

1985 OCTOBER 22

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1985 October 22 at 7:30 p.m.

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

Alderman D.N. Brown
Alderman D.P. Drummond
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman V.V. Stusiak

ABSENT: Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman L.A. Rankin

STAFF: Mr. R.D. Seath, Municipal Clerk's Assistant
Mr. D.G. Stenson, Assistant Director - Current Planning

The Public Hearing was called to order at 7:30 p.m.

1. FROM RESIDENTIAL DISTRICT (R2) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #53/85

Lot A of Blk. 37, D.L.'s 188, 189 & 218, Plan 10440

4860 Eton Street - located on the south side of Eton Street between Bessborough Drive and Delta Avenue.

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

A letter dated 1985 October 16 was received from Mrs. E.R. McKenzie, 4880 Eton Street, Burnaby, B.C., expressing her opposition to this rezoning application.

Mr. David Kabool, 4861 Cambridge Street, then addressed the members of Council and submitted a petition containing forty-six (46) signatures of abutting owners in opposition to this rezoning application. The text of the petition is as follows:

'We, the undersigned strongly oppose the proposed rezoning of Lot A of Block 37, D.L. 188, 189 and 218, Plan 10440, 4860 Eton Street, from Residential District (R2) to Residential District (R9)."

In addition, Mr. Kabool also submitted four letters from the following individuals in opposition to this appeal, namely: Ernie Yen, 344 North Delta Avenue; Doreen and Charles Ojanen, 4845 Cambridge Street; Kathy Mezei and Robert Anderson, 304 North Delta Avenue; and Anne Marie and George Oswald, 4876 Eton Street.

In conclusion, Mr. Kabool advised that he was opposed to this rezoning application and requested that the current zoning density for the neighbourhood be retained.

Doreen P. Ojanen, 4845 Cambridge Street, then addressed the members of Council and advised that she was concerned with the increase in traffic and possible loss of view from her home if this rezoning application is approved.

In conclusion, the speaker advised that she strongly opposed this rezoning application.

Chiyoko D. Adams, 4858 Bessborough Avenue, then addressed the members of Council and advised that she was opposed to the construction of two tall single family dwellings on this property which would infringe on the present view enjoyed from her home.

John Adams, 4858 Bessborough Avenue, then addressed the members of Council and advised that he was concerned about the height of the buildings which would be constructed on this property and the potential loss of view from his property.

In conclusion, Mr. Adams advised that he was opposed to this rezoning application.

Elsie R. McKenzie, 4888 Eton Street, then addressed the members of Council and advised that she was opposed to this rezoning application because it would change the existing residential character of the neighbourhood.

Anne Marie Oswald, 4876 Eton Street, then addressed the members of Council and advised that she was opposed to an increase in density for this area.

Kathy Mezei, 304 N. Delta Avenue, then addressed the members of Council and advised that this particular area of Burnaby is unique in that it enjoys large spacious lots with lots of open green space which would be destroyed if this rezoning application is allowed to proceed.

Angela Y. Kwok, 4681 Cambridge Street, then addressed the members of Council and advised that she was opposed to any subdivision of property in this 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 4860 Eton Street from Residential District (R2) 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 #53/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #54/85

Lot 3, Blk. 6, D.L. 29, Grp. 1, Pl. 3035 NWD

7350 Twelfth Avenue - located on the southerly side of Twelfth Avenue between 13th Street and Kingsway.

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

A petition, dated 1985 October 17 containing eight (8) signatures of abutting owners was received advising that the undersigned were in support of this rezoning application. The text of the petition reads as follows:

"The following are the names of neighbours who are in favour of the rezoning from R5 to R9 in order to construct two single family homes."

Harjinder S. Berar, 1740 Edinburgh Street, New Westminster, then addressed the members of Council and advised that he was the agent acting on behalf of the owners for this rezoning application. Mr. Berar further advised that he had petitioned the residents in the immediate area who advised that they preferred to see owner/occupied single family dwellings constructed on this property rather than a duplex.

