

1984 JUNE 19

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1984 June 19 at 19:30 h.

PRESENT: Mayor W.A. Lewarne (In the Chair)
Alderman D.N. Brown
Alderman A.H. Emmott (Arrived 19:40 h)
Alderman D.A. Lawson
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman V.V. Stusiak

ABSENT: Alderman D.P. Drummond

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. A.L. Parr, Director Planning and Building Inspection
Mrs. M. Pasqua, Committee Secretary

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

1. FROM MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED ON THE C3 DISTRICT FOR COMMERCIAL USES, THE P2 DISTRICT FOR INSTITUTIONAL USES, AND THE RM5 DISTRICT FOR FUTURE RESIDENTIAL USES

Rezoning Reference #78/83

Lots 209, 210, 211, D.L. 151, Group 1, Plan 67065 N.W.D.

4700 Kingsway - located between Kingsway and Beresford Street just east of Silver Avenue, within the core area of the Burnaby Metrotown.

The intent of the proposed bylaw is to accommodate in a Phase I development, a major multi-leveled retail commercial development with ancillary facilities such as a public square, a possible public library, offices, and a bus loop area. Future phased development composed of office, commercial and accessory residential uses will be accommodated through the establishment of a Community Plan, which will serve as a general guide for the ultimate development of the subject site.

Mr. D. Milliken, Vice-President, Shopping Centre Division, Daon Development Corporation, then addressed the members of Council and provided a graphic presentation illustrating the Phase I development of the major multi-leveled retail commercial development proposed for 4700 Kingsway which is within the core area of the Burnaby Metrotown.

Mr. Ronald A. Luft, 6778 Colborne Avenue, then addressed the members of Council and advised that he did not feel that this major development was necessary and that it would have an adverse effect on the people who live and work in Burnaby. The traffic situation in the area is already horrendous and it will only worsen as a result of the major development. Mr. Luft further advised that people are happy to go a few extra miles to shopping centres such as Guilford or Coquitlam Centre and if the proposed development is permitted it will force the small businesses out of the community. In conclusion, Mr. Luft advised that he is opposed to the rezoning application.

Mrs. Helen H. Kalyk, 7345 Punnett Close, then addressed the members of Council and advised that she is in favour of the proposed development of Daon Development Corporation but she is not in favour of the proposed walkway over Kingsway. The walkway is located part way in front of her business premises and she could not understand why a walkway would be proposed to be located in the middle of a block. Mrs. Kalyk felt that a walkway over Kingsway would have to be very high in order to accommodate the large trucks travelling on Kingsway and therefore people would be required to climb quite a number of stairs to get to the walkway. The mothers with young children and elderly people would inevitably experience great difficulty in climbing these stairs to cross Kingsway.

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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 4700 Kingsway from Manufacturing District (M1) to Comprehensive Development District (CD) based on the C3 District for commercial uses, the P2 District for institutional uses, and the RM5 District for future residential uses.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #78/83 be now terminated."

CARRIED UNANIMOUSLY

2. FROM RESIDENTIAL DISTRICT (R5) AND COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) AND AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (AMENDED CD) BASED GENERALLY ON THE P5 DISTRICT USE AND DENSITY

Rezoning Reference #6/84

Lot 1, Lot 16, Blk. 12, D.L. 30, Plan 3036; Lot 1, Lot 16, Blk. 13, D.L. 30, Plan 3036; Rem. 72, Rem. 73, Rem. 74, Ex. Pl. 44227, D.L. 30, Plan 29773

7510, 7520 Rosewood Street, 7086, 7124, 7126 Mary Avenue and 7520, 7521 Holly Street - located on the easterly corner of Rosewood Street and Mary Avenue.

The intent of the proposed bylaw is to permit the first phase of a two phased development of three storey, self contained, senior citizens' housing.

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 7510, 7520 Rosewood Street, 7086, 7124, 7126 Mary Avenue and 7520, 7521 Holly Street from Residential District (R5) and Comprehensive Development District (CD) to Comprehensive Development District (CD) and Amended Comprehensive Development District (Amended CD) based generally on the P5 District use and density.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT this Public Hearing relating to Rezoning Reference #6/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #20/84

Lot 13, Blk. 14, D.L. 116, Plan 2223

3921 Parker Street - located on the north side of Parker Street between Ingleton Avenue and McDonald Avenue.

The intent of the proposed bylaw is to subdivide the site into two parcels in order to construct two new single family homes.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 3921 Parker 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 #20/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #21/84

Lot B, Block 28, D.L. 122, Plan 13130

4830 Union Street - located on the south side of Union Street between Gamma Avenue and Delta Avenue.

The intent of the proposed bylaw is to subdivide the site into two lots in order to construct 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 4830 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 STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #21/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #22/84

Lot 11, Blk. 10, D.L. 76, Plan 1885

5887 Sprrott Street - located at the northwest corner of Sprrott Street and Godwin Avenue.

The intent of the proposed bylaw is to subdivide 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 NOT SUPPORT the rezoning of the property at 5887 Sprrott Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #22/84 be now terminated."

