

1983 OCTOBER 18

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1983 October 18 at 19:30 h.

PRESENT: Mayor W.A. Lewarne (In the Chair)
Alderman D.N. Brown
Alderman T.W. Constable
Alderman D.P. Drummond
Alderman D.A. Lawson
Alderman G.H.F. McLean
Alderman E. Nikolai

ABSENT: Alderman A.H. Emmott
Alderman V.V. Stusiak

STAFF: Mr. A.L. Parr, Director Planning and Building Inspection
Mr. R.D. Seath, Municipal Clerk's Assistant
Mrs. M. Pasqua, Committee Secretary

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

1. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Rezoning Reference #3/83A

Lot 54, D.L. 70, Plan 65869

3155 Willingdon Green - located on the north side of Willingdon Green, west of Beta Avenue and directly south of the Trans Canada Highway.

The intent of the proposed bylaw is to rezone the land described in order to accommodate development of a laboratory and office complex for Health and Welfare Canada.

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 3155 Willingdon Green from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD).

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

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #3/83A be now terminated."

2. CARRIED UNANIMOUSLY

FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON CI, RMI AND BURNABY 200 COMMUNITY PLAN GUIDELINES

Rezoning Reference #45/83

Lot 95, D.L. 143/148, Plan 51478

8601 Forest Grove Drive - located at the northwest corner of Ash Grove Crescent and Forest Grove Drive, and consists of the commercial site for the Burnaby 200 Plan area.

The intent of the proposed bylaw is to rezone the land described in order to accommodate a commercial facility, day care centre and multiple family housing in accordance with the adopted Community Plan.

Mr. Brian G. Ferguson, 17 - 8763 Ash Grove Crescent, President, Pine Ridge Cooperative, then addressed the members of Council with respect to the subject rezoning application and expressed concern on the affect that this rezoning would have on the existing development in the area. The speaker stated that the traffic generated by this rezoning would increase the burden of continual traffic already being experienced by the residents in the area. The residents would lose their privacy forever, and along with it, the peaceful enjoyment of their homes.

Mr. Ferguson then requested that Council require road access to the site at 8601 Forest Grove Drive be off of Forest Grove Drive and not off of Ash Grove Crescent. Failing this, the speaker suggested that Council request the developer to erect rigid fencing along the northern side of the access road to a height of six feet, and to consider this fence to be the responsibility of the developer.

In conclusion, the speaker stated that Council's decision to delay the issuance of building permits pending the construction of Forest Grove Drive School was applauded by the 264 residents of Pine Ridge Cooperative, and urged Council to maintain this position.

His Worship, Mayor Lewarne, advised that Council is presently trying to arrange a meeting with the Provincial Government and a representative from the Burnaby School Board to discuss the need for a school in this area.

Mr. F. Eugene Lesiuk, 57 - 8763 Ash Grove Crescent, the addressed the members of Council and expressed concern with respect to the "wood" exterior siding proposed for the development. Mr. Lesiuk suggested that cedar siding would be a much more compatible exterior finish for this development.

Mr. Donald Chessa, 1 - 8763 Ash Grove Crescent, then addressed the members of Council and expressed concern with the use of the pipeline as the only vehicle access road to the proposed development. Mr. Chessa requested that United Properties be directed to move the access road to Forest Grove Drive and that a suitable fence be erected along the abutting property line. The speaker then expressed further concern with the proposed site coverage of 20.7 percent for this rezoning, and requested that every attempt be made to retain the natural forest concept within Harold Winch Park.

In conclusion, the speaker stated that if there is to be a day care centre within this development, that Council request the developer to sign a restrictive covenant stating that the day care centre would remain as a day care centre and not be developed for another use.

In response to a query from a member of Council, Mr. Chessa advised that he is 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 8601 Forest Grove Drive from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD), based on C1, RMI and Burnaby 200 Community Plan Guidelines.

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

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #45/83 be now terminated."

CARRIED UNANIMOUSLY

3. FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
BASED ON THE P5 INSTITUTIONAL DISTRICT USE AND DENSITY

Rezoning Reference #46/83

Lot 7, D.L. 80, Plan 3780

5976 Sprott Street - located between Sprott and Sunset Streets just west of Norland Avenue.

The intent of the proposed bylaw is to rezone the land described to permit the development of a Kingdom Hall Church building with a capacity of three hundred and ten people.