In conclusion, Mr. Berar advised that he was in favour of this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of the property at 7350 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 STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #54/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #56/85

Lot 18, Blk. 20, D.L. 74, Plan 2603

5482 Manor Street - located on the south side of Manor Street between Royal Oak Avenue and Douglas Road.

The intent of the proposed bylaw is to enable subdivision of the subject site into two lots for 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 5482 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 McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #56/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #57/85

Lot 5, Blk. 20, D.L. 32, Grp. 1, Pl. 1310, NWD

4989 Dover Street - located on the north side of Dover Street between Nelson and Royal Oak Avenues.

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

A letter dated 1985 October 15 was received from Mr. and Mrs. K.H. Lewendon, 4969 Dover Street, Burnaby, B.C., V5H 1R4 expressing their opposition to this rezoning application.

A letter dated 1985 October 15 was received from Johanna E. and Michael F. Berger, 5007 Dover Street, Burnaby, B.C., V5H 1R4 expressing their opposition to this rezoning application.

A letter dated 1985 October 16 was received from W.M. Purcello, 4951 Dover Street, Burnaby, B.C., V5H 1R4 expressing opposition to this rezoning application.

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A letter dated 1985 October 20 was received from Mamoru Joe and Mineko Aiga, 4980 Maitland Street, Burnaby, B.C., expressing their opposition to this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 4989 Dover 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 McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #57/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #59/85

Lot 18, Blk. 22, D.L. 74 N 1/2, Plan 2603

5149 Norfolk Street - located on the north side of Norfolk Street between Westminster and Royal Oak Avenues.

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

Renzo Benetta, 5149 Norfolk Street, then addressed the members of Council and advised that he was the applicant for this rezoning application. Mr. Benetta stated that he had petitioned the immediate neighbours who had advised that they preferred to see two single family dwellings constructed on this property rather than a duplex.

In conclusion, Mr. Benetta advised that he supported this rezoning application.

Barbara Gardecki, 5169 Norfolk Street, then addressed the members of Council and advised that she is in favour of the construction of two new single family dwellings on this property.

Bruce M. Spurrell, 5150 Norfolk Street, then addressed the members of Council and advised that he was in favour of this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of the property at 5149 Norfolk 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 #59/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #60/85

Lot 2, D.L. 92, Grp. 1, Plan 69670, NWD

6757 Brantford Avenue - located on the west side of Brantford Avenue between Imperial Street and an unnamed one-half road allowance to the north.

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

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 6757 Brantford 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:
SECOND BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #60/85 be now terminated."

CARRIED UNANIMOUSLY

7. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (IN PROCESS) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE M5 DISTRICT GUIDELINES) AND DRIVE-IN RESTAURANT DISTRICT (C7)

Rezoning Reference #63/85

Lot 1, Blk. "A", D.L. 70, Pl. 4328 Exc. Ref. Pl. 8252 and Plan 24729; Parcel "A", Ref. Pl. 8252 of Lot 1, Exc. Pl. 24749, 26625, Ref. Pl. 33001, D.L. 70, Grp. 1, Plan 4328 NWD and part of Highway Plan 26625

4390 Still Creek, 2651 Willingdon Avenue and part of Highway Plan 26625 - located immediately west of Willingdon Avenue, south of Still Creek Avenue.

The intent of the proposed bylaw is to permit the construction of a head office building incorporating a restaurant with a drive-through facility.

A memorandum dated 1985 October 21 from the Director Planning and Building Inspection was read out by the Clerk at the Public Hearing to all those in attendance. This memorandum reads as follows:

"On 1985 September 23 Council received a report on this rezoning and approved the following motion:

'THAT Council authorize the Planning & Building Inspection Department to continue to work with the applicant towards the completion of a suitable plan for the subject site and further, that a rezoning bylaw be prepared and advanced to First Reading on 1985 September 30 and to a Public Hearing on 1985 October 22 and further, that Final Adoption of the bylaw be withheld until the completion of RZ#61/84 for the overall site.'

