

1983 JUNE 21

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1983 June 21 at 19:30 h.

PRESENT: Acting Mayor T.W. Constable (In the Chair)

Alderman D.N. Brown
Alderman D.P. Drummond (19:38 h)
Alderman A.H. Emmott
Alderman G.H.F. McLean
Alderman E. Nikolai

ABSENT: Mayor W.A. Lewarne
Alderman D.A. Lawson
Alderman V.V. Stusiak

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. K. Ito, Planner III
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), SPECIAL INDUSTRIAL DISTRICT (M4) AND RESIDENTIAL DISTRICT (R5) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Rezoning Reference #47/82(a) Patterson ALRT Station

B.C. Hydro R/W (30.5 m width) from centre line of Patterson Avenue and 55 m east along centre line of B.C. Hydro R/W.

This site is located within the B.C. Hydro right-of-way which lies between North Beresford and South Beresford Streets at the intersection of Patterson Avenue and the B.C. Hydro right-of-way.

The intent of the proposed bylaw is to rezone the land to accommodate the development of an Advanced Light Rapid Transit (ALRT) Station.

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 B.C. Hydro r/w (30.5 m width) from centre line of Patterson Avenue and 55 m east along centre line of B.C. Hydro r/w from Comprehensive Development District (CD), Special Industrial District (M4) and Residential District (R5) to Administration and Assembly District (P2).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN EMMOTT:

"THAT this Public Hearing relating to Rezoning Reference #47/82(a) be now terminated."

CARRIED UNANIMOUSLY

2. FROM MANUFACTURING DISTRICT (M1), SPECIAL INDUSTRIAL DISTRICT (M4) AND MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE ADMINISTRATION AND ASSEMBLY DISTRICT (P2) AS A GUIDELINE

Rezoning Reference #47/82(b) Metrotown ALRT Station

B.C. Hydro R/W (30.5 m width) and from a point 13 m west of the westerly property line of Sussex Avenue and running west for 135 m and including South 5 m of Beresford Street and including the rear 5 m of Pcl "E" exc. Sketch 11158, Blocks 16 & 19, D.L. 153, Plan 9394.

This site is located generally within the B.C. Hydro right-of-way which lies between North Beresford and South Beresford Streets just west of Sussex Avenue.

The intent of the proposed bylaw is to rezone the land to accommodate the development of an Advanced Light Rapid Transit (ALRT) Station.

Mr. Desmond A. Turner, 4577 Brentlawn Drive, representing the Citizens for Rapid Transit, then addressed the members of Council with respect to the Advanced Light Rapid Transit System. Mr. Turner wished to emphasize that the Citizens for Rapid Transit are thoroughly supportive of conventional rail transit and that their opposition is focused on Advanced Light Rapid Transit. Residents near the stations do not know what noise and traffic impacts will be, nor do they know what specific steps, if any, will be taken to ameliorate those conditions.

Mr. Turner requested that Council refuse the rezoning application and not to bend to the notion that it is a fait accompli that the provincial government will impose a rezoning anyway.

In conclusion, Mr. Turner wished to go on record as stating that not being able to discuss the cost implications of a proposed rezoning is a denigration of a democratic right.

Mrs. Margaret Rivers, 3815 Oxford Street, then addressed the members of Council and advised that she felt that the rezonings for the ALRT stations should not go forward until answers are received from the Honourable Jack Davis, M.L.A., Chairman, Rapid Transit (1986) Committee, because it will have a tremendous affect on the taxpayers in 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 B.C. Hydro r/w (30.5 m width) and from a point 13 m west of the westerly property line of Sussex Avenue and running west for 135 m and including South 5 m of Beresford Street and including the rear 5 m of Pcl "E" exc. Sketch 11158, Blocks 16 & 19, D.L. 153, Plan 9394 from Manufacturing District (M1), Special Industrial District (M4) and Multiple Family Residential District (RM3) to Comprehensive Development District (CD), utilizing the Administration and Assembly District (P2) as a guideline.

