

1981 JULY 28

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1981 July 28 at 19:30 h.

PRESENT:

Mayor D.M. Mercier, In the Chair
Alderman G.D. Ast
Alderman D.A. Lawson
Alderman W.A. Lewarne
Alderman V.V. Stusiak

ABSENT:

Alderman D.N. Brown
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman F.G. Randall

STAFF:

Mr. D.G. Stenson, Assistant Director - Current Planning
Mrs. A.C. Magri, Subdivision Technician
Mr. James Hudson, Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

The Public Hearing was called to order at 19:35 h.

1. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
(RMI GUIDELINES AT A UNIT DENSITY OF 10 TO 12 UNITS PER ACRE)

Rezoning Reference #33/80

Pc1. "D" Expl. Plan 27425 of "A and B", Block 11, D.L. 68, Plan 11090;
Lot "A" Exc. Expl. Plan 27425, Block 11, D.L. 68, Plan 11090; Lot 12,
D.L. 68, Plan 3131; Lot 10, D.L. 68, Plan 3431.

3466/3506/36/64 Curle Avenue - located at the northeast corner of Curle Avenue and Avondale Street.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the construction of 38 two-storey Strata Title town-houses.

Mr. James W. MacPherson, 4059 Curle Avenue, then addressed the members of Council and advised that he had a number of concerns regarding the proposed development. Mr. MacPherson questioned the change in status of Avondale Street from a street to a lane. The speaker understood from the Planning Department report that the portion of Avondale Street between Curle Avenue and Kalyk Avenue will be reduced to a twenty foot wide lane. Mr. MacPherson was concerned with the possible loss of services along Avondale Street with specific reference to ice and snow removal. The speaker also enquired as to the possibility of the existing pavement on Avondale being reduced or relocated. Mr. MacPherson was concerned that if the pavement on Avondale was required to be altered it may have some affect on the existing municipal boulevard to the rear of his property. The speaker also questioned the future status of the proposed road to the north of the subject property, which would connect Curle Avenue and Kalyk Avenue.

The Assistant Director - Current Planning explained that any alterations to Avondale Street would be confined to the existing road allowance. Mr. Stenson also explained that a portion of the proposed road to the north of the property between Curle Avenue and Kalyk Avenue has been obtained through an existing dedication and the remaining portion will be obtained from the developers of the property to the north of the subject property. The Assistant Director - Current Planning also advised that there will be access to the subject property from the new road along the northern boundary of the proposal, but there will be no access to the Ismaili Religious Sanctuary from this same road.

Mr. MacPherson was also concerned with the traffic at the intersection of Canada Way and Curle Avenue. The speaker felt that if a third lane was required along Canada Way at Curle Avenue to provide for traffic turning off Canada Way on to Curle Avenue then this property required for the third lane should be obtained at this time, so as to not interfere with the property once the buildings and landscaping have been completed.

Mr. McPherson advised that he had no objection to this rezoning application as housing is a high priority at this time.

Mr. James Robison, 3977 Nithsdale Street, then addressed the members of Council and advised that he was in favour of this rezoning application. Mr. Robison did, however, mention that he was concerned with the traffic problems that may be created in the area and questioned whether the development contained adequate parking for the future residents. Mr. Robison also questioned whether there would be a traffic signal installed at the corner of Canada Way and Smith Avenue. The speaker also expressed concern over the priority of snow clearing along Avondale Street.

His Worship, Mayor Mercier, advised Mr. Robison that the traffic signals in Burnaby are installed based on a warrant system, which in turn is based on the traffic volume at an intersection. Mayor Mercier advised that as traffic volumes increase, the traffic division of the Engineering Department is monitoring these volume increases constantly at six (6) month intervals, and when the volume reaches the point of justifying the installation of a traffic control device then it is at this time that Council makes a decision respecting the installation of such a device.

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 property located at 3466/3506/3536/3564 Curle Avenue from Residential District (R5) to Comprehensive Development District (CD) (RMI guide-lines at a unit density of 10 to 12 units per acre).