Pastor Gordon McDonald, representing the Calvary Community Church, 3905 Norland Avenue, then addressed the members of Council and expressed concern with the interpretation of the Central Area Administrative Plan which provides that there would be provision in this triangle for new churches, rest homes, schools, children's facilities or institutional housing under P5. The speaker felt that Council did not intend there to be side by side or back to back usages of the property from one piece of property to the next and, therefore, an over use of that use. The speaker stated that the Calvary Community Church had approached the municipality four years ago to request the development of a senior citizen's complex for the area, and were refused, due to other similar senior citizen developments in the area.

The speaker then referred to Item 6, Municipal Manager's Report No. 62, 1983 October 17, which addressed the traffic implications of the proposed church development for this area. The conclusion of the traffic report indicates that there would not be a traffic problem with respect to this development, however, Pastor McDonald suggested that there may be a problem in the future if there was a continued proliferation of this type of development in the area. The speaker further advised that there appears to be a problem in the parking overflow onto the street, and the cul-de-sac on Sunset Street which would cut into the property of the Calvary Community Church, and also onto the subject property for rezoning, is likely to be the space where there is to be overflow on-street parking, which could create problems with two groups vying for this on-street overflow parking. The Calvary Community Church presently provides 86 on-site parking spaces where the bylaw requires 36 on-site parking spaces. The Calvary Community Church is, after three years, presently operating at peak capacity, and is continuing to grow and presently contemplating providing two Sunday services, as early as 1984 January. The Calvary Community Church has been approved for future development to a maximum seating capacity of 1,266 seats.

Pastor McDonald expressed further concern with the Central Valley Sports Complex and the amount of traffic that it is generating on Sundays. The speaker suggested that the peak traffic demand generated by the sports complex on Sunday, combined with that generated by the churches, could create a grave traffic problem and result in line ups exceeding two miles, which the present street pattern for the area would not be able to handle. The intersection of Sprott Street and Norland Avenue is presently very dangerous, and if this development is allowed to proceed, would only increase this grave situation which would further burden the residents in the area.

In conclusion, Pastor McDonald suggested that Council allow the development of the already approved churches in the area to proceed prior to giving consideration to this rezoning application.

In response to a query from a member of Council with respect to the peak traffic hours of the Calvary Community Church, Pastor McDonald advised that the Calvary Community Church generates traffic during the week on some mornings, most afternoons and every evening.

Mr. Keith McCann, 5956 Hastings Street, then addressed the members of Council and advised that the Kingdom Hall Church had been directed by the Planning Department to consider development on this site and had met the requirements for development of this site as established by Council. Mr. McCann stated that their on-site parking requirements as required by the Burnaby Zoning Bylaw were 35 and that the church is proposing to provide 60 on-site parking spaces. The Kingdom Hall Church is proposing to hold two services on Sunday at 10:00 h and 13:30 h, and is presently accommodating 173 parishioners at their church on Hastings Street. The speaker stated that this does not appear to be a heavy influx of individuals to this site. Mr. McCann stated that he does not concur with the allegations regarding the traffic problems for this area, but suggested that access to Sprott Street may be limited. The speaker noted that they would exit onto Sprott Street and not onto Norland Avenue as does the Calvary Community Church.

His Worship, Mayor Lewarne, advised that it is his understanding that the access to Sprott Street will be closed for the Calvary Community Church and they will have their access to Sunset Street.

Mrs. Annie S. Charuk, 5946 Sprott Street, then addressed the members of Council with respect to the proposed widening of Sprott Street and the anticipated reduction of traffic on Sprott Street by reducing the number of exits onto Sprott Street, and questioned how she would exit from her property.

His Worship, Mayor Lewarne, advised that there will not be as many exits onto Sprott Street itself, but advised that she would retain her crossing for access and egress of her property on to Sprott Street.

The speaker further queried whether consideration had been given to the extra traffic which would be generated onto Sprott Street by the Kensington Overpass development.