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN EMMOTT:

"THAT this Public Hearing relating to Rezoning Reference #47/82(b) be now terminated."

CARRIED UNANIMOUSLY

3. FROM SPECIAL INDUSTRIAL DISTRICT (M4) AND RESIDENTIAL DISTRICT (R5) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Rezoning Reference #47/82(c) Royal Oak ALRT Station

B.C. Hydro R/W (30.5 m width) from a point on the centre line of the B.C. Hydro R/W and 40 m west of the westerly property line of Royal Oak Avenue running east for 137 m along the B.C. Hydro R/W.

This site is located within the B.C. Hydro right-of-way at the intersection of the right-of-way with Royal Oak Avenue south of Imperial Street.

The intent of the proposed bylaw is to rezone the land to accommodate the development of an Advanced Light Rapid Transit (ALRT) Station.

Mr. Jim V. Heiberg, 6837 Royal Oak Avenue, then addressed the members of Council and advised that he is opposed to the proposed rezoning for the Royal Oak ALRT station because of a discrepancy in the survey on all the properties abutting the proposed ALRT station. The discrepancy is anywhere from two to five feet in a seven block area. Mr. Heiberg requested that before the zoning be approved that all of the mentioned properties be resurveyed.

Mr. Heiberg also advised that he is concerned about the access to the lane at the rear of the proposed Royal Oak ALRT station and he requested that it be closed off.

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 B.C. Hydro r/w (30.5 m width) from a point on the centre line of the B.C. Hydro r/w and 40 m west of the westerly property line of Royal Oak Avenue running east for 137 m along the B.C. Hydro r/w from Special Industrial District (M4) and Residential District (R5) to Administration and Assembly District (P2).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN EMMOTT:

"THAT this Public Hearing relating to Rezoning Reference #47/82(c) be now terminated."

CARRIED UNANIMOUSLY

4. FROM GENERAL INDUSTRIAL DISTRICT (M2) AND RESIDENTIAL DISTRICT (R5) TO
ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Rezoning Reference #47/82(d) Edmonds ALRT Station

Northeasterly 15 m portion of B.C. Hydro R/W starting at a point 35 m west of the westerly property line of 18th Avenue and running southeast for 135 m along the centre line of the B.C. Hydro R/W plus an additional 15 m area to be acquired in a portion of Lot 52, Sketch 6916, Block 2, D.L. 95 N, Plan 927 (Powerline R/W) and portion of Parcel 1, Reference Plan 60693 and portion of Parcel "C" of 50 & 51, Block 2, D.L. 95, Plan 16808 plus portion of 18th Avenue and lane.

The site is located partly within the B.C. Hydro right-of-way at the intersection of the right-of-way with 18th Avenue and south of Edmonds Street.

The intent of the proposed bylaw is to rezone the land to accommodate the development of an Advanced Light Rapid Transit (ALRT) Station.

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 the northeasterly 15 m portion of B.C. Hydro R/W starting at a point 35 m west of the westerly property line of 18th Avenue and running southeast for 135 m along the centre line of the B.C. Hydro R/W plus an additional 15 m area to be acquired in a portion of Lot 52, Sketch 6916, Block 2, D.L. 95 N, Plan 927 (Powerline R/W) and portion of Parcel 1, Reference Plan 60693 and portion of Parcel "C" of 50 & 51, Block 2, D.L. 95, Plan 16808 plus portion of 18th Avenue and lane from General Industrial District (M2) and Residential District (R5) to Administration and Assembly District (P2).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN EMMOTT:

"THAT this Public Hearing relating to Rezoning Reference #47/82(d) be now terminated."

CARRIED UNANIMOUSLY

5. FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO RESIDENTIAL DISTRICT (R6)

Rezoning Reference #9/83

Lots 5, 6, 7 of 10, Block 3, D.L. 206, Plan 1323

517, 523, 599 Sperling Avenue - located at the northwest corner of Sperling Avenue and Frances Street.