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 #33/80 be now terminated."

CARRIED UNANIMOUSLY

2. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #114/80

Lot A of 6, D.L. 90, Plan 555

6890 and 6892 Canada Way - located at the corner of Elwell Street and Canada Way.

The intent of the proposed bylaw is to permit the creation of two lots for single family development.

Mr. Peter Pagnotta, 7760 Rosewood Street, then addressed the members of Council and advised that he was the owner of the subject property and the applicant respecting this rezoning proposal. Mr. Pagnotta advised that he was 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 property located at 6890 and 6892 Canada Way from Residential District (R5) to Residential District (R9).

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 #114/80 be now terminated."

CARRIED UNANIMOUSLY

3. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #120/80

Pc1. "A" of Lot 4, Block 16, D.L. 116, Plan 1439

3780 Venables Street - located on the south side of Venables Street between Esmond Avenue and Boundary Road.

The intent of the proposed bylaw is to permit the creation of two lots, maintain the existing dwelling on one lot and construct a new single family dwelling on the other lot.

Mr. Antilio Tonello, 2537 Turner Street, Vancouver, B.C. then addressed the members of Council and advised that he was the applicant respecting this rezoning application and was in favour of the proposal.

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 property located at 3780 Venables Street from Residential District (R5) to Residential District (R9).

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 #120/80 be now terminated."

CARRIED UNANIMOUSLY

4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #3/81

Lot A, Block 8, D.L. 116 N $\frac{1}{2}$, Plan 5525

718 South Boundary Road - located on the southeast corner of Boundary Road and Georgia Street.

The intent of the proposed bylaw is to zone the property to a district category which will permit the subdivision into two legal single family lots, with construction of a new single family dwelling on one lot, and sale of the other lot.

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 property located at 718 South Boundary Road from Residential District (R5) to Residential District (R9).

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 #3/81 be now terminated."

CARRIED UNANIMOUSLY

5. FROM MANUFACTURING DISTRICT (M1) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #4/81

Lot B of S.D. 5, Lot C of Lot 5, Block 1, D.L. 205, Plan 16983

250 and 270 South Fell Avenue - located on the east side of South Fell Avenue between Pandora Street and East Hastings Street.

The intent of the proposed bylaw is to permit the creation of two lots on each legal parcel for construction of new single family homes.

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 property located at 250 and 270 South Fell Avenue from Manufacturing District (M1) to Residential District (R9).

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 #4/81 be now terminated."

CARRIED UNANIMOUSLY

6. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #5/81

Lot 14, Blocks 45 and 46, D.L. 35, Plan 1396

5250 Chesham Avenue - located on the east side of Chesham Avenue between Bond and Burke Streets.

The intent of the proposed bylaw is to zone the property to a district category which will permit subdivision into two legal single family lots for the purpose of constructing two new single family dwellings.

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 property located at 5250 Chesham Avenue from Residential District (R5) to Residential District (R9).

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 #5/81 be now terminated."

CARRIED UNANIMOUSLY

7. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #6/81

Lot 12, Block 4, D.L. 39, Plan 1466

3941 Fir Street - located on the north side of Fir Street between Smith Avenue and MacDonald Avenue.

The intent of the proposed bylaw is to zone the property to a district category which will permit subdivision into two legal single family lots and construction of two new single family dwellings.

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 property located at 3941 Fir Street from Residential District (R4) to Residential District (R9).

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 #6/81 be now terminated."

CARRIED UNANIMOUSLY

8. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #7/81

Lot 37, Block 19, D.L. 74, Plan 2603

5269 Manor Street - located on the north side of Manor Street between Royal Oak Avenue and Douglas Road.

The intent of the proposed bylaw is to permit the creation of two lots; one lot to retain the existing single family dwelling, and the other to permit the construction of a new single family dwelling.

