

1982 OCTOBER 19

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1982 October 19 at 19:30 h.

PRESENT: Mayor W.A. Lewarne (In the Chair)

Alderman D.N. Brown
Alderman T.W. Constable
Alderman D.A. Lawson
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman V.V. Stusiak

ABSENT: Alderman D.P. Drummond
Alderman A.H. Emmott

STAFF: Mr. A.L. Parr, Director Planning & Building Inspection
Mr. P.D. Sanderson, Planner II
Mr. C.A. Turpin, Deputy Municipal Clerk
Mr. R.D. Seath, Municipal Clerk's Assistant

The Public Hearing was called to order at 19:30 h.

1. FROM COMMUNITY COMMERCIAL DISTRICT (C2) AND RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON THE RM1 MULTIPLE FAMILY RESIDENTIAL DISTRICT)

Rezoning Reference #6/82

Lots 35 except W.72', 36 and 37, Block 6, D.L. 28,
Plan 24032

7750, 7790 6th Street and 7923 12th Avenue - located on the northeast side of 6th Street between 12th and 13th Avenues.

The intent of the proposed bylaw is to rezone the land to develop the site for low density multiple family residential accommodation.

Mr. Hardial Singh, 7922 12th Avenue, then addressed the members of Council and advised that he resides in the home directly across the street from the subject property on 12th Avenue. Mr. Singh stated that there are presently numerous problems with highrises in the area which prevent his home from receiving any natural sunlight. Further, the speaker expressed concern regarding the present on-street parking in front of his home. Mr. Singh was of the opinion that if the subject property was allowed to be rezoned to permit low density multiple family residential accommodation, it would further aggravate the problems he is presently experiencing at his home. Mr. Singh requested that the property be retained for single family development.

In response to a question from a member of Council, Mr. Singh advised that he was opposed to this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 7750, 7790 6th Street and 7923 12th Avenue from Community Commercial District (C2) and Residential District (R5) to Comprehensive Development District (CD) (based on the RM1 Multiple Family Residential District).

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

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #6/82 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #10/82

Lot A except Parcel 1, Ref. Plan 29411, Block 11, D.L. 10, Plan 3320

6750 Cariboo Road - located on the east side of Cariboo Road approximately 30 m south of Government Street.

The intent of the proposed bylaw is to rezone the land to permit the development of an industrial warehouse facility.

Mr. Rex A. Morrison, 389 North Springer Avenue, then addressed the members of Council and advised that he felt that the rezoning of the subject property to permit development of an industrial warehouse facility was not appropriate for the site.

Mr. Morrison then read Item 10, Municipal Manager's Report No. 44, 1982 July 12, in which the Planning Department recommends against this rezoning. Mr. Morrison agrees with the Planning Department that rezoning this property for industrial purposes would be incompatible with Burnaby's long term objectives of either open space or recreation oriented facilities. As an addendum, Mr. Morrison requested that Council consider tying in the development of this site with the Salmonid Enhancement Program. If this were done, Mr. Morrison was of the opinion that it would perform an integral function to enhance the fish stock of the Brunette River system.

Mr. Morrison then recommended the property retain its A2 zoning. Mr. Morrison went on further to advise that there is not a shortage of industrial land within the G.V.R.D., and at present there is 7,000 acres of undeveloped industrial land within the G.V.R.D. The speaker noted that the Corporation of Burnaby is presently developing eight acres of industrial land adjacent to Marine Way that will be offered for sale in a short while. In addition, land for warehousing purposes is being offered for sale directly across the street from 6750 Cariboo Road, and in two other locations on Winston and McConnell Streets.

Mr. Morrison then reiterated his desire for Council to not give favourable consideration to this rezoning application.

Alderman Constable then advised Mr. Morrison that the Parks and Recreation Commission are of the opinion that 6750 Cariboo Road should not be acquired for public park purposes, and that it should retain its present zoning.

Alderman McLean then advised Mr. Morrison that the Greater Vancouver Regional District also felt that 6750 Cariboo Road was inappropriate for inclusion within the Greater Vancouver Regional District Parks Program.

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Mr. Christopher Dibnah, 12275 Fletcher Street, Maple Ridge, then addressed the members of Council and advised that he was representing the Urban Futures Group, who are preparing the design for the warehouse.