We advise that a suitable comprehensive plan except for that portion of the plan illustrating the signs for the development has been received.

The comprehensive plan being presented at the Public Hearing does not yet include a sign plan that can be recommended as part of a suitable plan of development.

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It is proposed that the balance of the plans be submitted to the Public Hearing in the usual manner. It is anticipated that an agreement on a Comprehensive sign plan will be reached and this matter will be reported to Council at the time of Third Reading of the rezoning.

Would you please ensure that this information is made available to all those in attendance at the Public Hearing."

Douglas Wylie, 615 4th Avenue, New Westminster, then addressed the members of Council and advised that he was the architect for this proposal and representing McDonald's Restaurants of Canada Limited. Mr. Wylie stated that the site encompasses some four acres and the proposed building for the site would include a head office with a drive-through facility and restaurant for McDonalds. The restaurant would occupy a fraction of the office building area and it is intended that the overall office/park image of the development be maintained through the use of setbacks, landscaping, building design and quality signage in keeping with the larger Still Creek office/industrial park setting. Mr. Wylie further advised that the only prerequisite outstanding for this project is a suitable sign. The sign requested by his client must be 30 feet in height, while the M5 zoning guidelines do not permit a sign to exceed 20 feet in height.

In response to the delegation's concern with respect to the sign height, Mr. D.G. Stenson, Assistant Director - Current Planning, advised that the site is contained within the Willingdon Business Park and therefore the sign height must conform to height limits of the M5 guidelines for the business park which is 20 feet.

Council requested that the Director Planning and Building Inspection prepare a report prior to second reading of the bylaw which would address the matter of the sign height.

Alan McLeod, representing McDonald's Restaurants of Canada Limited, 400 - 6400 Roberts Street, then addressed the members of Council and advised that the proposed sign height of 30 feet is in keeping with the acceptable standard for business identification for McDonald's Restaurants which, as corporate policy, must be adhered to.

John Brigham, 812 Austin Avenue, Coquitlam, then addressed the members of Council and advised that he was the Vice-President of Webb & Knapp (Canada) Ltd. who are the developers for the Willingdon Business Park Development. Mr. Brigham advised that guidelines have been set for signs within the park, however, McDonald's is an essential part of the viability of the development for the entire park. As the developer, Webb & Knapp do wish to have control over the site which is accomplished by the guidelines, but, are fully cognizant of the fact that McDonald's must have suitable identification for the viability of their project. In conclusion, Mr. Brigham stated that the viability of the park development is heavily dependent upon having an anchor client such as McDonald's Restaurants of Canada Ltd.

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 4390 Still Creek, 2651 Willingdon Avenue and part of Highway Plan 26625 from Comprehensive Development District (CD) (In Process) to Amended Comprehensive Development District (CD) (based on the M5 District guidelines) and Drive-In Restaurant District (C7).

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 #63/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #64/85

Lot "L", D.L. 95, Grp. 1, Plan 12402, NWD

6750 Salisbury Avenue - located on the east side of Salisbury Avenue between Halligan and McBride Streets.

The intent of the proposed bylaw is to enable subdivision of the subject site into two lots for 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 6750 Salisbury 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 BROWN:

"THAT this Public Hearing relating to Rezoning Reference #64/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #65/85

Lot 4, Blk. 8, D.L. 29, Grp. 1, Pl. 3035 NWD

7284 Eleventh Avenue - located on the southerly side of Eleventh Avenue between 13th and 15th Streets.

The intent of the proposed bylaw is to enable subdivision of the site into two lots for 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 7284 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 McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #65/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #66/85

Lot 82, Grp. 1, D.L. 25, Plan 27883 NWD

8351 Fourteenth Avenue - located on the north side of Fourteenth Avenue between Newcombe and Wright Streets.

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

A petition dated 1985 October 21 was received containing the signatures of twelve (12) abutting owners indicating they were opposed to this rezoning application. The text of the petition is contained hereunder:

"We the undersigned property owners do hereby petition the Corporation of the District of Burnaby regarding the subdivision of 8351 Fourteenth Avenue to two (2) individual small 37.5 foot lots be - DENIED.