Mrs. Dolores E. Volcz, 5269 Manor Street, then addressed the members of Council and advised that she was the owner of the property and the applicant respecting this rezoning application and she was in favour of the proposal.

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 property located at 5269 Manor Street from Residential District (R5) to Residential District (R9).

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 #7/81 be now terminated."

CARRIED UNANIMOUSLY

9. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #8/81

Lot B, Block 23, D.L. 127, Plan 10873

7473 First Street - located at the corner of First Street and 17th Avenue.

The intent of the proposed bylaw is to permit the creation of two lots, retain the existing dwelling on one lot and construct a new single family home on the other lot.

Mr. Larry Menard, 7473 First Street, then addressed the members of Council and advised that he was the owner of the property and the applicant respecting this rezoning application and was in favour of this proposal.

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 property located at 7473 First Street from Residential District (R5) to Residential District (R9).

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 #8/81 be now terminated."

CARRIED UNANIMOUSLY

10. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #9/81

Lot 5, Block 16, D.L. 116 S½, Plan 1439

3796 Venables Street - located at the southwest corner of Venables Street and Esmond Avenue.

The intent of the proposed bylaw is to permit the creation of two lots for the construction of two single family dwellings.

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 property located at 3796 Venables Street from Residential District (R5) to Residential District (R9).

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 #9/81 be now terminated."

CARRIED UNANIMOUSLY

11. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #11/81

Lot C, Block 2 to 7, D.L. 95, Plan 10466

6965 Elwell Street - located on the north side of Elwell Street between Griffiths and Salisbury Avenues.

The intent of the proposed bylaw is to zone the property to a district category which will permit subdivision into two legal single family lots and construction of two new single family dwellings.

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 property located at 6965 Elwell Street from Residential District (R5) to Residential District (R9).

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 #11/81 be now terminated."

CARRIED UNANIMOUSLY

12. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #13/81

Lot 25, Block 8, D.L. 93, Plan 1525

6650 Randolph Street - located on the east side of Randolph Street between Imperial and Bryant Streets.

The intent of the proposed bylaw is to zone the property to a district category which will permit subdivision into two legal single family lots and construction of two new single family dwellings.

Mr. Nick Jovanovich, 6924 Fraser Street, Vancouver, B.C., then addressed the members of Council and advised that he was the owner of the subject property and the applicant respecting this rezoning application and was in favour of the proposal.

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 property located at 6650 Randolph Street from Residential District (R5) to Residential District (R9).

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 #13/81 be now terminated."

CARRIED UNANIMOUSLY

13. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #14/81

Lot 3, Exc. Plan 28286, Block 6, D.L. 207, Plan 4032

960 Cliff Avenue - located on the east side of Cliff Avenue between Curtis and Union Streets.

The intent of the proposed bylaw is to zone the property to a district category which will permit subdivision into two legal single family lots, maintaining the existing residence on one lot and selling the other lot.

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 property located at 960 Cliff Avenue from Residential District (R4) to Residential District (R9).

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 #14/81 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #64/81

Lot 7 W $\frac{1}{2}$, Lot 8 W $\frac{1}{2}$, Lot 9 W $\frac{1}{2}$, Lot 10 W $\frac{1}{2}$, Lot 11 E $\frac{1}{2}$ and Lot 12 E $\frac{1}{2}$, Block 34, D.L. 151/3, Plan 1992; Pcl. "A" of Lot 7, Lot B of 8, Lot 9 E $\frac{1}{2}$, Lot 10 E $\frac{1}{2}$, Lot 11 W $\frac{1}{2}$ and Lot 12 W $\frac{1}{2}$, Block 34, D.L. 151, Plan 1992.

6222, 6236, 6250, 6264 and 6292 Wilson Avenue and 6225, 6241, 6255, 6275, 6291, 6305 Kathleen Avenue - located immediately east of Central Park at Patterson Avenue and Mayberry Street. The site is bounded by Wilson Avenue on the northwest, Kathleen Avenue on the southeast, and Mayberry Street on the southwest.

