

1983 AUGUST 23

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1983 August 23 at 19:30 h.

PRESENT: Acting Mayor Drummond (In the Chair)
Alderman D.N. Brown
Alderman A.H. Emmott
Alderman E. Nikolai
Alderman V.V. Stusiak

ABSENT: Mayor W.A. Lewarne
Alderman T.W. Constable
Alderman D.A. Lawson
Alderman G.H.F. McLean

STAFF: Mr. D.G. Stenson, Assistant Director - Current Planning
Mr. C.A. Turpin, Deputy Municipal Clerk
Mrs. M. Pasqua, Committee Secretary

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

1. FROM HEAVY INDUSTRIAL DISTRICT (M3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON RMI AND BURNABY 200 COMMUNITY PLAN GUIDELINES

Rezoning Reference #48/81

Lot 102, D.L. 142/143, Plan 57820

8140 Shellmont Street - located northeast of the intersection of Underhill Avenue and Forest Grove Drive.

The intent of the proposed bylaw is to rezone the land described in order to accommodate a townhouse development in accordance with the adopted Community Plan.

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 8140 Shellmont Street from Heavy Industrial District (M3) to Comprehensive Development District (CD), based on RMI and Burnaby 200 Community Plan Guidelines.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #48/81 be now terminated."

CARRIED UNANIMOUSLY

2. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE P5 COMMUNITY INSTITUTIONAL DISTRICT REGULATIONS AS A GUIDELINE

Rezoning Reference 26/78A

Lot 369, D.L. 80, Plan 63971

5850 Sunset Street - located at the northeast corner of Douglas Road and Canada Way.

The intent of the proposed bylaw is to alter the approved design of the proposed sanctuary for the Ukranian Greek Orthodox Church.

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 5850 Sunset Street from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD), utilizing the P5 Community Institutional District Regulations as a guideline.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #26/78A be now terminated."

CARRIED UNANIMOUSLY

3. FROM AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON C2 GUIDELINES

Rezoning Reference #58/82A

Lot 526, D.L. 138, Plan 66144

1405 Greystone Drive - located west of Phillips Avenue between Greystone Drive and Woodbrook Place.

The intent of the proposed bylaw is to permit a neighbourhood public house to be opened within the shopping centre to be developed on this 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 1405 Greystone Drive from Amended Comprehensive Development District (CD) to Amended Comprehensive Development District (CD), based on C2 guidelines.

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 #58/82A be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #24/83

Lot 18, Block 18, D.L. 74, Group 1, Plan 2603

5149 Manor Street - located on the north side of Manor Street between Westminster Avenue and Royal Oak Avenue.

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

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 5149 Manor Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #24/83 be now terminated."

CARRIED UNANIMOUSLY

5. FROM GASOLINE SERVICE STATION DISTRICT (C6a) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Rezoning Reference #30/83

Lot 75, D.L. 28, Plan 54565

7892 6th Street - located on the northeast corner of 6th Street and 10th Avenue.

The intent of the proposed bylaw is to rezone the land to permit the construction of a retail commercial facility on the 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 7892 6th Street from Gasoline Service Station District (C6a) to Community Commercial District (C2).

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 #30/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #32/83

Lot 34 S 1/2, D.L. 28, Plan 632

7855 Nineteenth Avenue - located on the north side of Nineteenth Avenue between Canada Way and 6th Street.

The intent of the proposed bylaw is to rezone the land to permit the development of two new single family dwellings.

Mr. Hardal S. Sidhu, 7922 Twelfth Avenue, then addressed the members of Council and advised that he was opposed to the proposed rezoning.

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 7855 Nineteenth Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #32/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #33/83

Lot 6, S.D. 4, Block 2, D.L. 158, Plan 1882

8087 Royal Oak Avenue - located on the northwest corner of Ewart Street and Royal Oak Avenue.

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

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 8087 Royal Oak Avenue from Residential District (R4) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #33/83 be now terminated."

CARRIED UNANIMOUSLY

8. FROM GENERAL INDUSTRIAL DISTRICT (M2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE M5 LIGHT INDUSTRIAL DISTRICT AND THE M2 GENERAL INDUSTRIAL DISTRICT REGULATIONS AS A GUIDELINE

Rezoning Reference #34/83

Lot 75, D.L. 119, Plan 58623 NWD

4250 Dawson Street - located on the south side of Dawson Street between Gilmore Avenue and Madison Avenue.

The intent of the proposed bylaw is to rezone the land to permit the office portion of the existing building to be utilized for general business and professional offices.

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 4250 Dawson Street from General Industrial District (M2) to Comprehensive Development District (CD), utilizing the M5 Light Industrial District and the M2 General Industrial District regulations as a guideline.