His Worship, Mayor Lewarne, advised that this had been taken into consideration at the time that the traffic report had been prepared.

Mrs. Charuk then queried where the fire lane access would be located for this proposed development.

In response to this query, Mr. A.L. Parr, Director Planning and Building Inspection, advised that fire access to this site could be gained off Sprott Street.

In response to a query from a member of Council with respect to whether Mrs. Charuk was in favour or opposed to this rezoning application, Mrs. Charuk advised that she is opposed.

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 5976 Sprott Street from Residential District (R4) to Comprehensive Development District (CD) based on P5 Institutional District Use and Densities.

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

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #46/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #47/83

Lot 48 of Lot "A", Block 1, D.L. 205, Plan 21646

350 S. Warwick Avenue - located on the east side of Warwick Avenue between Hastings and Pandora Streets.

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

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 350 S. Warwick Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #47/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #48/83

Lot 1, Block "A", S.E. 1/4 of D.L. 149, Plan 14842

7287 Sussex Avenue - located on the west side of Sussex Avenue between Victory and Watling Streets.

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

Mr. Paul Starek, 7858 Welsley Drive, then addressed the members of Council and advised that he is opposed to this rezoning application based on the fact that Council had previously turned down a similar rezoning application in 1983 March for this property. Mr. Starek noted that nothing has changed since that date. The speaker stated that the smallest lots on Sussex Avenue have a frontage of 60 feet and if this rezoning application is allowed to proceed, it would create an unsightly subdivision in the area.

Mr. Starek then circulated a number of photographs of existing R9 development in the area which, in his opinion, show that the houses would appear to be located one on top of each other.

In conclusion, the speaker stated that he is opposed to this rezoning application.

In response to a query from a member of Council whether the speaker would rather see a duplex or two single family dwellings constructed on this site, Mr. Starek advised that in his opinion a duplex would be much more compatible with the existing development in the area.

Mr. William F. Clendenan, applicant, 7287 Sussex Avenue, then addressed the members of Council and advised that the pictures circulated by the previous speaker did not accurately reflect the lot sizes of the lots on which the homes had been built.

A letter dated 1983 October 15 was received from Walter R. and Patricia K. Simms, 7338 Sussex Avenue, stating they were in favour of this rezoning application.

A letter dated 1983 October 17 was received from Pamela E. Tessaro, 7250 Sussex Avenue, stating that she was 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 support the rezoning of the property at 7287 Sussex Avenue from Residential District (R4) to Residential District (R9).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #48/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #53/83

Lot "B", Block 8, D.L. 188, Plan 10635

4750 Cambridge Street - located on the south side of Cambridge Street, between Beta and Gamma Avenues.

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

Mr. Michael S. Kapala, 4744 Cambridge Street, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Kapala stated that he was required to install a sump pump in the basement of his home to drain water from his basement which, in the contractor's opinion, had been caused by new construction in the area. The speaker expressed further concern with respect to the reduction of his view and sunlight if this rezoning application is permitted to proceed. In his opinion, the speaker stated that if this subdivision is allowed to proceed, it would not be compatible with the existing development in the area and the creation of two 33 foot lots on this site would drastically reduce his property value.

Mr. Raymond Newfield, 4754 Cambridge Street, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Newfield was extremely concerned with the loss of view which he would experience from his sundeck should this rezoning application be approved.

In response to a query from a member of Council whether the speaker would prefer to see a duplex or two single family dwellings constructed on this site, Mr. Newfield advised that he would prefer to see a duplex constructed here.

Mr. William F. McGuire, 2017 West 15th Avenue, Vancouver, representing the owner of 4750 Cambridge Street, then addressed the members of Council and advised that the owner intends to reside on the site whether this rezoning application is approved or denied. The owner presently occupies a 900 square foot home on a 9,000 square foot lot and suggested that this property is presently under-utilized. The speaker then submitted a number of photographs showing two 33 foot lots in the area where new homes had been constructed and attractively landscaped, and suggested that this rezoning application would enhance the neighbourhood as well as increase property values. The speaker further advised that five of the 19 lots in the neighbourhood are presently 33 feet and reiterated his statement that this rezoning application would enhance property values in the area.