The speaker then stated that the complex proposed for the site is not just another warehouse development. The concept for the proposal is to allow the owner to build a warehouse for his own company to occupy. The design of the building takes into account that the requested M5 zoning has specific requirements for the quality of the intended construction. Under these circumstances, the Urban Futures Group have provided a contemporary design incorporating the Planning Department's request for bermed landscaping on a majority of the site to conceal the parking requirements as required under the M5 zoning. The building itself will be set back a considerable distance from Cariboo Road, which will exceed the 30 foot requirement as required in the M5 zone. Further, Mr. Dibnah stated that approximately 30 percent of the site, being that area not required for the building or for parking purposes, will be heavily landscaped to minimize the affect of the building.

For Council's benefit, Mr. Dibnah then displayed the detailed drawings for the proposed warehouse complex.

In response to a question from a member of Council, Mr. Dibnah advised that there will be a 24 foot access lane provided on site to serve the rear of the warehouse.

In response to a further question from a member of Council, Mr. Dibnah advised that environmental protection for the parking lot adjacent to the creek at the rear of the complex would be provided in conformance with the necessary Engineer's requirements.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 6750 Cariboo Road from Small Holdings 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 CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #10/82 be now terminated."

CARRIED UNANIMOUSLY

3. FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM5), DRIVE-IN RESTAURANT DISTRICT (C7) AND PARK AND PUBLIC USE DISTRICT (P3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED UPON THE ADOPTED METROTOWN DEVELOPMENT CONCEPT AND THE C3 USE GUIDELINES)

Rezoning Reference #34/82

Lot 106, D.L. 151, Group 1, Plan 36700; Lots 1, 2, 3 & 4, Block 7, D.L. 151 and 153, Plan 1895; Lot 24 N 1/2, Block 7, D.L. 151, Plan 1895; Lot 25, Block 7, D.L. 151 and 153, Plan 1895.

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4174 Kingsway; 5750, 5770, 5790 Patterson Avenue; 5791, 5807 Barker Avenue - located south of Kingsway, east of Patterson Avenue and west of Barker Avenue.

The intent of the proposed bylaw is to rezone the land to accommodate the construction of a seventeen storey office tower with commercial space on the ground floor.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 4174 Kingsway; 5750, 5770, 5790 Patterson Avenue; 5791, 5807 Barker Avenue from Multiple Family Residential District (RM5), Drive-In Restaurant District (C7) and Park and Public Use District (P3) to Comprehensive Development District (CD) (based upon the adopted Metrotown Development Concept and the C3 use guidelines).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #34/82 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #38/82

Lot 3, D.L. 92, Plan 1711

6841 Imperial Street - located at the northeast corner of Imperial Street and Ashworth Avenue.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots for single family dwelling development.

Mr. Ivan S. Hunt, 6749 Imperial Street, then addressed the members of Council and advised that he was appearing on behalf of his daughter, who is the owner of the property, and now residing in Sechelt.

Mr. Hunt noted that there were two options for the development of 6841 Imperial Street. Option 1 provided subdivision of the property which would create two lots facing Imperial Street, and Option 2 provided subdivision of the property which would create two lots facing Ashworth Street.

Mr. Hunt stated that he prefers Option 1 as it would retain the existing building on the property.

In response to a question from a member of Council, Mr. Hunt advised that he is in favour of this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to not support the rezoning of the property at 6841 Imperial 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 CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #38/82 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #39/82

Lot 4 E 1/2, Block 4, D.L. 116 S 1/2, Plan 1439

4099 East Georgia Street - located at the northwest corner of Georgia Street and Gilmore Avenue.

The intent of the proposed bylaw is to rezone the land to subdivide the site into two lots for the construction of two new single family homes.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 4099 East Georgia 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 CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #39/82 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #40/82

Lot 1, Block 26, D.L. 132, Plan 14433

6771 Aubrey Street - located at the north side of Aubrey Street just east of Sperling Avenue.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots, demolish the existing dwelling, and construct two new single family dwellings.

Mr. John Collierusso, 3172 East 28th Avenue, Vancouver, B.C., then addressed the members of Council and advised that he is the owner of the property at 6771 Aubrey Street, and that the reason for requesting the rezoning of this property was to permit himself to construct a new home.

In response to a question from a member of Council, Mr. Collierusso advised that he is in favour of this rezoning application.

A petition containing eleven (11) signatures and a letter dated 1982 October 18 was received from Mrs. Louise J.L. Aimar, 4402 Venables Street, expressing opposition to this rezoning application.

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A letter dated 1982 October 18 was received from Mrs. Bernice E. Sandberg, 1124 Sperling Avenue, expressing opposition to this rezoning application.

A letter dated 1982 October 18 was received from Mrs. Phyllis K. Stewart, 1104 Sperling Avenue, expressing opposition to this rezoning application.