The intent of the proposed bylaw is to rezone the land to accommodate a townhouse development consisting of seven units on individual lots.

Mr. Robert Craig, representing Mr. Donald Logan of 514 Grove Avenue, then addressed the members of Council and advised that Mr. Logan is opposed to the proposed rezoning as he felt it would cause an increase in density to the area and would also devalue his property.

Mr. Walter R. Debek, 621 Sperling Avenue, then addressed the members of Council and advised that he was in favour of the proposed rezoning as he felt it was a good use of land and an improvement to the neighbourhood.

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 517, 523, 599 Sperling Avenue from a Special Industrial District (M4) to Residential District (R6).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #9/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #10/83

Lot 40, Block 5, D.L. 28, Plan 24032

7922 Twelfth Avenue - located on the south side of Twelfth Avenue between 6th and 4th Streets.

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

Mr. Hardial Sidhu, 7922 Twelfth Avenue, then addressed the members of Council and advised that he was the owner of the property and the applicant for the proposed rezoning. Mr. Sidhu advised that he had spoken to his neighbours and explained the reasons for his application for rezoning and then presented a petition with nineteen (19) signatures representing his neighbours who are in favour of the proposed rezoning.

Mr. Sidhu also presented to Council documentation confirming the conversion into an up/down duplex and documentation granting permission for a legal fourplex.

In response to a question from Alderman Drummond regarding whether or not Mr. Sidhu's fourplex was legal or illegal, Mr. Ken Ito, Planner III, advised that the existing dwelling is legally non-conforming. Prior to 1960, there were certain permits given for homes to be converted to either duplexes or fourplexes.

Mr. Mohindar S. Gill, 4414 Samara Court, then addressed the members of Council and advised that he was in favour of the proposed rezoning application for two reasons. The first reason was that the subject property has already been approved for a duplex approximately twenty-five years ago, the second reason is that the present bylaw does permit the conversion from an R4 or R5 to an R9 District and Mr. Sidhu is only exercising what Council has given approval to.

Mr. Gordon D. Chapman, 7936 Twelfth Avenue, then addressed the members of Council and advised that he was representing the adjoining owners of the property that is proposed for rezoning. Mr. Chapman advised that these residents concur with the Planning and Building Inspection Department's recommendations with respect to this rezoning application that it should not be given favourable consideration. This is the third application that has come before Council and Mr. Chapman felt that it would introduce a disruptive element within the remaining single family residences in the immediate neighbourhood.

A letter was received from Mr. S. Maikshyk, 7930 Twelfth Avenue, in opposition to the subject rezoning application.

A petition was received regarding this rezoning application containing nineteen (19) signatures. The text of the petition is contained hereunder:

"We the undersigned also are not in favour of rezoning this property as rezoning will disrupt the prevalent residential character."

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 7922 Twelfth 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 BROWN:

"THAT this Public Hearing relating to Rezoning Reference #10/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #11/83

Lot 54, D.L. 38, Plan 52707

4378 Halley Avenue - located at the northeast corner of Halley Avenue and Fir Street.

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

A letter dated 1983 July 07 was received from Charles and Juliette E. Gregerson, 4354 Halley Avenue, in opposition to the subject rezoning application.

An undated letter was received from Mr. F.R. Disney, 4361 Darwin Avenue, in opposition to the subject 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 4378 Halley 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 BROWN:

"THAT this Public Hearing relating to Rezoning Reference #11/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #13/83

Lot 40, D.L. 149, Plan 34554

4345 Hurst Street - located on the north side of Hurst Street between McKay and Sussex Avenues.

The intent of the proposed bylaw is to rezone the land to permit the subdivision of the site into two lots for new single family 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 4345 Hurst 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 BROWN:

"THAT this Public Hearing relating to Rezoning Reference #13/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #17/83

Lot 6, Blocks 27 & 28, D.L. 34, Plan 1355

4064 Brandon Street - located on the south side of Brandon Street between Inman and Patterson Avenues.

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. George S. Vallis, 5149 Patterson Avenue, then addressed the members of Council and advised that he was in opposition to the proposed rezoning of 4064 Brandon Street. Mr. Vallis also advised that a petition has been sent in containing fifteen (15) signatures of residents who were also opposed to the proposed rezoning application.