Reason 1. Two small lots in the overall area of 50 ft. lots or greater will detract from the general appearance of the neighbourhood and could devalue properties in general.

2. Those as expressed by the Burnaby Planning and Building Inspection Dept. report dated Sept. 23, 1985 (Para. 3.3)."

Marilyn A. Bulmer, 8351 Fourteenth Avenue, then addressed the members of Council and advised that she was the applicant for this rezoning application. The speaker advised that the proposed development for this property would be compatible with the existing single family development in the area. The delegation advised that she had consulted the immediate neighbours who had expressed no opposition to the proposed plan of development for this property.

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 8351 Fourteenth 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 BROWN:

"THAT this Public Hearing relating to Rezoning Reference #66/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #67/85

Lot B of 3, Blk. 25, D.L. 27, Plan 84664

7339 - 2nd Street - located on the westerly side of 2nd Street between Eighteenth and Nineteenth Avenues.

The intent of the proposed bylaw is to enable subdivision of the subject site and develop two new single family dwellings.

A letter dated 1985 October 17 was received from Mrs. Mavis Nicholson, 7349 Second Street, Burnaby, B.C., V3N 3P9 expressing her opposition to this rezoning application.

A letter dated 1985 October 20 was received from R.E. McAllister, 7387 Second Street, Burnaby, B.C., V3N 3P9 expressing opposition to this rezoning application.

Fred Noordam, 8255 18th Avenue, then addressed the members of Council and advised that he was the applicant for this rezoning application. Mr. Noordam further advised that he has given very careful consideration to the proposed design of the single family dwellings for this property which, in his opinion, will only enhance the existing neighbourhood characteristics. Mr. Noordam pointed out that the lots across the street are all approximately 33 feet in width.

In conclusion, Mr. Noordam requested that Council support this rezoning application.

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The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 7339 Second 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 BROWN:

"THAT this Public Hearing relating to Rezoning Reference #67/85 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

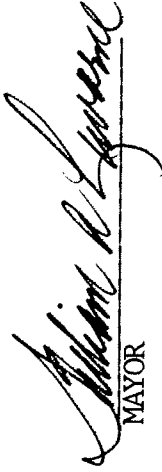
"THAT this Public Hearing (Zoning) do now adjourn."

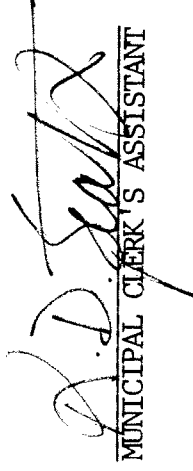
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:44 p.m.

Confirmed:

Certified Correct:


MAYOR


MUNICIPAL CLERK'S ASSISTANT

THE CORPORATION OF THE DISTRICT OF BURNABY
ZONING BYLAW AMENDMENTS
PUBLIC HEARING

The Council of The Corporation of the District of Burnaby hereby gives notice that it will hold a Public Hearing on

TUESDAY, 1985 OCTOBER 22 AT 7:30 P.M.