A letter dated 1982 October 18 was received from Mrs. Lillian M. Worden, 1164 Sperling Avenue, expressing opposition to this rezoning application.

A letter dated 1982 October 16 was received from Mr. Bohdan J. Huzyk, 6750 Napier Street, expressing opposition to this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to not support the rezoning of the property at 6771 Aubrey 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 NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #40/82 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #41/82

Lot 12, Block 47, D.L. 95, Plan 1981

7122 Edmonds Street - located on the southeast side of Edmonds Street between 16th and 18th Streets.

The intent of the proposed bylaw is to rezone the land to subdivide the site into two lots, convert the existing two family dwelling to a single family dwelling for retention on one lot and construct a new single family dwelling on the other lot.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 7122 Edmonds 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 NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #41/82 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #42/82

Lot 17, Blocks 57 and 58, D.L. 33, Plan 1825

5876 Booth Avenue - located on the east side of Booth Avenue between Grange and Grafton Streets.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots, for single family development.

A letter dated 1982 October 19 was received from Mr. William H. Atrill, 5892 Booth Avenue, expressing opposition to this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 5876 Booth 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 CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #42/82 be now terminated."

CARRIED UNANIMOUSLY

9. FROM RESIDENTIAL DISTRICT (R5) TO LIGHT INDUSTRIAL DISTRICT (M5)

Rezoning Reference #44/82

Lot 6, Lot 12, Lot 11, Exc. Plan 26625, Lot 10, Lot 9, Lot 8 W 1/2, Lot 8 E 1/2, Lot 7, Lot 1 W 1/2, Lot 1 E 1/2, Lot 2, Lot 3, Lot A, Block 19, D.L. 69, Plan 1321.

2815 Gilmore Avenue; 4007, 4025, 4041, 4057, 4069, 4077, 4091 Grandview Highway; 4008, 4018, 4028, 4048, 4068 Regent Street. The subject site includes the block bounded by Gilmore Avenue, Regent Street, Grandview Highway and McDonald Avenue.

The intent of the proposed bylaw is to rezone the land to permit the development of light industrial warehousing facilities.

Council, on 1982 October 18 referred a letter dated 1982 October 12 from Mr. David M. Mercier, President, Tec Management, 1040 Granville Street, Vancouver, B.C. to the Public Hearing this evening. The context of Mr. Mercier's letter is contained hereunder:

"Re: Rezoning Reference #44/82

Area of Granview, Gilmore, Regent and McDonald Street

Council may wish to have the following information delegated to staff or included as an item received which should be included with material presented at the Public Hearing 1982 October 19, at which this rezoning will be dealt with.

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The matters which follow are not, in our opinion, directly relevant to the land use, but are ancillary to the rezoning. In the event that Council deems it necessary we would want this letter included in the Public Hearing agenda.

We are in favour of the rezoning, but request a meeting with your Planning staff and the Planning Liaison Council member to review the following detail items mentioned in the 1982 September 30 letter we received from the Corporation with respect to this rezoning:

1. The location of easements and culverting for the existing watercourse running through the site.
2. The nature and description of rights-of-way to be dedicated as contemplated by the Director Planning.
3. The completion of the requisite Road Closure Bylaw sale per section 4.3 of the planning report.
4. The ultimate use of or disposition of Regent Street, taking into consideration the alternatives to develop the site(s) west of the subject site.
5. Since Burnaby and the Provincial Government have control procedures in place already, the need for a restrictive covenant with respect to access to Grandview Highway which, incidentally, has not been requested nor desired.
6. We wish to consider certain options which are available for closing lanes/roads pursuant to the Land Title Act. It is disappointing that the Corporation did not indicate those options, available to all citizens, to us during their report on this rezoning.

We see no difficulty meeting the usual prerequisites and consider the above items detailed which require clarification, but which do not, irrespective of the ultimate disposition of same, affect the land use rezoning requested from Residential to Industrial use.

We request the meeting with the Planning staff and Planning Liaison Council member for a date after the above noted Public Hearing and prior to staff proceeding with work on the legal work, engineering, etc. for the subject rezoning or the private site and municipal site to the west of the subject site."

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 2815 Gilmore Avenue; 4007, 4025, 4041, 4057, 4069, 4077, 4091 Grandview Highway; 4008, 4018, 4028, 4048, 4068 Regent Street from Residential District (R5) to Light Industrial District (M5).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #44/82 be now terminated."