Mr. Gino Ferronato, 5049 Patterson Avenue, then addressed the members of Council and advised that he had in his possession a petition signed by the neighbours in close proximity to the subject property and that the consensus is that the development of two single family residences at 4064 Brandon Street would be preferable to a duplex on this lot. Mr. Ferronato then presented the petition for Council's information.

Mr. Kirk H. Taylor, 4084 Brandon Street, then addressed the members of Council and advised that he was in favour of the proposed rezoning application. Mr. Kirk further advised that he owned the property next door to the property in question and that he preferred the change to two single family dwellings rather than having a duplex next door to his property.

In response to a question from Alderman Drummond regarding the use of the land, Mr. Taylor advised that the price of the lot today would be too high for someone to construct one single family dwelling on it. He felt the only reason a person would purchase that property would be to construct a duplex.

Alderman McLean advised that the Advisory Planning Commission, when discussing this rezoning application, requested the Planning and Building Inspection Department to report on the feasibility of putting a cul-de-sac in because if this rezoning application is approved, others will follow.

Mr. Douglas W. Corson, 4055 Brandon Street, then addressed the members of Council and advised that his main concern was that if this rezoning application is approved it would possibly set a precedent to approve similar rezoning applications in the neighbourhood. Mr. Corson advised that he was neither for nor against the rezoning application, but that he would not like to see the rest of the properties in the neighbourhood rezoned in the same manner.

Mr. Lloyd A. Klassen, 4075 Brandon Street, then addressed the members of Council and advised that his property is directly across the street from 4064 Brandon Street and that his preference would be to see two single family dwellings rather than a duplex on that property. Mr. Klassen advised that he is in favour of the proposed rezoning application.

A petition was received regarding this rezoning application containing fifteen (15) signatures. The text of the petition is contained hereunder:

"We, the undersigned, property owners/occupants in the residential district concerned with the above application are vehemently opposed to the zoning alteration for the following reasons:

- (1) All the homes in the area are located on good sized lots and are attractive as such.
- (2) These homes are well cared for and have been maintained to the maximum degree by the owners.
- (3) The reduction in lot sizes would have a detrimental effect on the homes in the immediate area and would tend to downgrade the area spoiling the aesthetic nature of the neighbourhood.
- (4) Should this set a precedent in the neighbourhood and narrow lots were allowed, there would be a degrading effect to the overall neighbourhood as other properties would then be subdivided.
- (5) If other properties were subdivided then there would be an overload on the municipal services for the area such as schools, sewers, etc.

The following persons have indicated their opposition to the rezoning by signing the attached forms marked Schedule 'A' and Schedule 'B'."

A petition was received regarding this rezoning application containing eighteen (18) signatures. The text of the petition is contained hereunder:

"Further to our recent application for rezoning, and in preparation for the upcoming Council Meeting, we have polled the neighbours in close proximity to the subject property. The consensus is that development of two single family residences at 4064 Brandon Street would be preferable to a duplex on this lot.

We have read the above and agree that two single family residences would be the preferred development at 4064 Brandon Street.

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 4064 Brandon 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 EMMOTT:

"THAT this Public Hearing relating to Rezoning Reference #17/83 be now terminated."

CARRIED UNANIMOUSLY

10. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE RMI DENSITY GUIDELINES

Rezoning Reference #19/83

Lot 129, D.L. 69, Plan 61647

3960 Canada Way - located on the south side of Canada Way between Curle and Smith Avenues.

The intent of the proposed bylaw is to rezone the land to permit the development of 255 townhouses and apartment units.