CARRIED UNANIMOUSLY

6. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (AMENDED CD) BASED UPON THE M1 AND M5 DISTRICT GUIDELINES

Rezoning Reference #23/84

Lot 34, D.L. 166A, Plan 48494

7402 Fraser Park Drive - located on the northeast corner of Byrne Road and Fraser Park Drive.

The intent of the proposed bylaw is to permit the construction of a warehouse and office building for the manufacturing and packaging of health food products.

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 7402 Fraser Park Drive from Comprehensive Development District (CD) to Amended Comprehensive Development District (Amended CD) based upon the M1 and M5 District guidelines.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #23/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #24/84

Lot A, Blk. 20, D.L. 187, Plan 14306

4408 Cambridge Street - located on the south side of Cambridge Street between Rosser Avenue and Willingdon Avenue.

The intent of the proposed bylaw is to subdivide the site into two lots in order to construct 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 4408 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 LAWSON:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #24/84 be now terminated."

CARRIED UNANIMOUSLY

8. FROM GENERAL INDUSTRIAL DISTRICT (M2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE P3 DISTRICT GUIDELINES

Rezoning Reference #25/84

Lot 2, D.L. 77, Plan 3051; Lots 1 - 17, Blk. 3, D.L. 77, Plan 3051; Lots 36 - 50, Blk. 3, D.L. 77, Plan 3051; Lot 55 Ex. S 6.5', Lot 56 Ex. S. 6.5', Lot 57 Ex. S. 6.5', Lot 58 Ex. S. 6.5', all of Blk. 3, D.L. 77, Plan 3051; Lots 59 - 69, Blk. 3, D.L. 77, Plan 3051; Lots E & F, Blk. 3, D.L. 77, Plan 13680; Lot G and Lots 88 - 95, Blk. 3, D.L. 77, Plan 3051; Lot 51 & 52 and Lot 53 & 54, all of Blk. 3, D.L. 77, Plan 3051; Lots C & D, Blk. 3, D.L. 77, Plan 3354; Portion of Lot 5, D.L. 77, Plan 3051

6406 - 6528, 6499 Darnley Street; 6421 - 6527, 6422 - 6528 Hyde Street; 6433 - 6527 Laurel Street; 3286 - 3388 Ardingley Avenue; 6499 Non Street - located on the north of Laurel Street and east of Ardingley Avenue.

The intent of the proposed bylaw is to permit the development of an outdoor physical recreation facility with activities such as a wave pool, ball courts, exercise facilities and a series of water slides.

Mr. Doug Kirk, Burnaby Lake Management Limited, then addressed the members of Council and provided a brief explanation of the various recreational activities that will be available within the outdoor physical recreation facility proposed.

Mrs. Aileen M. Randall, 3430 Ardingley Avenue, then addressed the members of Council and advised that she is in favour of the project only if Council members are prepared to accept the responsibility of ensuring that the residents in the area are not hurt financially by the project going ahead. Mrs. Randall advised that approximately 4,000 people would be utilizing the facility on any given day. If it becomes necessary that the few residents that will be affected are forced to relocate, they would like to be reassured that they will be compensated accordingly.

Mr. Mike L. Skulsky, 9097 Alexandria Crescent, Surrey, B.C., then addressed the members of Council and advised that he was representing Mrs. Jean L. Scott, 6464 Laurel Street. Mr. Skulsky referred to the berm that is mentioned in the report and questioned whether or not the berm would be high enough to prevent people from climbing over it to gain access to the facility.

In response to Mr. Skulsky's query, Mr. A.L. Parr, Director Planning and Building Inspection, advised that the berm is actually a fence and is located within the landscaping and it would be a security fence.

A letter dated 1984 June 04 was received from Mr. Fred G. Randall, 3430 Ardingley Avenue, Burnaby, advising that he does not object to the project as proposed, providing either Burnaby or the developer provide enough money for him to relocate his residence without it being a burden to his family.