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 RESIDENTIAL DISTRICT (R2) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 55, 1985" - BYLAW NO. 8429
Rezoning Reference #53/85
Lot A of Blk. 37, D.L.'s 188, 189 & 218, Plan 10440
4860 Eton Street - located on the south side of Eton Street between Bessborough Drive and Delta Avenue.
The intent of the proposed bylaw is to enable subdivision into two lots for development of two new single family dwellings.
2. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 56, 1985" - BYLAW NO. 8430
Rezoning Reference #54/85
Lot 3, Blk. 6, D.L. 29, Grp. 1, Pl. 3035 NWD
7350 Twelfth Avenue - located on the southerly side of Twelfth Avenue between 13th Street and Kingsway.
The intent of the proposed bylaw is to enable subdivision of the site into two lots for new single family dwelling development.
3. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 57, 1985" - BYLAW NO. 8431
Rezoning Reference #56/85
Lot 18, Blk. 20, D.L. 74, Plan 2603
5482 Manor Street - located on the south side of Manor Street between Royal Oak Avenue and Douglas Road.
The intent of the proposed bylaw is to enable subdivision of the subject site into two lots for construction of two new single family dwellings.
4. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 58, 1985" - BYLAW NO. 8432
Rezoning Reference #57/85
Lot 5, Blk. 20, D.L. 32, Grp. 1, Pl. 1310, NWD
4989 Dover Street - located on the north side of Dover Street between Nelson and Royal Oak Avenues.
The intent of the proposed bylaw is to enable subdivision of the site into two lots for construction of two new single family dwellings.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 59, 1985" - BYLAW NO. 8433

Rezoning Reference #59/85

Lot 18, Blk. 22, D.L. 74 N 1/2, Plan 2603

5149 Norfolk Street - located on the north side of Norfolk Street between Westminster and Royal Oak Avenues.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 60, 1985" - BYLAW NO. 8434

Rezoning Reference #60/85

Lot 2, D.L. 92, Grp. 1, Plan 69670, NWD

6757 Brantford Avenue - located on the west side of Brantford Avenue between Imperial Street and an unnamed one-half road allowance to the north.

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

7. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (IN PROCESS) TO AMENDED
COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE M5 DISTRICT GUIDELINES) AND
DRIVE-IN RESTAURANT DISTRICT (C7)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 61, 1985" - BYLAW NO. 8435

Rezoning Reference #63/85

Lot 1, Blk. "A", D.L. 70, Pl. 4328 Exc. Ref. Pl. 8252 and Plan 24729; Parcel "A", Ref. Pl. 8252 of Lot 1, Exc. Pl. 24749, 26625, Ref. Pl. 33001, D.L. 70, Grp. 1, Plan 4328 NWD and part of Highway Plan 26625

4390 Still Creek, 2651 Willingdon Avenue and part of Highway Plan 26625 - located immediately west of Willingdon Avenue, south of Still Creek Avenue.

The intent of the proposed bylaw is to permit the construction of a head office building incorporating a restaurant with a drive-through facility.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 62, 1985" - BYLAW NO. 8436

Rezoning Reference #64/85

Lot "L", D.L. 95, Grp. 1, Plan 12402, NWD

6750 Salisbury Avenue - located on the east side of Salisbury Avenue between Halligan and McBride Streets.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 63, 1985" - BYLAW NO. 8437

Rezoning Reference #65/85

Lot 4, Blk. 8, D.L. 29, Grp. 1, Pl. 3035 NWD

7284 Eleventh Avenue - located on the southerly side of Eleventh Avenue between 13th and 15th Streets.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 64, 1985" - BYLAW NO. 8438

Rezoning Reference #66/85

Lot 82, Grp. 1, D.L. 25, Plan 27883 NMD

8351 Fourteenth Avenue - located on the north side of Fourteenth Avenue between Newcombe and Wright Streets.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 65, 1985" - BYLAW NO. 8439

Rezoning Reference #67/85

Lot B of 3, Blk. 25, D.L. 27, Plan 8464

7339 - 2nd Street - located on the westerly side of 2nd Street between Eighteenth and Nineteenth Avenues.

The intent of the proposed bylaw is to enable subdivision of the subject site and develop 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, 1985 September 27 up to 4:30 p.m. on Tuesday, 1985 October 22.

C.A. Turpin
MUNICIPAL CLERK