

1985 APRIL 23

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1985 April 23 at 7:30 p.m.

PRESENT: Acting Mayor D.N. Brown (In the Chair)
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman V.V. Stusiak

ABSENT: Mayor W.A. Lewarne

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

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

1. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES

Rezoning Reference #43/84A

Lot 1, D.L. 70, Group 1, Plan 68545

3185 Willingdon Green - located on the north side of Willingdon Green, west of Beta Avenue and adjacent to the Trans Canada Highway.

The intent of the proposed bylaw is to accommodate development of an administrative office building for Southland Canada Inc.

Mr. Ian Waters, B 202 - 355 Burrard Street, Vancouver, then addressed the members of Council and advised that he was the applicant of this rezoning application and present this evening to answer any questions regarding 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 3185 Willingdon Green from Comprehensive Development District (CD) based on the M5 Light Industrial District guidelines to Amended Comprehensive Development District (CD) based on the M5 Light Industrial District guidelines.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #43/84A be now terminated."

CARRIED UNANIMOUSLY

2. FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1), GENERAL COMMERCIAL DISTRICT (C3) AND SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED ON C3 AND COMMUNITY PLANS 5 AND 10 GUIDELINES, AND DRIVE-IN RESTAURANT DISTRICT (C7)

Rezoning Reference #73/84

Lot 2 of D.L. 4, Grp. 1, Plan 7464 Exc. W. 200 ft. and Pcl. "E", Ref. Pl. 33125; S. 198.25 ft. of Pcl. "C", Ref. Pl. 2399 of Lot 8 of D.L. 4, Grp. 1, Plan 845 Exc. S. 99.125 ft. and Pcl. 1, Ref. Pl. 33125; S. 99.125 ft. of Pcl. "C", Ref. Pl. 2399 of Lot 8 of D.L. 4, Grp. 1, Plan 845 Exc. Pcl. 1, Ref. Pl. 33125; Pcl. "E", Ref. Pl. 1286 of Lot 8, D.L. 4, Grp. 1, Plan 845 Exc. Pcl. 1, Ref. Pl. 33125; Parcel "G", Exp. Plan 14388 Exc. Ref. P. 33125 of Lot 8 of D.L. 4, Grp. 1, Plan 845; Lot 1, Pcl. "C", Lot 8 of D.L. 4, Grp. 1, Plan 7464; W. 200 ft. of Lot 2 of D.L. 4, Grp. 1, Plan 7464 Exc. the E. 72 ft.; E. 72 ft. of the W. 200 ft. of Lot 2, D.L. 4, Grp. 1, Plan 746

3419, 3453, 3475, 3501 and 3569 North Road and 9894, 9926 and 9950 Cameron Street - Located on the southwest corner of North Road and Cameron Street.

The intent of the proposed bylaw is to accommodate the development of a shopping centre and restaurant as the first phase of a high density commercial development in conformity 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 3419, 3453, 3475, 3501 and 3569 North Road and 9894, 9926 and 9950 Cameron Street from Neighbourhood Commercial District (C1), General Commercial District (C3) and Small Holdings District (A2) to Comprehensive Development District (CD) based on C3 and Community Plans 5 and 10 guidelines, and Drive In Restaurant District (C7).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #73/84 be now terminated."

CARRIED UNANIMOUSLY

3. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED GENERALLY UPON THE RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY

Rezoning Reference #3/85

Lots 1, 2, 3, 4, 5 & 6, Block 40, D.L. 69, Plan 1321

3808, 3826, 3842, 3858 and 3892 Dominion Street - Located on the south side of the 3800 block Dominion Street between Smith Avenue and Broadview Park in the Community Plan Eight area.

The intent of the proposed bylaw is to permit the construction of a 44 unit apartment/townhouse development with full underground parking.

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 3808, 3826, 3842, 3858 and 3892 Dominion Street from Residential District (R5) to Comprehensive Development District (CD) based generally upon the RM2 Multiple Family Residential District Use and Density.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #3/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #4/85

Lots 10 and 11, Blk. 33, D.L. 30, Group 1, Plan 3036 N.W.D.

7567 and 7579 Eighteenth Avenue - Located on the north side of Eighteenth Avenue between Mary Avenue and Canada Way.

The intent of the proposed bylaw is to permit the existing two lots to be further subdivided into 4 lots for the development of single family dwellings.

Mr. Parker P. MacCarthy, 7652 Clayton Court, then addressed the members of Council and advised that he was appearing on behalf of the Burnaby School Board and present this evening to answer any questions respecting this rezoning application.