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 3960 Canada Way from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD), utilizing the RMI density guidelines.

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN EMMOTT:

"THAT this Public Hearing relating to Rezoning Reference #19/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #22/83

W. 85.62 Feet of 4, Block 2, D.L. 206, Plan 22020

6560 Union Street - located on the south side of Union Street between Kensington and Grove Avenues.

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.

A letter dated 1983 June 09 was received from Mr. Guerrino Pelloi, 6558 Union Street, in opposition to the subject 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 6560 Union 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 #22/83 be now terminated."

CARRIED UNANIMOUSLY

12. FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED UPON THE P5 DISTRICT GUIDELINES

Rezoning Reference #23/83

Lot 1, Block 2, D.L. 14, Plan 12158; Parcel "B", Ref. Plan 22811E, Except Part on Plan 26009, Lot 2 of Lot 2, Block 2, D.L. 14, Plan 3047; Lot 2, Except Parcel "B" with Fee 22811 and Except Parcel "C", Expl. Plan 10946 and Except Part on Plan 26009 of Lot 2, Block 2, D.L. 14, Plan 3047; Lot 3, Block 2, D.L. 14, Plan 3047.

7169, 7175, 7195 Cariboo Road and 8940 Trans Canada Highway - located on the west side of Cariboo Road and south of the Trans Canada Highway.

The intent of the proposed bylaw is to rezone the land to permit the development of a church and ancillary facilities for the Salvation Army.

Acting Mayor Constable, advised that the applicant, Mr. Bill Reid, has apparently failed to have the required Public Hearing sign installed on the subject property two weeks' prior to tonight's Public Hearing, which has been established as municipal policy. One Public Hearing sign was requested to be installed adjacent to Cariboo Road by 1983 June 07 and be removed on 1983 June 23.

In view of the situation, Acting Mayor Constable, felt that it would be appropriate to withhold advancing the bylaw for second reading and reschedule a new Public Hearing.

Acting Mayor Constable, requested anyone present this evening who came specifically to speak to this rezoning application may now come forward and make their presentation and their presentation will be entered into the records of the next Public Hearing on 1983 July 25 subject to the approval of Council on Monday, 1983 June 27.

Acting Mayor Constable also advised members of Council that the applicant, Mr. Bill Reid, wishes to apologize to Council for any inconvenience that he may have caused.

13. FROM REGIONAL INSTITUTIONAL DISTRICT (P6) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

Rezoning Reference #25/83

7502 Cumberland Street - located within the southeasterly portion of the George Derby Hospital Lands.

The intent of the proposed bylaw is to rezone the land to permit the development of a Long Term Care Facility on a portion of the George Derby Hospital Lands.

Mr. John R. Connor, 7616 Endersby Street, then addressed the members of Council and advised that he was opposed to the proposed rezoning of that portion of the George Derby Hospital Lands. Mr. Connor advised that his reasons for opposition are that there have been no siting plans or traffic impact information available to the residents in the area.

In response to a statement made by Mr. Connor regarding traffic impact studies, Alderman Drummond requested staff to provide a report giving details on the studies that have taken place with regards to traffic in the area of the George Derby Hospital Lands for Council's information.

Acting Mayor Constable advised Mr. Connor that upon request, he may obtain information regarding the studies that have been made with respect to traffic impact in the George Derby Hospital Lands area from the Planning and Building Inspection Department.

Mr. Norman A. Adolph, 8526 16th Avenue, then addressed the members of Council and wished to be advised as to the difference between a health and occupational centre as opposed to a long term care facility. Mr. Adolph further advised that it is his understanding that the present facility is operated by the federal government and he wished to know if there was any future development plans for the long term care facility and the possibility of the provincial government becoming involved.