CARRIED UNANIMOUSLY

10. FROM MANUFACTURING DISTRICT (M1) TO MANUFACTURING DISTRICT (RESTAURANT) (M1r)

Rezoning Reference #46/82

Portion of Lot 30, D.L. 73, Plan 56913

3230 Beta Avenue - located within the Imperial Square office/warehousing complex located at the northeast corner of Beta Avenue and Canada Way.

The intent of the proposed bylaw is to rezone the land to permit the establishment of a restaurant within one of the existing buildings located on the property.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 3230 Beta Avenue from Manufacturing District (M1) to Manufacturing District (Restaurant) (M1r).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN STUSIAK:

"THAT this Public Hearing relating to Rezoning Reference #46/82 be now terminated."

CARRIED UNANIMOUSLY

11. FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO RESIDENTIAL DISTRICT (R5)

Rezoning Reference #48/82

Portion of Lot 19 of 17, S.D. 13, Block 1, D.L. 130,
Plan 21055

5901 East Broadway - involves the western portion of the Parkcrest Shopping Plaza located on the north side of Broadway between Holdom and Fell Avenues.

The intent of the proposed bylaw is to rezone the land to permit the westerly portion of Lot 19 to be subdivided for residential development based on the R5 District regulations.

Mrs. Yvonne M. Bell, 5844 Sumas Street, then addressed the members of Council and advised that she had been informed by a municipal official that the subject property was to be utilized as a buffer zone. In the event of this rezoning application being approved, Mrs. Bell enquired as to the finished width of the lane to the rear of her property. Mrs. Bell stated that the lane is presently 12 feet 8 inches wide and that her son owns a truck which is 6 feet 5 inches wide, not including side mirrors, and expressed concern regarding the number of large trucks which would be using this lane to obtain access to the Parkcrest Shopping Plaza, thus hindering her son's access to her home.

Mr. A.L. Parr, Director Planning & Building Inspection, advised that there is a 20 foot right-of-way for the lane, and would be finished to a standard width of 14 feet.

Mrs. Bell then suggested that a "Slow" sign be installed in the lane.

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In response to a question from Council, Mrs. Bell advised that she was opposed to this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 5901 East Broadway from Neighbourhood Commercial District (C1) to Residential District (R5).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #48/82 be now terminated."

CARRIED UNANIMOUSLY

All petitions, letters and prepared texts submitted in connection with the rezoning applications appearing on the agenda for tonight's Hearing are on file in the office of the Municipal Clerk.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

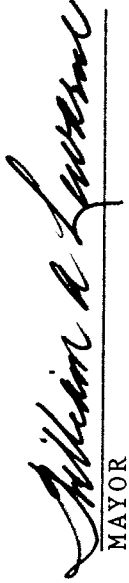
"THAT the Public Hearing (Zoning) do now adjourn."


CARRIED UNANIMOUSLY

The Public Hearing adjourned at 20:09 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, 1982 OCTOBER 19 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 COMMUNITY COMMERCIAL DISTRICT (C2) AND RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON THE RM1 MULTIPLE FAMILY RESIDENTIAL DISTRICT)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 50, 1982" - BYLAW NO. 7954
 Rezoning Reference #6/82

Lots 35 except W.72', 36 and 37, Block 6, D.L. 28, Plan 24032

7750, 7790 6th Street and 7923 12th Avenue - located on the northeast side of 6th Street between 12th and 13th Avenues.

The intent of the proposed bylaw is to rezone the land to develop the site for low density multiple family residential accommodation.

- 2. FROM SMALL HOLDINGS DISTRICT (A2) TO LIGHT INDUSTRIAL DISTRICT (M5)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 51, 1982" - BYLAW NO. 7955
 Rezoning Reference #10/82

Lot A except Parcel 1, Ref. Plan 29411, Block 11, D.L. 10, Plan 3320

6750 Cariboo Road - located on the east side of Cariboo Road approximately 30 m south of Government Street.

The intent of the proposed bylaw is to rezone the land to permit the development of an industrial warehouse facility.

- 3. FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM5), DRIVE-IN RESTAURANT DISTRICT (C7) AND PARK AND PUBLIC USE DISTRICT (P3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED UPON THE ADOPTED METROTOWN DEVELOPMENT CONCEPT AND THE C3 USE GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 52, 1982" - BYLAW NO. 7956
 Rezoning Reference #34/82

Lot 106, D.L. 151, Group 1, Plan 36700; Lots 1, 2, 3 & 4, Block 7, D.L. 151 and 153, Plan 1895; Lot 24 N 1/2, Block 7, D.L. 151, Plan 1895; Lot 25, Block 7, D.L. 151 and 153, Plan 1895.