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 6406-6528, 6499 Darnley Street; 6421-6527, 6422-6528 Hyde Street; 6433-6527 Laurel Street; 3286-3388 Ardingley Avenue; 6499 Non Street from General Industrial District (M2) to Comprehensive Development District (CD) based upon the P3 District guidelines.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #25/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #26/84

Lot 11, Block 8, D.L. 93, Plan 1525

6629 Gilley Avenue - located on the west side of Gilley Avenue between Bryant Street and Imperial Street.

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

A letter dated 1984 June 12 was received from Mr. Thomas S. Colbeck, 6649 Gilley Avenue, advising that his main objection to the proposed rezoning is the height to which the buildings are being permitted to be constructed. Mr. Colbeck requested that the Planning and Building Inspection Department reconsider the height of such construction projects.

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 6629 Gilley Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #26/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #28/84

Lot "D", D.L. 92, Plan 17077

6325 Brantford Avenue - located at the west side of Brantford Avenue between Stanley Street and Imperial Street.

The intent of the proposed bylaw is to subdivide the site into two lots in order to construct two new single family homes.

His Worship, Mayor Lewarne, advised that this rezoning application does not conform to the Council policy regarding signage. The policy states that a four foot by eight foot sheet of plywood be placed on the property with black print on white background with the minimum lettering of two inches. Mayor Lewarne further advised that the signage on the property clearly does not meet this standard and therefore that the application could not be heard at this time.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN STUSIAK:

"THAT Rezoning Reference #28/84 being 6325 Brantford Avenue be **WITHDRAWN** from this Public Hearing and that the applicant be requested to provide proper signage on the subject property as specified by Council policy, and further, that this rezoning application be **REFERRED** to the next Public Hearing (Zoning)."

CARRIED UNANIMOUSLY

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

Rezoning Reference #30/84

Lot 46, Blks. 1 & 2, D.L. 158, Plan 17337

7610 Nelson Avenue - located on the southeast corner of Nelson Avenue and Rumble Street.

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

Mr. Zed Tadeuszow, 7632 Nelson Street, then addressed the members of Council and advised that the proposed rezoning application would cause a cluttered and unattractive feeling to the neighbourhood. Mr. Tadeuszow presented a petition containing thirty-seven (37) signatures, the wording of which is contained hereunder:

"We the undersigned strongly oppose the rezoning application for 7610 Nelson Avenue, Burnaby, from R5 to R9 to two single lots, 33 feet wide.

Our reasons for objecting are as follows:

Rezoning the 7610 Nelson Avenue property to 33 feet will cause a cluttered, unattractive feeling to our neighbourhood. It may seem compatible on paper when in actuality it is unsuitable for this particular area. As there are only two lots on Nelson Avenue that have 35 foot access, the rest are all over 50 feet wide. Until now there was a sense of spaciousness between the houses. This move will strongly damage the character of the neighbourhood.

It appears the motive is strictly money which is simply not good enough.

The application for the rezoning property is a corner lot which will create a dangerous situation because of the busy intersection and lack of space.

Attached is a graph representing the size of the properties in square feet surrounding the rezoning."

Mrs. Kathleen Oshoway, 4940 Rumble Street, then addressed the members of Council and advised that she was opposed to the proposed rezoning application as it would spoil the privacy in the neighbourhood and the proposed dwelling will be constructed too close to her property line.

Mrs. Dorothy Rooke, 4892 Rumble Street, then addressed the members of Council and advised that she was opposed to the proposed rezoning application as she felt the property in question was too small and it would create a firetrap.

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 7610 Nelson Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #30/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #31/84

Lot 1 E 1/2, Lot 2 E 1/2, Blk. 2 W. Part, D.L. 99, Plan 1579

4520 Imperial Street - located on the south side of Imperial Street between Dow Avenue and Frederick Avenue.

The intent of the proposed bylaw is to subdivide the site into two lots in order to construct 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 NOT SUPPORT the rezoning of the property at 4520 Imperial Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #31/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #32/84

Lot 3 N 1/2, Blks. 34 & 36, D.L. 35, Plan 2603

3842 Fir Street - located on the south side of Fir Street between Smith Avenue and Inman Avenue.

The intent of the proposed bylaw is to subdivide the site into two lots in order to construct 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 NOT SUPPORT the rezoning of the property at 3842 Fir Street from Residential District (R4) to Residential District (R9).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #32/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #34/84

Lot 7, Blk. 27, D.L. 34, Plan 1355

4084 Brandon Street - located at the southwest corner of Brandon Street and Patterson Avenue.

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

Mr. Daniel J. Perreault, 5163 Patterson Avenue, then addressed the members of Council and advised that he was in favour of the proposed rezoning application. Mr. Perreault advised that he is a builder and is well aware of the fact that attractive homes can enhance a neighbourhood. Mr. Perreault felt that it was the intention of the applicant to construct a quality home and that is why he supported the rezoning application.