Acting Mayor Constable advised Mr. Adolph that the federal government turned over the facility to the provincial government in 1977, or even earlier. Acting Mayor Constable also advised that the federal government's Veteran's Affairs was working in conjunction with the provincial government.

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 7502 Cumberland Street from Regional Institutional District (P6) to Community Institutional District (P5).

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 #25/83 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN DRUMMOND:

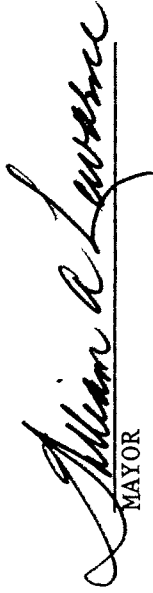
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 20:41 h.

Confirmed:

Certified Correct:


MAYOR


COMMITTEE SECRETARY

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 JUNE 21 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), SPECIAL INDUSTRIAL DISTRICT (M4) AND RESIDENTIAL DISTRICT (R5) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 60, 1982" - BYLAW NO. 7964

Rezoning Reference #47/82(a) Patterson ALRT Station

B.C. Hydro R/W (30.5 m width) from centre line of Patterson Avenue and 55 m east along centre line of B.C. Hydro R/W.

This site is located within the B.C. Hydro right-of-way which lies between North Beresford and South Beresford Streets at the intersection of Patterson Avenue and the B.C. Hydro right-of-way.

The intent of the proposed bylaw is to rezone the land to accommodate the development of an Advanced Light Rapid Transit (ALRT) Station.

- 2. FROM MANUFACTURING DISTRICT (M1), SPECIAL INDUSTRIAL DISTRICT (M4) AND MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE ADMINISTRATION AND ASSEMBLY DISTRICT (P2) AS A GUIDELINE
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 61, 1982" - BYLAW NO. 7965

Rezoning Reference #47/82(b) Metrotown ALRT Station

B.C. Hydro R/W (30.5 m width) and from a point 13 m west of the westerly property line of Sussex Avenue and running west for 135 m and including South 5 m of Beresford Street and including the rear 5 m of Pcl "E" exc. Sketch 11158, Blocks 16 & 19, D.L. 153, Plan 9394.

This site is located generally within the B.C. Hydro right-of-way which lies between North Beresford and South Beresford Streets just west of Sussex Avenue.

The intent of the proposed bylaw is to rezone the land to accommodate the development of an Advanced Light Rapid Transit (ALRT) Station.

- 3. FROM SPECIAL INDUSTRIAL DISTRICT (M4) AND RESIDENTIAL DISTRICT (R5) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 62, 1982" - BYLAW NO. 7966

Rezoning Reference #47/82(c) Royal Oak ALRT Station

B.C. Hydro R/W (30.5 m width) from a point on the centre line of the B.C. Hydro R/W and 40 m west of the westerly property line of Royal Oak Avenue running east for 137 m along the B.C. Hydro R/W.

This site is located within the B.C. Hydro right-of-way at the intersection of the right-of-way with Royal Oak Avenue south of Imperial Street.

The intent of the proposed bylaw is to rezone the land to accommodate the development of an Advanced Light Rapid Transit (ALRT) Station.

4. FROM GENERAL INDUSTRIAL DISTRICT (M2) AND RESIDENTIAL DISTRICT (R5) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 63, 1982" - BYLAW NO. 7967

Rezoning Reference #47/82(d) Edmonds ALRT Station

Northeasterly 15 m portion of B.C. Hydro R/W starting at a point 35 m west of the westerly property line of 18th Avenue and running southeast for 135 m along the centre line of the B.C. Hydro R/W plus an additional 15 m area to be acquired in a portion of Lot 52, Sketch 6916, Block 2, D.L. 95 N, Plan 927 (Powerline R/W) and portion of Parcel 1, Reference Plan 60693 and portion of Parcel "C" of 50 & 51, Block 2, D.L. 95, Plan 16808 plus portion of 18th Avenue and lane.