The following letters were received in opposition to this rezoning application:

G.W. and J. MacKay, 4714 Cambridge Street, dated 1983 October 09.

G.J. & L.D. McCuaig, 4734 Cambridge Street, dated 1983 October 05.

A. & A. Newfield, 4754 Cambridge Street, dated 1983 October 03.

Michael and Linda D. Kapala, 4744 Cambridge Street, dated 1983 October 14.

Evelyn M. Woods, 4735 Cambridge Street, dated 1983 October 12.

A petition was also received containing twelve (12) signatures of residents in the 4700 block Cambridge Street, the text of which is contained hereunder:

"We, the residents of the 4700 block Cambridge Street, object to the rezoning from R5 to R9, reference #53/83, at the address of 4750 Cambridge Street, Burnaby."

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 4750 Cambridge Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #53/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #54/83

Lot "A", Block 62, D.L. 188, Plan 15000

97 S. Canberra Avenue - located on the west side of Canberra Avenue between Pandora and Dundas Streets.

The intent of the proposed bylaw is to rezone the land described to permit the subdivision of the site into two lots for the development of two new single family dwellings.

Mr. B. William Jelley, 126 S. Canberra Avenue, then addressed the members of Council and advised that he is opposed to this rezoning application as well as the construction of a duplex on the property. The speaker then stated the dates at which previous rezoning applications for this property had been denied by Council and noted that he can see no change in this proposal. Mr. Jelley suggested that in a democratic system the majority should rule, and in this instance the majority of residents in the area are opposed to this rezoning application.

In conclusion, the speaker requested that Council defeat this application once again and requested that there be no further rezoning applications considered for this property for a period of four years.

Mr. Bjorn L. Johannson, 99 S. Canberra Avenue, then addressed the members of Council and submitted a letter containing the signatures of ten (10) adjacent property owners who are opposed to this rezoning application. Mr. Johannson noted that there is not one 33 foot lot on the full length of Canberra Avenue. The speaker's concern stems from the proposed loss of view from his property and the anticipated applications from other owners in the area who would wish to rezone their property in this fashion. Mr. Johannson noted that the existing home on the site is attractive and well landscaped and a definite asset to the area.

In response to a query from a member of Council as to how long the speaker has resided in the area, Mr. Johannson advised that he has resided in the area since 1949.

Mr. Gerald H. Ritchie, 75 S. Canberra Avenue, then addressed the members of Council and advised that he is opposed to this rezoning application and prefers the area to remain as it presently exists.

Mrs. Gladys Johannson, 72 Gamma Avenue, then addressed the members of Council and advised that she is opposed to this rezoning application and suggested that two homes on this site would not be compatible with existing development in the area. Further, Mrs. Johannson noted that there has been no changes in the area since the previous application was refused by Council approximately six months ago.

Mrs. Madge Jurjevich, 5220 Sunningdale Road, then addressed the members of Council and advised that she was representing her mother, Mrs. M. Husdon, 95 S. Canberra Avenue, who is opposed to this rezoning application and unable to make it to the hearing this evening due to illness. Mrs. Jurjevich advised that her mother is becoming extremely frustrated with a rezoning application being received for this property every six months. In her opinion, everyone in the area is opposed to a rezoning of this site and that the majority of residents favour leaving the area in its present condition. Further, the speaker stated that if this rezoning was allowed to proceed it would devalue the other properties in the area.

Mr. Tony Vuletin, applicant, 97 S. Canberra Avenue, then addressed the members of Council and advised that in his opinion a duplex constructed on this property would change the area more than two single family dwellings.

In reply to a query from a member of Council as to whether the speaker was prepared to build lower houses on the site, Mr. Vuletin advised that yes, he would be prepared to do this to retain the view that abutting owners now enjoy.

Mr. Vuletin further advised that he would be willing to sign a restrictive covenant to this effect.

Mr. Josip Jandric, 115 S. Canberra Avenue, then addressed the members of Council and advised that he was in favour of this rezoning application. In his opinion, if a duplex were built on this site it would create additional traffic problems in the area and preferred to see two new single family dwellings built on this site.