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 #34/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #35/83

Lot 13, Block 7, D.L. 29, Plan 3035

7311 Eleventh Avenue - located on the north side of Eleventh Avenue between 13th Street and 15th Street.

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

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 7311 Eleventh Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #35/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #36/83

Lot 4, Block 37, D.L. 159, Plan 2585

6188 Rumble Street - located on the south side of Rumble Street between Gilley Avenue and Curragh Avenue.

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

Mr. Ronald G.F. Sutherland, 6189 Neville Street, then addressed the members of Council and advised that he was opposed to the proposed rezoning because he felt it would infringe on his privacy.

Mr. James D. Drew, 6188 Rumble Street, the owner of the subject property, then addressed the members of Council and advised that he was in favour of the proposed rezoning as he felt it would enhance the character of the neighbourhood and would not detract from the privacy of any of the properties in the immediate area.

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 6188 Rumble 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 #36/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #37/83

Lot 7, Block 41, D.L. 35, Plan 2067

3884 Price Street - located at the southeast corner of Price Street and Chesham Avenue.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots for 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 3884 Price 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 #37/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #39/83

Lot 10, Block 9, D.L. 76, Plan 1885

5888 Hardwick Street - located at the southwest corner of Hardwick Street and Godwin Avenue.

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

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 5888 Hardwick 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 #39/83 be now terminated."

CARRIED UNANIMOUSLY

13. FROM GASOLINE SERVICE STATION DISTRICT (SELF-SERVE) (C6a) TO SERVICE COMMERCIAL DISTRICT (C4)

Rezoning Reference #40/83

Portion of Lot 36, D.L. 97, Plan 25527

5955 Kingsway - located at the southeast corner of Kingsway and Imperial Street.

The intent of the proposed bylaw is to rezone the land to enable development of a service-commercial facility.

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 5955 Kingsway from Gasoline Service Station District (Self-Serve) (C6a) to Service Commercial District (C4).

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 #40/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #43/83

Lot 8, Block 30, D.L. 159, Plan 1606

6189 Clinton Street - located on the north side of Clinton Street between Curragh Avenue and Gilley Avenue.

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

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 6189 Clinton 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 #43/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #44/83

Pcl 16, Exc. N. 10 ft., D.L. 127, Plan 1254

5381 Frances Street - located on the north side of Frances Street between Springer Avenue and Howard Avenue.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots for 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 5381 Frances 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 #44/83 be now terminated."

CARRIED UNANIMOUSLY

16. PROPOSED TEXT AMENDMENT TO ZONING BYLAW FOR HEDGE HEIGHT REGULATIONS

It is proposed that the requirements spelled out for hedges under the Fence regulations be removed. The amendment of the Zoning Bylaw to permit the deletion of all references to hedges as contained in clauses (1), (2), (4), (5), (5)(a), (5)(c), (5)(d) and (5)(e) of Section 6.14 (Fences).

Mr. Hardal S. Sidhu, 7922 Twelfth Avenue, then addressed the members of Council and advised that he was opposed to this proposed text amendment for hedge height regulations because no restrictions would create a detrimental affect as hedges could be left to grow twelve to fourteen feet high and not be properly maintained.

The Advisory Planning Commission wish to advise Council that following their consideration of the proposed text amendment, a decision was reached to support the proposed text amendment regarding Hedge Height Regulations.

There were no further submissions received in connection with this text amendment.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to the proposed Text Amendment to the Zoning Bylaw for Hedge Height Regulations be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #26/83

Lot 2 N 1/2, Block 27, D.L. 92, Plan 1242

6741 Colborne Avenue - located on the west side of Colborne Avenue between Imperial Street and Bryant Street.

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

A letter was received from Mr. Ross Sangster and Mrs. Doris Sangster, 6746 Gilley Avenue, in opposition to the subject rezoning application.

Acting Mayor Drummond advised that this rezoning application was withdrawn by Council at the regular Council Meeting held on 1983 August 22 as per Item 17, Municipal Manager's Report No. 52, 1983 August 22. Acting Mayor Drummond further advised that the Planning and Building Inspection Department was unable to contact the applicant of this proposed rezoning application prior to this evening's Public Hearing and he suggested that the applicant speak to Mr. Don Stenson, Assistant Director - Current Planning at the close of the Public Hearing this evening in order to determine the reason for withdrawal.

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

Rezoning Reference #27/83

Lot 4, Block 8, D.L. 30, Plan 3036

7474 Holly Street - located on the south side of Holly Street between Humphries Avenue and Mary Avenue.

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.

1983 August 23

A letter was received from D.T. and R.M. Maris, 7463 Vista Crescent, in opposition to the subject rezoning application. Accompanying Mr. and Mrs. Maris' letter was a petition with seven (7) signatures, advising that as property owners they agree with the statement made by Mr. and Mrs. Maris, which reads as follows:

"We strongly oppose any changes in the size of lots by subdivision from 66 feet to 33 feet.