The site is located partly within the B.C. Hydro right-of-way at the intersection of the right-of-way with 18th Avenue and south of Edmonds Street.

The intent of the proposed bylaw is to rezone the land to accommodate the development of an Advanced Light Rapid Transit (ALRT) Station.

5. FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO RESIDENTIAL DISTRICT (R6)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 18, 1983" - BYLAW NO. 8064

Rezoning Reference #9/83

Lots 5, 6, 7 of 10, Block 3, D.L. 206, Plan 1323

517, 523, 599 Sperling Avenue - located at the northwest corner of Sperling Avenue and Frances Street.

The intent of the proposed bylaw is to rezone the land to accommodate a townhouse development consisting of seven units on individual lots.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 19, 1983" - BYLAW NO. 8065

Rezoning Reference #10/83

Lot 40, Block 5, D.L. 28, Plan 24032

7922 Twelfth Avenue - located on the south side of Twelfth Avenue between 6th and 4th Streets.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 20, 1983" - BYLAW NO. 8066

Rezoning Reference #11/83

Lot 54, D.L. 38, Plan 52707

4378 Halley Avenue - located at the northeast corner of Halley Avenue and Fir Street.

The intent of the proposed bylaw is to rezone the land to permit the subdivision of the site into two lots, maintain the existing dwelling 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. 21, 1983" - BYLAW NO. 8067

Rezoning Reference #13/83

Lot 40, D.L. 149, Plan 34554

4345 Hurst Street - located on the north side of Hurst Street between McKay and Sussex Avenues.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 24, 1983" - BYLAW NO. 8070

Rezoning Reference #17/83

Lot 6, Blocks 27 & 28, D.L. 34, Plan 1355

4064 Brandon Street - located on the south side of Brandon Street between Inman and Patterson Avenues.

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.

10. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE RMI DENSITY GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 25, 1983" - BYLAW NO. 8071

Rezoning Reference #19/83

Lot 129, D.L. 69, Plan 61647

3960 Canada Way - located on the south side of Canada Way between Curle and Smith Avenues.

The intent of the proposed bylaw is to rezone the land to permit the development of 255 townhouses and apartment units.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 26, 1983" - BYLAW NO. 8072

Rezoning Reference #22/83

W. 85.62 Feet of 4, Block 2, D.L. 206, Plan 22020

6560 Union Street - located on the south side of Union Street between Kensington and Grove Avenues.

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.

12. FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED UPON THE P5 DISTRICT GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 1983" - BYLAW NO. 8073

Rezoning Reference #23/83

Lot 1, Block 2, D.L. 14, Plan 12158; Parcel "B", Ref. Plan 22811E, Except Part on Plan 26009, Lot 2 of Lot 2, Block 2, D.L. 14, Plan 3047; Lot 2, Except Parcel "B" with Fee 22811 and Except Parcel "C", Expl. Plan 10946 and Except Part on Plan 26009 of Lot 2, Block 2, D.L. 14, Plan 3047; Lot 3, Block 2, D.L. 14, Plan 3047.

7169, 7175, 7195 Cariboo Road and 8940 Trans Canada Highway - located on the west side of Cariboo Road and south of the Trans Canada Highway.

The intent of the proposed bylaw is to rezone the land to permit the development of a church and ancillary facilities for the Salvation Army.

13. FROM REGIONAL INSTITUTIONAL DISTRICT (P6) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 28, 1983" - BYLAW NO. 8074

Rezoning Reference #25/83

7502 Cumberland Street - located within the southeasterly portion of the George Derby Hospital Lands.

The intent of the proposed bylaw is to rezone the land to permit the development of a Long Term Care Facility on a portion of the George Derby Hospital Lands.

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.

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 June 03 up to 16:30 on Tuesday, 1983 June 21.

James Hudson
MUNICIPAL CLERK