie Avenue/Maywood Street intersection.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the construction of a 17 unit strata title garden apartment building.

Mr. Dennis Houg, P.O. Box 2390, Cowart Road, Prince George, B.C., then addressed the members of Council and advised that he was the owner of the property and in attendance tonight with his architect to answer any questions that may arise.

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

The Advisory Planning Commission recommended:

- (1) THAT the Municipal Council proceed with the rezoning of the property located at 6442 and 6458 Cassie Avenue and 4257 Maywood Street from Multiple Family Residential District (RM3) to Comprehensive Development District (CD), utilizing the RM3 Zone as a guideline.

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 #107/80 be now terminated."

CARRIED UNANIMOUSLY

9. PROPOSED TEXT AMENDMENTS TO ZONING BYLAW FOR PHOTOCOPY AND DUPLICATING SERVICES

- (1) Uses Permitted in the C1 (Neighbourhood Commercial) District - Section 301.1

The amendment of clause (5) (personal service establishments) to allow for the addition of:

"photocopy and duplicating services of not more than 140 m<sup>2</sup> (1,506.90 sq. ft.) in gross floor area."

- (2) Uses Permitted in the C2 (Community Commercial) District - Section 302.1

The amendment of clause (6) (personal service establishments) to allow for the addition of:

"photocopy and duplicating services of not more than 140 m<sup>2</sup> (1,506.90 sq. ft.) in gross floor area."

- (3) Uses Permitted in the C3 (General Commercial) District - Section 303.1

The amendment of clause (12) (personal service establishments) to allow for the addition of:

"photocopy and duplicating services of not more than 140 m<sup>2</sup> (1,506.90 sq. ft.) in gross floor area."

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

The Advisory Planning Commission recommended:

- (1) THAT the Municipal Council proceed with the proposed Text Amendments to Zoning Bylaw and photocopy and duplicating services as provided in Bylaw No. 7631.

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

1981 May 26

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to the proposed Text Amendments to the Zoning Bylaw for photocopy and duplicating services be now terminated."

CARRIED UNANIMOUSLY

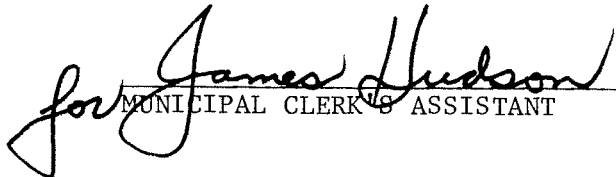
The Public Hearing terminated at 21:55 h.

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 MAY 26 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 SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)  
(BASED UPON C2 GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 2, 1981" - BYLAW NO. 7633

Rezoning Reference #40/80

Lot 434, D.L. 138, Plan 54890

1405 Greystone Drive - located southwest of the intersection of Greystone Drive and Phillips Avenue.

*The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of a community level shopping centre in accordance with the Community Plan and proposal call.*

2. FROM SMALL HOLDINGS DISTRICT (A2) TO LIGHT INDUSTRIAL DISTRICT (M5)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 59, 1980" - BYLAW NO. 7623

Rezoning Reference #46/80

Parcel "B", Ref. Pl. 17411, Block 12, D.L. 10, Plan 3054 except for east 150 feet paralleling the east property line and except for south 50 feet paralleling the south property line.

8720 Government Road - located on the south side of Government Road immediately east of Gaglardi Way.

*The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of the site for light industrial uses and to designate the site as a development permit area.*

3. FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)  
BASED UPON A RM4 GUIDELINE

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 60, 1980" - BYLAW NO. 7624

Rezoning Reference #59/80

Lot 431, D.L. 135, Plan 54890

7351 Halifax Street - located north of Halifax Street between Duthie and Phillips Avenues.

*The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of 204 apartment units within two highrise buildings.*