We feel it would be a detriment to the area. It would no doubt start a chain reaction involving property owners and real estate agents eager for profit.

This has always been a family oriented quiet area and as a long time resident we wish to retain the present status."

A letter was received from J.R. Davidson and E.W. Altoa, 7469 Vista Crescent, in opposition to the subject rezoning application.

A letter was received from Mr. and Mrs. W.T. Alger, 7463 Holly Street, in opposition to the subject rezoning application.

Mr. James A. Fiddes, 7485 Vista Crescent, then addressed the members of Council and advised that he is opposed to the proposed rezoning because he felt that 33 foot lots would break the concept of the neighbourhood as it is presently all 66 foot lots. Mr. Fiddes also advised that there is no laneway between Vista Crescent and Holly Street and the parking in the area is very limited.

Mr. Leonard F. Cotton, 7496 Holly Street, then addressed the members of Council and advised that he was opposed to the proposed rezoning as he would rather see a duplex than two houses built on two 33 foot lots.

Mr. John A. Ramos, 7486 Holly Street, then addressed the members of Council and advised that he was in opposition to the proposed rezoning as he was concerned with the character and appearance of the neighbourhood and felt that two 33 foot lots would not fit in.

Mr. John C. Cherkosh, 7087 Mary Avenue, then addressed the members of Council and advised that he was in opposition to the proposed rezoning as he felt that a duplex should be built on the site in order to comply with the appearance of the neighbourhood, and also two houses would create parking problems and traffic congestion.

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 7474 Holly 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 #27/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #29/83

Lot 4, Block 9, D.L. 29, Plan 3035

7356 - Eleventh Avenue - located on the south side of Eleventh Avenue between 13th Street and Kingsway.

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

A letter was received from Thomas and Audrey O'Neill, 7365 Tenth 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 7356 Eleventh Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #29/83 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

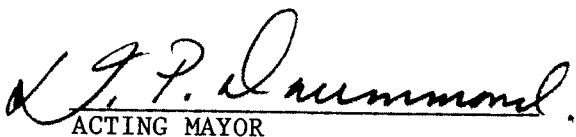
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 20:09 h.

Confirmed:

Certified Correct:


ACTING 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 AUGUST 23 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 HEAVY INDUSTRIAL DISTRICT (M3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON RMI AND BURNABY 200 COMMUNITY PLAN GUIDELINES
BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 29, 1983 - BYLAW NO. 8076
 Rezoning Reference #48/81
 Lot 102, D.L. 142/143, Plan 57820
 8140 Shellmont Street - located northeast of the intersection of Underhill Avenue and Forest Grove Drive.
 The intent of the proposed bylaw is to rezone the land described in order to accommodate a townhouse development in accordance with the adopted Community Plan.
2. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE P5 COMMUNITY INSTITUTIONAL DISTRICT REGULATIONS AS A GUIDELINE
BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 30, 1983 - BYLAW NO. 8081
 Rezoning Reference 26/78A
 Lot 369, D.L. 80, Plan 63971
 5850 Sunset Street - located at the northeast corner of Douglas Road and Canada Way.
 The intent of the proposed bylaw is to alter the approved design of the proposed sanctuary for the Ukranian Greek Orthodox Church.
3. FROM AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON C2 GUIDELINES
BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 31, 1983 - BYLAW NO. 8082
 Rezoning Reference #58/82A
 Lot 526, D.L. 138, Plan 66144
 1405 Greystone Drive - located west of Phillips Avenue between Greystone Drive and Woodbrook Place.
 The intent of the proposed bylaw is to permit a neighbourhood public house to be opened within the shopping centre to be developed on this site.
4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 32, 1983 - BYLAW NO. 8083
 Rezoning Reference #24/83
 Lot 18, Block 18, D.L. 74, Group 1, Plan 2603
 5149 Manor Street - located on the north side of Manor Street between Westminster Avenue and Royal Oak Avenue.
 The intent of the proposed bylaw is to rezone the land to permit the subdivision of the site into two lots for the development of new single family dwellings.

5. FROM GASOLINE SERVICE STATION DISTRICT (C6a) TO COMMUNITY COMMERCIAL DISTRICT (C2) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 33, 1983 - BYLAW NO. 8084

Rezoning Reference #30/83

Lot 75, D.L. 28, Plan 54565

7892 6th Street - located on the northeast corner of 6th Street and 10th Avenue.

The intent of the proposed bylaw is to rezone the land to permit the construction of a retail commercial facility on the site.

6. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 34, 1983 - BYLAW NO. 8085

Rezoning Reference #32/83

Lot 34 S 1/2, D.L. 28, Plan 632

7855 Nineteenth Avenue - located on the north side of Nineteenth Avenue between Canada Way and 6th Street.

The intent of the proposed bylaw is to rezone the land to permit the development of two new single family dwellings.

7. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 35, 1983 - BYLAW NO. 8086

Rezoning Reference #33/83

Lot 6, S.D. 4, Block 2, D.L. 158, Plan 1882

8087 Royal Oak Avenue - located on the northwest corner of Ewart Street and Royal Oak Avenue.

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

8. FROM GENERAL INDUSTRIAL DISTRICT (M2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE M5 LIGHT INDUSTRIAL DISTRICT AND THE M2 GENERAL INDUSTRIAL DISTRICT REGULATIONS AS A GUIDELINE BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 36, 1983 - BYLAW NO. 8087

Rezoning Reference #34/83

Lot 75, D.L. 119, Plan 58623 NWD

4250 Dawson Street - located on the south side of Dawson Street between Gilmore Avenue and Madison Avenue.

The intent of the proposed bylaw is to rezone the land to permit the office portion of the existing building to be utilized for general business and professional offices.

9. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 37, 1983 - BYLAW NO. 8088

Rezoning Reference #35/83

Lot 13, Block 7, D.L. 29, Plan 3035

7311 Eleventh Avenue - located on the north side of Eleventh Avenue between 13th Street and 15th Street.

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

10. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 1983 - BYLAW NO. 8089
Rezoning Reference #36/83
Lot 4, Block 37, D.L. 159, Plan 2585
6188 Rumble Street - located on the south side of Rumble Street between Gilley Avenue and Curragh Avenue.
The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots for single family development.
11. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 1983 - BYLAW NO. 8090
Rezoning Reference #37/83
Lot 7, Block 41, D.L. 35, Plan 2067
3884 Price Street - located at the southeast corner of Price Street and Chesham Avenue.
The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots for single family development.
12. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 1983 - BYLAW NO. 8091
Rezoning Reference #39/83
Lot 10, Block 9, D.L. 76, Plan 1885
5888 Hardwick Street - located at the southwest corner of Hardwick Street and Godwin Avenue.
The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots for development of new single family dwellings.
13. FROM GASLINE SERVICE STATION DISTRICT (SELF-SERVE) (C6a) TO SERVICE
COMMERCIAL DISTRICT (C4)
BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 41, 1983 - BYLAW NO. 8092
Rezoning Reference #40/83
Portion of Lot 36, D.L. 97, Plan 25527
5955 Kingsway - located at the southeast corner of Kingsway and Imperial Street.
The intent of the proposed bylaw is to rezone the land to enable development of a service-commercial facility.
14. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 43, 1983 - BYLAW NO. 8094
Rezoning Reference #43/83
Lot 8, Block 30, D.L. 159, Plan 1606
6189 Clinton Street - located on the north side of Clinton Street between Curragh Avenue and Gilley Avenue.
The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots for the construction of two new single family dwellings.

15. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 44, 1983 - BYLAW NO. 8095
- Rezoning Reference #44/83
- Pcl 16, Exc. N. 10 ft., D.L. 127, Plan 1254
- 5381 Frances Street - located on the north side of Frances Street between Springer Avenue and Howard Avenue.
- The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots for single family development.
16. PROPOSED TEXT AMENDMENT TO ZONING BYLAW FOR HEDGE HEIGHT REGULATIONS
BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 45, 1983 - BYLAW NO. 8096
- It is proposed that the requirements spelled out for hedges under the Fence regulations be removed. The amendment of the Zoning Bylaw to permit the deletion of all references to hedges as contained in clauses (1), (2), (4), (5), (5)(a), (5)(c), (5)(d) and (5)(e) of Section 6.14 (Fences).
17. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 46, 1983 - BYLAW NO. 8098
- Rezoning Reference #26/83
- Lot 2 N 1/2, Block 27, D.L. 92, Plan 1242
- 6741 Colborne Avenue - located on the west side of Colborne Avenue between Imperial Street and Bryant Street.
- The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots for the construction of two new single family homes.
18. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 1983 - BYLAW NO. 8099
- Rezoning Reference #27/83
- Lot 4, Block 8, D.L. 30, Plan 3036
- 7474 Holly Street - located on the south side of Holly Street between Humphries Avenue and Mary Avenue.
- 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.
19. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 1983 - BYLAW NO. 8100
- Rezoning Reference #29/83
- Lot 4, Block 9, D.L. 29, Plan 3035
- 7356 - Eleventh Avenue - located on the south side of Eleventh Avenue between 13th Street and Kingsway.
- The intent of the proposed bylaw is to rezone the land 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 August 05 up to 16:30 on Tuesday, 1983 August 23.

James Hudson
MUNICIPAL CLERK