Mr. Sime Sunjic, 4803 Pandora Street, then addressed the members of Council and advised that he was in favour of this rezoning application.

Mrs. Laura R. Ainscow, 4801 Pandora Street, then addressed the members of Council and advised that she was opposed to this rezoning application.

Mr. Tonko Svorinic, 12 S. Gamma Avenue, then addressed the members of Council and advised that he was in favour of this rezoning application. In his opinion, the houses proposed by the applicant would improve and enhance the entire neighbourhood.

A letter dated 1983 October 08 was received from Mr. B.L. Johannson, 99 S. Canberra Avenue, stating that he was in opposition to this rezoning application.

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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 97 S. Canberra Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #54/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #55/83

Lot 1, N. 1/2 of Block 20, Group 1, D.L. 32, Plan 1310

5960 Nelson Avenue - located on the east side of Nelson Avenue between Dover and Maitland Streets.

The intent of the proposed bylaw is to rezone the land described to enable subdivision of the site into two lots, retain the existing dwelling and provide a new parcel for single family dwelling development.

Mr. Richard E. Lea, 5973 Nelson Avenue, then addressed the members of Council and advised that he was in favour of this rezoning application. In his opinion, Mr. Lea stated that the R9 homes built on Maitland Street were an asset to the neighbourhood. The speaker further noted that there are six 33 foot lots in the general vicinity of this rezoning application and four 33 foot lots on the north side of Dover Street.

A letter dated 1983 October 04 was received from F. and L. Chong, 5990 Nelson Avenue, stating that they were in 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 5960 Nelson Avenue from Residential District (R4) to Residential District (R9).

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

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #55/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #56/83

Lot 1, Block 54, D.L. 189, Plan 13272

66 N. Glynde Avenue - located on the east side of Glynde Avenue between Dundas and Cambridge Streets.

The intent of the proposed bylaw is to rezone the land described to enable subdivision of the site into two lots for the construction of two new single family dwellings.

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Ms. Donna I. Miller, 113 N. Springer Avenue, then addressed the members of Council and advised that she was opposed to this rezoning application. Ms. Miller further advised that there were two new homes constructed across the street and north of her property and, in her opinion, the home which was existing on the lot prior to the new homes being built was much more compatible with the other homes in the neighbourhood.

In conclusion, Ms. Miller further reiterated that she was opposed to a 66 foot lot being rezoned into two 33 foot lots.

Mr. Harry A. Marusyk, applicant, 66 N. Glynde Avenue, then addressed the members of Council and requested Council's concurrence to his rezoning application. Mr. Marusyk further advised that he has been a resident in the area for over 25 years and that the purpose for making this rezoning application was to accommodate other members of his family on the adjoining site.

Mrs. Hilda M. Sigurdson, 75 N. Springer Avenue, then addressed the members of Council and advised that she was opposed to this rezoning application. The speaker stated that her main concern was that if two new homes were constructed on this lot, it would block the existing view which she presently enjoys from her lot.

Mr. Harold E. Sigurdson, 75 N. Springer Avenue, then addressed the members of Council and advised that he was opposed to this rezoning application because in his opinion it would disrupt the existing character of the neighbourhood. The speaker stated that 33 foot lots are not compatible with the existing lots in the area.

In conclusion, Mr. Sigurdson advised that his main concern is with the loss of view from his lot and requested Council to deny this rezoning application in order to retain the view from his lot.

Mr. Prem D.P. Mohan, 55 N. Springer Avenue, then addressed the members of Council and advised that he is strongly opposed to this rezoning application. Mr. Mohan stated that the reason he moved to this area was because of the large lots in the area. Mr. Mohan further stated that if this rezoning application is allowed to proceed his view would be obstructed by the development.

A letter dated 1983 October 17 was received from Ms. Donna I. Miller, 113 N. Springer Avenue, stating that she was in opposition to this rezoning application.

A letter dated 1983 October 14 was received from Mr. Prem D.P. Mohan, 55 N. Springer Avenue, stating that he was in 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 66 N. Glynde Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #56/83 be now terminated."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN BROWN:

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

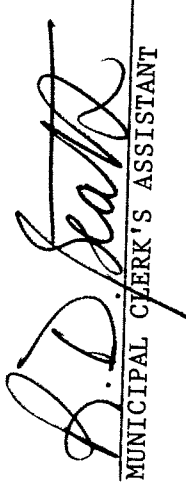
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 22:00 h.