The intent of the proposed bylaw is to permit the development of a Senior Citizen's High-Rise Non-Profit Housing Co-operative.

Mr. Doug C. Lupton, #1810 - 4300 Mayberry Street, then addressed the members of Council and advised that there is a good deal of confusion regarding the number of units proposed for the senior citizen's high-rise development. Mr. Lupton advised that the notice of the public hearing sign that has been placed on the subject property indicates that the development will contain 101 dwelling units, whereas the report from the Director of Planning advises that the high-rise development will contain 181 units.

The Assistant Director - Current Planning advised that the correct number of units proposed for this development is 181.

Mr. Lupton then indicated that as a result of the misinformation concerning the signing of the property, the portion of the public hearing relating to this rezoning application should be ruled invalid.

His Worship, Mayor Mercier, advised Mr. Lupton that it was his right to challenge the validity of the hearing through the due process of law.

Mr. Lupton then advised that he did not receive proper notification in writing of the public hearing as required by the Municipal Act.

Mr. Irvin R. Robinson, 6670 Oakland Street, then addressed the members of Council and advised that he was the owner of apartment number 1402 - 4300 Mayberry and he also wished to challenge the validity of the public hearing regarding this rezoning application.

Miss Dawne A. Lupton, #301 - 6390 Willingdon Avenue, then addressed the members of Council and advised that she was at this hearing as the Chairperson for the Central Park Community Group. This is a group of individuals concerned with the livable neighbourhood environment of the Central Park area. Miss Lupton then read from a prepared statement, the text of which is contained hereunder:

"We are alarmed at the proliferation of high-rise towers, the general lack of overall planning for the Maywood community and Burnaby's flagrant disregard for its own Metrotown Study. A twenty-three storey tower is not acceptable to us. We recognize that multiple family accommodation is an economic and appropriate form of land use which, as the Metrotown Study report states, 'offers a positive environmental and social opportunity provided such was accomplished within a carefully planned framework'. It seems that the Maywood community is not being developed with this consideration. The Metrotown Study offers very clear recommendations for the height of buildings in this area, that is a mixture of RM5 buildings of 180 feet in height, or approximately eighteen storeys and RM4 buildings of 98 feet in height or approximately ten storeys. Of the eleven high-rises already built in the area, or are under construction, not one conforms to the RM4 guidelines. With half of the area already developed, we are still waiting for evidence of a mixture. The Central Park Community Group is firm in its belief that these plans must be adhered to, particularly with respect to building height. The Planning Department and Municipal Council can only appear hypocritical in choosing to ignore the adopted content of its own study. When this application for rezoning passed first reading on 1981 June 21, Alderman Brown said, and I quote, 'There are already eight high-rises in the area and one more won't make any difference'. I suggest to you that it does make a difference, because after twenty-three storey heights will come twenty-five and then thirty, and the sky is the limit. To be socially responsible, Council must reject this application for rezoning and insist that it and all future applications not exceed the RM5 height as stipulated in the Metrotown Plan. Thank you for your attention."

Miss Lupton then advised that she was opposed to this rezoning application.

Ms. I. Aaloe, #304 - 1420 East 7th Avenue, Vancouver, B.C., then addressed the members of Council and advised that she was opposed to this rezoning application. The speaker advised that her main concern was that Council currently has the opportunity to stop the high density development occurring in this area and prevent what has happened in the West End of Vancouver City. Ms. Aaloe felt that the high-rises in the area of Central Park were located too close together and were excessive with respect to height.

Ms. Karen Schafer, #203 - 6622 Willingdon Avenue, then addressed the members of Council and advised that she was opposed to this rezoning application. Ms. Schafer submitted a petition containing the signatures of one hundred and thirty (130) area residents opposed to this rezoning application. The text of the petition is contained hereunder:

"We, the undersigned, are opposed to the latest application (Reference 64/81) for rezoning to allow for construction of a 23 storey tower.