Mr. Douglas W. Corson, 4055 Brandon Street, then addressed the members of Council and advised that he was opposed to the proposed rezoning application because the majority of the lots in the area are larger than normal and there is an atmosphere of openness.

An undated letter was received from Mr. D.W. Corson, 4055 Brandon Street, advising that approval of this rezoning application would create a hodge podge of setbacks and would not enhance the character of the neighbourhood which is predominantly single family homes on large lots. The writer felt that approval of this request would set a precedent for similar requests and would be in direct contradiction to the Residential Neighbourhood Environment Study.

The writer stated that he is opposed to the proposed rezoning application.

A letter and petition containing ten (10) signatures, dated 1984 June 18, was received from Mr. H.H. Taylor, 4084 Brandon Street (applicant for the proposed rezoning application). The wording of the petition is contained hereunder:

"We feel that the subdivision of the adjoining property to the west (last year) into two 35 foot lots has greatly enhanced the area. With our proposal we hope to improve the appearance of this area as well.

Our property is well within the restrictions set out by the R9 bylaw, mainly lot width of 30 to 35 feet and the 3,600 square foot minimum area. By our calculations our property will be approximately 70 feet wide with an area of 5,000 square feet.

Along with the following list of our neighbours, we do thank you for your consideration of our proposal and we do hope you will grant an approval of this application for rezoning from R5 to R9."

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 4084 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 RANKIN:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #34/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #37/84

Lot 24, Blk. 11, D.L. 99, Plan 18528

7125 Frederick Avenue - located on the west side of Frederick Avenue between Imperial Street and Victory Street.

The intent of the proposed bylaw is to subdivide the site into two lots in order to retain the existing single family dwelling on one lot and construct a new single family dwelling on the other lot.

Mr. Ronald D. Reagh, 7191 Frederick Avenue, then addressed the members of Council and advised that he is in favour of the proposed rezoning application to subdivide the site into two lots but that he opposes the subdivision creating a 40 foot lot on one side and a 48 foot lot on the other. Mr. Reagh felt that two 44 foot lots would be compatible with the other lots in the area.

Mrs. Joan M. Palliser, 7125 Frederick Avenue, applicant for the subject rezoning, then addressed the members of Council and advised that her home is considered to be a heritage home of classical style and in good shape. For these reasons she wished to retain the home as she felt it was part of Burnaby. Mrs. Palliser further advised that they are currently awaiting the finalization of the survey of the property and once it has been completed they can then determine where the property will be subdivided. In conclusion, Mrs. Palliser advised that they are flexible with respect to the subdivision and that their main concern was to retain the home that they currently reside in.

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 7125 Frederick Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #37/84 be now terminated."

CARRIED UNANIMOUSLY

16. FROM RESIDENTIAL DISTRICT (R1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
BASED UPON THE P8 GUIDELINES

Rezoning Reference #38/84

Portion of Lot B Except Plans 12317 and 28760, D.L. 10, Plan 6980

Portion of 8760 Lougheed Highway - located to the east of Gaglardi Way between the Lougheed Highway and Government Street.

The intent of the proposed bylaw is to provide additional offstreet parking facilities for the adjacent 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 portion of 8760 Lougheed Highway from Residential District (R1) to Comprehensive Development District (CD) based upon the P8 guidelines.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #38/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #40/84

Lot 46, D.L. 34, Plan 28060

4742 Inman Avenue - located on the east side of Inman Avenue between Moscrop Street and Gilpin Street.

The intent of the proposed bylaw is to subdivide the site into two lots in order to either relocate the existing single family dwelling onto one lot and construct a new single family dwelling on the other lot or to remove the existing single family dwelling and construct two new single family dwellings.

Mr. William G. Lindsay, 5397 Buckingham Avenue, then addressed the members of Council and advised that he is in favour of the proposed rezoning application. Mr. Lindsay further advised that there are currently five duplexes in the same block and therefore it would an asset to the neighbourhood to have two single family homes in the area.