Confirmed:

Certified Correct:


MAYOR


MUNICIPAL CLERK'S ASSISTANT

Records

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, 1983 OCTOBER 18 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 COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 49, 1983" - BYLAW NO. 8106
Rezoning Reference #3/83A

Lot 54, D.L. 70, Plan 65869

3155 Willingdon Green - located on the north side of Willingdon Green, west of Beta Avenue and directly south of the Trans Canada Highway.

The intent of the proposed bylaw is to rezone the land described in order to accommodate development of a laboratory and office complex for Health and Welfare Canada.

2. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON CI, RMI AND BURNABY 200 COMMUNITY PLAN GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 50, 1983" - BYLAW NO. 8107
Rezoning Reference #45/83

Lot 95, D.L. 143/148, Plan 51478

8601 Forest Grove Drive - located at the northwest corner of Ash Grove Crescent and Forest Grove Drive, and consists of the commercial site for the Burnaby 200 Plan area.

The intent of the proposed bylaw is to rezone the land described in order to accommodate a commercial facility, day care centre and multiple family housing in accordance with the adopted Community Plan.

3. FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE P5 INSTITUTIONAL DISTRICT USE AND DENSITY
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 51, 1983" - BYLAW NO. 8108
Rezoning Reference #46/83

Lot 7, D.L. 80, Plan 3780

5976 Spratt Street - located between Spratt and Sunset Streets just west of Norland Avenue.

The intent of the proposed bylaw is to rezone the land described to permit the development of a Kingdom Hall Church building with a capacity of three hundred and ten people.

4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 52, 1983" - BYLAW NO. 8109
Rezoning Reference #47/83

Lot 48 of Lot "A", Block 1, D.L. 205, Plan 21646

350 S. Warwick Avenue - located on the east side of Warwick Avenue between Hastings and Pandora Streets.

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

5. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 1983" - BYLAW NO. 8110
Rezoning Reference #48/83
Lot 1, Block "A", S.E. 1/4 of D.L. 149, Plan 14842
7287 Sussex Avenue - located on the west side of Sussex Avenue between Victory and Watling Streets.
The intent of the proposed bylaw is to rezone the land described to enable subdivision of the site into two lots for single family dwelling development.
6. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 54, 1983" - BYLAW NO. 8111
Rezoning Reference #53/83
Lot "B", Block 8, D.L. 188, Plan 10635
4750 Cambridge Street - located on the south side of Cambridge Street, between Beta and Gamma Avenues.
The intent of the proposed bylaw is to rezone the land described to permit subdivision of the site into two lots for single family dwelling development.
7. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 55, 1983" - BYLAW NO. 8112
Rezoning Reference #54/83
Lot "A", Block 62, D.L. 188, Plan 15000
97 S. Canberra Avenue - located on the west side of Canberra Avenue between Pandora and Dundas Streets.
The intent of the proposed bylaw is to rezone the land described to permit the subdivision of the site into two lots for the development of two new single family dwellings.
8. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 56, 1983" - BYLAW NO. 8113
Rezoning Reference #55/83
Lot 1, N. 1/2 of Block 20, Group 1, D.L. 32, Plan 1310
5960 Nelson Avenue - located on the east side of Nelson Avenue between Dover and Maitland Streets.
The intent of the proposed bylaw is to rezone the land described to enable subdivision of the site into two lots, retain the existing dwelling and provide a new parcel for single family dwelling development.
9. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1983" - BYLAW NO. 8114
Rezoning Reference #56/83
Lot 1, Block 54, D.L. 189, Plan 13272
66 N. Glynde Avenue - located on the east side of Glynde Avenue between Dundas and Cambridge Streets.
The intent of the proposed bylaw is to rezone the land described to enable subdivision of the site into two lots for the construction of two new single family dwellings.

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

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

Copies 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, 1983 September 30, up to 16:30 on Tuesday, 1983 October 18.

James Hudson
MUNICIPAL CLERK