4174 Kingsway; 5750, 5770, 5790 Patterson Avenue; 5791, 5807 Barker Avenue - located south of Kingsway, east of Patterson Avenue and west of Barker Avenue.

The intent of the proposed bylaw is to rezone the land to accommodate the construction of a seventeen storey office tower with commercial space on the ground floor.

4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 1982" - BYLAW NO. 7957

Rezoning Reference #38/82

Lot 3, D.L. 92, Plan 1711

6841 Imperial Street - located at the northeast corner of Imperial Street and Ashworth Avenue.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots for single family dwelling development.

5. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 54, 1982" - BYLAW NO. 7958

Rezoning Reference #39/82

Lot 4 E 1/2, Block 4, D.L. 116 S 1/2, Plan 1439

4099 East Georgia Street - located at the northwest corner of Georgia Street and Gilmore Avenue.

The intent of the proposed bylaw is to rezone the land to subdivide the site into two lots for the construction of two new single family homes.

6. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 55, 1982" - BYLAW NO. 7959

Rezoning Reference #40/82

Lot 1, Block 26, D.L. 132, Plan 14433

6771 Aubrey Street - located at the north side of Aubrey Street just east of Sperling Avenue.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots, demolish the existing dwelling, and construct two new single family dwellings.

7. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 56, 1982" - BYLAW NO. 7960

Rezoning Reference #41/82

Lot 12, Block 47, D.L. 95, Plan 1981

7122 Edmonds Street - located on the southeast side of Edmonds Street between 16th and 18th Streets.

The intent of the proposed bylaw is to rezone the land to subdivide the site into two lots, convert the existing two family dwelling to a single family dwelling for retention on one lot and construct a new single family dwelling on the other lot.

8. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1982" - BYLAW NO. 7961

Rezoning Reference #42/82

Lot 17, Blocks 57 and 58, D.L. 33, Plan 1825

5876 Booth Avenue - located on the east side of Booth Avenue between Grange and Grafton Streets.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots, for single family development.

9. FROM RESIDENTIAL DISTRICT (R5) TO LIGHT INDUSTRIAL DISTRICT (M5)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 58, 1982" - BYLAW NO. 7962

Rezoning Reference #44/82

Lot 6, Lot 12, Lot 11, Exc. Plan 26625, Lot 10, Lot 9, Lot 8 W 1/2, Lot 8 E 1/2, Lot 7, Lot 1 W 1/2, Lot 1 E 1/2, Lot 2, Lot 3, Lot A, Block 19, D.L. 69, Plan 1321.

2815 Gilmore Avenue; 4007, 4025, 4041, 4057, 4069, 4077, 4091 Grandview Highway; 4008, 4018, 4028, 4048, 4068 Regent Street. The subject site includes the block bounded by Gilmore Avenue, Regent Street, Grandview Highway and McDonald Avenue.

The intent of the proposed bylaw is to rezone the land to permit the development of light industrial warehousing facilities.

10. FROM MANUFACTURING DISTRICT (M1) TO MANUFACTURING DISTRICT (RESTAURANT) (M1r)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 59, 1982" - BYLAW NO. 7963

Rezoning Reference #46/82

Portion of Lot 30, D.L. 73, Plan 56913

3230 Beta Avenue - located within the Imperial Square office/warehousing complex located at the northeast corner of Beta Avenue and Canada Way.

The intent of the proposed bylaw is to rezone the land to permit the establishment of a restaurant within one of the existing buildings located on the property.

11. FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO RESIDENTIAL DISTRICT (R5)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 64, 1982" - BYLAW NO. 7968

Rezoning Reference #48/82

Portion of Lot 19 of 17, S.D. 13, Block 1, D.L. 130, Plan 21055

5901 East Broadway - involves the western portion of the Parkcrest Shopping Plaza located on the north side of Broadway between Holdom and Fell Avenues.

The intent of the proposed bylaw is to rezone the land to permit the westerly portion of Lot 19 to be subdivided for residential development based on the R5 District regulations.

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

Copies of the Director Planning & Building Inspection's reports and related information respecting the subject rezoning applications are available for public examination at the offices of the Planning & Building Inspection Department in the Burnaby Municipal Hall.

A copy of the proposed bylaws may be inspected in the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1982 October 01 at 12:00 h up to 16:30 on Monday, 1982 October 19.

James Hudson
MUNICIPAL CLERK