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 4742 Inman Avenue from Residential District (R4) to Residential District (R9).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #40/84 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAJ:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 20:47 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, 1984 JUNE 19 AT 19:30 h

in the Municipal Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2, to receive representation in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. FROM MANUFACTURING DISTRICT (M) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED ON THE C3 DISTRICT FOR COMMERCIAL USES, THE P2 DISTRICT FOR INSTITUTIONAL USES, AND THE RM5 DISTRICT FOR FUTURE RESIDENTIAL USES
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 31, 1984 - BYLAW NO. 8209

Rezoning Reference #78/83

Lots 209, 210, 211, D.L. 151, Group 1, Plan 67065 N.W.D.

4700 Kingsway - located between Kingsway and Beresford Street just east of Silver Avenue, within the core area of the Burnaby Metrotown.

The intent of the proposed bylaw is to accommodate in a Phase I development, a major multi-leveled retail commercial development with ancillary facilities such as a public square, a possible public library, offices, and a bus loop area. Future phased development composed of office, commercial and accessory residential uses will be accommodated through the establishment of a Community Plan, which will serve as a general guide for the ultimate development of the subject site.

2. FROM RESIDENTIAL DISTRICT (R5) AND COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) AND AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (AMENDED CD) BASED GENERALLY ON THE P5 DISTRICT USE AND DENSITY
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 32, 1984 - BYLAW NO. 8210

Rezoning Reference #6/84

Lot 1, Lot 16, Blk. 12, D.L. 30, Plan 3036; Lot 1, Lot 16, Blk. 13, D.L. 30, Plan 3036; Rem. 72, Rem. 73, Rem. 74, Ex. P1. 44227, D.L. 30, Plan 29773

7510, 7520 Rosewood Street, 7086, 7124, 7126 Mary Avenue and 7520, 7521 Holly Street - located on the easterly corner of Rosewood Street and Mary Avenue.

The intent of the proposed bylaw is to permit the first phase of a two phased development of three storey, self contained, senior citizens' housing.

3. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1984 - BYLAW NO. 8211
Rezoning Reference #20/84
Lot 13, Blk. 14, D.L. 116, Plan 2223
3921 Parker Street - located on the north side of Parker Street between Ingleton Avenue and McDonald Avenue.
The intent of the proposed bylaw is to subdivide the site into two parcels in order to construct two new single family homes.
4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1984 - BYLAW NO. 8212
Rezoning Reference #21/84
Lot B, Block 28, D.L. 122, Plan 13130
4830 Union Street - located on the south side of Union Street between Gamma Avenue and Delta Avenue.
The intent of the proposed bylaw is to subdivide the site into two lots in order to construct two new single family dwellings.
5. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1984 - BYLAW NO. 8213
Rezoning Reference #22/84
Lot 11, Blk. 10, D.L. 76, Plan 1885
5887 Spratt Street - located at the northwest corner of Spratt Street and Godwin Avenue.
The intent of the proposed bylaw is to subdivide the site into two lots for single family dwelling development.
6. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE
DEVELOPMENT DISTRICT (AMENDED CD) BASED UPON THE M1 AND M5 DISTRICT
GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 36, 1984 - BYLAW NO. 8214
Rezoning Reference #23/84
Lot 34, D.L. 166A, Plan 48494
7402 Fraser Park Drive - located on the northeast corner of Byrne Road and Fraser Park Drive.
The intent of the proposed bylaw is to permit the construction of a warehouse and office building for the manufacturing and packaging of health food products.
7. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 37, 1984 - BYLAW NO. 8215
Rezoning Reference #24/84
Lot A, Blk. 20, D.L. 187, Plan 14306
4408 Cambridge Street - located on the south side of Cambridge Street between Rosser Avenue and Willingdon Avenue.
The intent of the proposed bylaw is to subdivide the site into two lots in order to construct two new single family dwellings.