1981 July 28

We feel that Burnaby should adhere to its own Metrotown guidelines and not allow development beyond RM5 (180')." "

His Worship, Mayor Mercier, advised that all those appearing at tonight's hearing respecting this rezoning application will be notified of the validity of the hearing once a decision has been made.

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 property at 6222, 6236, 6250, 6264 and 6292 Wilson Avenue and 6225, 6241, 6255, 6275, 6291 and 6305 Kathleen Avenue from Residential District (R5) to Comprehensive Development District (CD), utilizing the RM5 District as a guideline, subject to the requirement that recreational vehicle parking be deleted as a prerequisite to the rezoning.

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 #64/81 be now terminated."

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

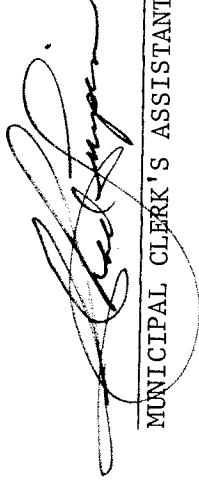
The Public Hearing adjourned at 20:20 h.

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 JULY 28 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 (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (RMI GUIDELINES AT A UNIT DENSITY OF 10 TO 12 UNITS PER ACRE)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 55, 1981" - BYLAW NO. 7708

Rezoning Reference #33/80

Pc1. "D" Expl. Plan 27425 of "A and B", Block 11, D.L. 68, Plan 11090; Lot "A" Exc. Expl. Plan 27425, Block 11, D.L. 68, Plan 11090; Lot 12, D.L. 68, Plan 3131; Lot 10, D.L. 68, Plan 3431

3466/3506/36/64 Curle Avenue - located at the northeast corner of Curle Avenue and Avondale Street.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the construction of 38 two-storey Strata Title town-houses.

- 2. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 56, 1981" - BYLAW NO. 7709

Rezoning Reference #114/80

Lot A of 6, D.L. 90, Plan 555

6890 and 6892 Canada Way - located at the corner of Elwell Street and Canada Way

The intent of the proposed bylaw is to permit the creation of two lots for single family development.

- 3. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 57, 1981" - BYLAW NO. 7710

Rezoning Reference #120/80

Pc1. "A" of Lot 4, Block 16, D.L. 116, Plan 1439

3780 Venables Street - located on the south side of Venables Street between Esmond Avenue and Boundary Road.

The intent of the proposed bylaw is to permit the creation of two lots, maintain the existing dwelling on one lot and construct a new single family dwelling on the other lot.

- 4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 58, 1981" - BYLAW NO. 7711

Rezoning Reference #3/81

Lot A, Block 8, D.L. 116 N $\frac{1}{2}$, Plan 5525

718 South Boundary Road - located on the southeast corner of Boundary Road and Georgia Street.

The intent of the proposed bylaw is to zone the property to a district category which will permit the subdivision into two legal single family lots, with construction of a new single family dwelling on one lot, and sale of the other lot.

5. FROM MANUFACTURING DISTRICT (M1) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 59, 1981" - BYLAW NO. 7712

Rezoning Reference #4/81

Lot B of S.D.5, Lot C of Lot 5, Block 1, D.L. 205, Plan 16983

250 and 270 South Fell Avenue - located on the east side of South Fell Avenue between Pandora Street and East Hastings Street.

The intent of the proposed bylaw is to permit the creation of two lots on each legal parcel for construction of new single family homes.

6. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 60, 1981" - BYLAW NO. 7713

Rezoning Reference #5/81

Lot 14, Blocks 45 and 46, D.L. 35, Plan 1396

5250 Chesham Avenue - located on the east side of Chesham Avenue between Bond and Burke Streets.

The intent of the proposed bylaw is to zone the property to a district category which will permit subdivision into two legal single family lots for the purpose of constructing two new single family dwellings.

7. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 61, 1981" - BYLAW NO. 7714

Rezoning Reference #6/81

Lot 12, Block 4, D.L. 39, Plan 1466

3941 Fir Street - located on the north side of Fir Street between Smith Avenue and MacDonald Avenue.

The intent of the proposed bylaw is to zone the property to a district category which will permit subdivision into two legal single family lots and construction of two new single family dwellings.

8. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 62, 1981" - BYLAW NO. 7715

Rezoning Reference #7/81

Lot 37, Block 19, D.L. 74, Plan 2603

5269 Manor Street - located on the north side of Manor Street between Royal Oak Avenue and Douglas Road.

The intent of the proposed bylaw is to permit the creation of two lots; one lot to retain the existing single family dwelling, and the other to permit the construction of a new single family dwelling.

9. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 63, 1981" - BYLAW NO. 7716

Rezoning Reference #8/81

Lot B, Block 23, D.L. 127, Plan 10873

7473 First Street - located at the corner of First Street and 17th Avenue.

The intent of the proposed bylaw is to permit the creation of two lots, retain the existing dwelling on one lot and construct a new single family home on the other lot.

10. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 64, 1981" - BYLAW NO. 7717

Rezoning Reference #9/81

Lot 5, Block 16, D.L. 116 S½, Plan 1439

3796 Venables Street - located at the southwest corner of Venables Street and Esmond Avenue.

The intent of the proposed bylaw is to permit the creation of two lots for the construction of two single family dwellings.

11. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 65, 1981" - BYLAW NO. 7718

Rezoning Reference #11/81

Lot C, Block 2 to 7, D.L. 95, Plan 10466

6965 Elwell Street - located on the north side of Elwell Street between Griffiths and Salisbury Avenues.

The intent of the proposed bylaw is to zone the property to a district category which will permit subdivision into two legal single family lots and construction of two new single family dwellings.

12. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 66, 1981" - BYLAW NO. 7719

Rezoning Reference #13/81

Lot 25, Block 8, D.L. 93, Plan 1525

6650 Randolph Street - located on the east side of Randolph Street between Imperial and Bryant Streets.

The intent of the proposed bylaw is to zone the property to a district category which will permit subdivision into two legal single family lots and construction of two new single family dwellings.

13. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 67, 1981" - BYLAW NO. 7720

Rezoning Reference #14/81

Lot 3, Exc. Plan 28286, Block 6, D.L. 207, Plan 4032

960 Cliff Avenue - located on the east side of Cliff Avenue between Curtis and Union Streets.

The intent of the proposed bylaw is to zone the property to a district category which will permit subdivision into two legal single family lots, maintaining the existing residence on one lot and selling the other lot.

14. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT (CD),
UTILIZING THE RM5 DISTRICT AS A GUIDELINE "BURNABY ZONING BYLAW 1965, AMENDMENT

BYLAW NO. 68, 1981" - BYLAW NO. 7721

Rezoning Reference #64/81

Lot 7 W½, Lot 8 W½, Lot 9 W½, Lot 10 W½, Lot 11 E½ and Lot 12 E½, Block 34, D.L. 151/3, Plan 1992; Pcl. "A" of Lot 7, Lot B of 8, Lot 9 E½, Lot 10 E½, Lot 11 W½ and Lot 12 W½, Block 34, D.L. 151, Plan 1992.

6222, 6236, 6250, 6264 and 6292 Wilson Avenue and 6225, 6241, 6255, 6275, 6291, 6305 Kathleen Avenue - located immediately east of Central Park at Patterson Avenue and Mayberry Street. The site is bounded by Wilson Avenue on the northwest, Kathleen Avenue on the southeast, Mayberry Street on the southwest.

The intent of the proposed bylaw is to permit the development of a Senior Citizen's High-Rise Non-Profit Housing Co-operative.

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 July 17 at 12:00 h up to 16:30 h on Tuesday, 1981 July 28.

James Hudson
MUNICIPAL CLERK