4. FROM SERVICE COMMERCIAL DISTRICT (C4) AND RESIDENTIAL DISTRICT (R5) TO  
SERVICE COMMERCIAL DISTRICT (C4)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 3, 1981" - BYLAW NO. 7634

Rezoning Reference #90/80

Pct. A, Ref. Pl. 9949, S.D. 7, Block "C", D.L. 96, Plan 1349

6569 Kingsway - located on the north side of Kingsway west of the Arcola Street intersection.

*The intent of the proposed bylaw is to rezone the land herein described in order to permit development of the site for uses permitted under the C4 zoning designation.*

5. FROM RESIDENTIAL DISTRICT (R5) TO MULTIPLE FAMILY DISTRICT (RM2)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 4, 1981" - BYLAW NO. 7635

Rezoning Reference #93/80

Lots "A" and "B", Block 7, D.L. 96, Plan 12093

7116 and 7130 Sperling Avenue - located southeast of the Arcola Street and Sperling Avenue intersection.

*The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of a two storey apartment building which complies with RM2 zoning regulations.*

6. FROM RESIDENTIAL DISTRICT (R2) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 5, 1981" - BYLAW NO. 7636

Rezoning Reference #100/80

Lots 7 and 8, Exc. Pl. 41405, D.L. 126, Plan 3473

1450 Delta Avenue - located on the east side of Delta Avenue between Northlawn Drive and Southlawn Drive.

*The intent of the proposed bylaw is to rezone the land herein described in order to permit the construction of a church and related social hall.*

7. FROM RESIDENTIAL DISTRICT (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM1)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 6, 1981" - BYLAW NO. 7637

Rezoning Reference #103/80

Lot 66, D.L. 29, Plan 38396

7459 - 12th Avenue - located on the northwest side of 12th Avenue between Kingsway and Mary Avenue.

*The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of an apartment building in accordance with the RM1 zoning district.*

8. FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3) TO COMPREHENSIVE  
DEVELOPMENT DISTRICT (CD), UTILIZING THE RM3 ZONE AS A GUIDELINE  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 7, 1981" - BYLAW NO. 7638

Rezoning Reference #107/80

Lots 3 and 4, Sk. 12791, Block 38 Pt., D.L. 151/3, Plan 2068;  
Pcl. "A", Ref. Pl. 4398 of 4, Block 38, D.L. 151/3, Plan 2068;  
Lot 15, Block 38, D.L. 151, Plan 25303.

6442 and 6458 Cassie Avenue and 4257 Maywood Street - located on the northeast corner of the Cassie Avenue/Maywood Street intersection.

*The intent of the proposed bylaw is to rezone the lands herein described in order to permit the construction of a 17 unit strata title garden apartment building.*

9. PROPOSED TEXT AMENDMENTS TO ZONING BYLAW FOR PHOTOCOPY AND DUPLICATING  
SERVICES  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 1, 1981" - BYLAW NO. 7637

(1) Uses Permitted in the C1 (Neighbourhood Commercial) District -  
Section 301.1

The amendment of clause (5) (personal service establishments) to allow for the addition of:

"photocopy and duplicating services of not more than 140 m<sup>2</sup>  
(1,506.90 sq. ft.) in gross floor area."

(2) Uses Permitted in the C2 (Community Commercial) District -  
Section 302.1

The amendment of clause (6) (personal service establishments) to allow for the addition of:

"photocopy and duplicating services of not more than 140 m<sup>2</sup>  
(1,506.90 sq. ft.) in gross floor area."

(3) Uses Permitted in the C3 (General Commercial) District -  
Section 303.1

The amendment of clause (12) (personal service establishments) to allow for the addition of:

"photocopy and duplicating services of not more than 140 m<sup>2</sup>  
(1,506.90 sq. ft.) in gross floor area."

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 Monday, 1981 May 11 at 08:30 h up to 16:30 h on Tuesday, 1981 May 26.

JAMES HUDSON  
MUNICIPAL CLERK