8. FROM GENERAL INDUSTRIAL DISTRICT (M2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE P3 DISTRICT GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 38, 1984 - BYLAW NO. 8216"
Rezoning Reference #25/84
Lot 2, D.L. 77, Plan 3051; Lots 1 - 17, Blk. 3, D.L. 77, Plan 3051; Lots 36 - 50, Blk. 3, D.L. 77, Plan 3051; Lot 55 Ex. S 6.5', Lot 56 Ex. S. 6.5', Lot 57 Ex. S. 6.5', Lot 58 Ex. S. 6.5', all of Blk. 3, D.L. 77, Plan 3051; Lots 59 - 69, Blk. 3, D.L. 77, Plan 3051; Lots E & F, Blk. 3, D.L. 77, Plan 13680; Lot G and Lots 88 - 95, Blk. 3, D.L. 77, Plan 3051; Lot 51 & 52 and Lot 53 & 54, all of Blk. 3, D.L. 77, Plan 3051; Lots C & D, Blk. 3, D.L. 77, Plan 3354; Portion of Lot 5, D.L. 77, Plan 3051
6406 - 6528, 6499 Darnley Street, 6421 - 6527, 6422 - 6528 Hyde Street; 6433 - 6527 Laurel Street; 3286 - 3388 Ardingley Avenue; 6499 Non Street - located on the north of Laurel Street and east of Ardingley Avenue.
The intent of the proposed bylaw is to permit the development of an outdoor physical recreation facility with activities such as a wave pool, ball courts, exercise facilities and a series of water slides.
9. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 39, 1984 - BYLAW NO. 8217"
Rezoning Reference #26/84
Lot 11, Block 8, D.L. 93, Plan 1525
6629 Gilley Avenue - located on the west side of Gilley Avenue between Bryant Street and Imperial Street.
The intent of the proposed bylaw is to subdivide the site into two lots for the development of two new single family homes.
10. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 40, 1984 - BYLAW NO. 8218"
Rezoning Reference #28/84
Lot "D", D.L. 92, Plan 17077
6325 Brantford Avenue - located at the west side of Brantford Avenue between Stanley Street and Imperial Street.
The intent of the proposed bylaw is to subdivide the site into two lots in order to construct two new single family homes.
11. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 41, 1984 - BYLAW NO. 8219"
Rezoning Reference #30/84
Lot 46, Blks. 1 & 2, D.L. 158, Plan 17337
7610 Nelson Avenue - located on the southeast corner of Nelson Avenue and Rumble Street.
The intent of the proposed bylaw is to subdivide the site into two lots, retain the existing home on one lot and construct a new single family home on the other lot.

12. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 42, 1984 - BYLAW NO. 8220
Rezoning Reference #31/84
Lot 1 E 1/2, Lot 2 E 1/2, Blk. 2 W. Part, D.L. 99, Plan 1579
4520 Imperial Street - located on the south side of Imperial Street between Dow Avenue and Frederick Avenue.
The intent of the proposed bylaw is to subdivide the site into two lots in order to construct two new single family dwellings.
13. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 43, 1984 - BYLAW NO. 8221
Rezoning Reference #32/84
Lot 3 N 1/2, Blks. 34 & 36, D.L. 35, Plan 2603
3842 Fir Street - located on the south side of Fir Street between Smith Avenue and Inman Avenue.
The intent of the proposed bylaw is to subdivide the site into two lots in order to construct two new single family dwellings.
14. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 44, 1984 - BYLAW NO. 8222
Rezoning Reference #34/84
Lot 7, Blk. 27, D.L. 34, Plan 1355
4084 Brandon Street - located at the southwest corner of Brandon Street and Patterson Avenue.
The intent of the proposed bylaw is to subdivide the site into two lots, retain the existing single family dwelling on one lot and construct a new single family dwelling on the other lot.
15. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 45, 1984 - BYLAW NO. 8223
Rezoning Reference #37/84
Lot 24, Blk. 11, D.L. 99, Plan 18528
7125 Frederick Avenue - located on the west side of Frederick Avenue between Imperial Street and Victory Street.
The intent of the proposed bylaw is to subdivide the site into two lots in order to retain the existing single family dwelling on one lot and construct a new single family dwelling on the other lot.
16. FROM RESIDENTIAL DISTRICT (R1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
BASED UPON THE P8 GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 46, 1984 - BYLAW NO. 8224
Rezoning Reference #38/84
Portion of Lot B Except Plans 12317 and 28760, D.L. 10, Plan 6980
Portion of 8760 Loughheed Highway - located to the east of Gaglardi Way between the Loughheed Highway and Government Street.
The intent of the proposed bylaw is to provide additional offstreet parking facilities for the adjacent church.

17. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 1984 - BYLAW NO. 8225

Rezoning Reference #40/84

Lot 46, D.L. 34, Plan 28060

4742 Inman Avenue - located on the east side of Inman Avenue between Moscrop Street and Gilpin Street.

The intent of the proposed bylaw is to subdivide the site into two lots in order to either relocate the existing single family dwelling onto one lot and construct a new single family dwelling on the other lot or to remove the existing single family dwelling and construct 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, 1984 June 08 up to 16:30 on Tuesday, 1984 June 19.

James Hudson
MUNICIPAL CLERK