In response to a query from a member of Council, Mr. MacCarthy 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 SUPPORT the rezoning of the property at 7567 and 7579 Eighteenth 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 DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #4/85 be now terminated."

CARRIED UNANIMOUSLY

5. FROM RESIDENTIAL DISTRICT (R5) TO GENERAL INDUSTRIAL DISTRICT (M2)

Rezoning Reference #5/85

Portion of Lot "A", Blocks 50 & 51, D.L. 95, Group 1, Plan 16808

7445 - 19th Street - located on the south side of 19th Street between 18th Avenue and 16th Avenue.

The intent of the proposed bylaw is to bring the entire property into the M2 zoning designation.

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 7445 19th Street from Residential District (R5) to General Industrial District (M2).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #5/85 be now terminated."

CARRIED UNANIMOUSLY

6. FROM PARK AND PUBLIC USE DISTRICT (P3) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #7/85

Lot 5, Blk. 6, D.L. 187, Group 1, Plan 1282, N.W.D.

4326 Triumph Street - located on the south side of Triumph Street between Madison Avenue and Rosser Avenue.

The intent of the proposed bylaw is to permit the subject site to be developed for a new single family dwelling.

Mr. Evan G. Humphries, 132 Holdom Avenue N., then addressed the members of Council and queried as to who owned the property.

In response to this query, the delegation was advised that the property is presently owned by the Burnaby School Board.

The delegation advised that he had visually observed the subject property which, in his opinion, was an attractive piece of land and had a difficult time understanding why this property could be rezoned for residential development. The speaker was of the opinion that the neighbourhood public parks perform a necessary function for neighbourhood residents and expressed concern that other neighbourhood public parks in the area may be rezoned for residential development in the future.

Mr. D.G. Stenson, Assistant Director - Current Planning, advised that the application received by the Planning Department had been made on behalf of the Burnaby School Board by McCarthy Agencies Ltd. and that the School Board had determined that this property was surplus to the School Board needs for school development in the area. Mr. Stenson further stated that the other neighbourhood parks in the area have been dedicated or reserved by bylaw for public use and a change from public use could only be made by Council whereby the bylaw would be rescinded and, in some instances, if the property where dedicated for park use, the consent of the electorate would be required to change this use.

In response to a query from a member of Council, Mr. Humphries advised that he was opposed to this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 4326 Triumph Street from Park and Public Use District (P3) to Residential District (R9).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #7/85 be now terminated."

CARRIED UNANIMOUSLY

7. FROM RESIDENTIAL DISTRICT (R1) TO PARK AND PUBLIC USE DISTRICT (P3)

Rezoning Reference #10/85

North portion of Rem. 6 Exc. Ref. Pl. 14874 and exc. occupied portion, D.L. 85, Plan 11109

5055 Sperling Avenue - located on the north portion of what is known as the Hart Mansion grounds. The site is bounded by Canada Way, Sperling Avenue, Dale Avenue and the proposed park drive.

The intent of the proposed bylaw is to allow for the development of the site for public uses including a museum.

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 5055 Sperling Avenue from Residential District (R1) to Park and Public Use District (P3).

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 #10/85 be now terminated."

CARRIED UNANIMOUSLY

8. & 9.

FROM COMMUNITY DEVELOPMENT DISTRICT (C2), GENERAL COMMERCIAL DISTRICT (C3)
AND PARKING DISTRICT (P8) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED
UPON C3 AND RM5 GUIDELINES

Rezoning Reference #9/85(a)

Portion of Blk. "G" of D.L.'s 32, 152 & 153, Plan 13233; Lots 1, 2, 3, & 4, and Portion of Lots 5, 6 & 7, Blk. 22, D.L. 152, Plan 3741; Portion of Pcl. "B", Blk. 22, D.L. 152, Plan 3741 shown outlined green on plan with Bylaw filed 44384; Lots 7, 8, 9 & 10, Blk. 23, D.L. 152, Plan 2322; Portion of Pcl. "K", Bylaw Plan 32181, D.L.'s 32 & 152 according to Plans 783, 2322, 3741 and 4525; Pcl "J", Bylaw Plan 32181, D.L. 32 according to Plan 812; Portion of Lot 1, D.L. 152, Plan 68348 and Lot 3, D.L. 152, Plan 68348

Rezoning Reference #9/85(b)

Portion of Blk. "G" of D.L.'s 32, 152 & 153, Plan 13233; Portion of Lots 5, 6 & 7, Blk. 22, D.L. 152, Plan 3741; Portion of Pcl. "B", Blk. 22, D.L. 152, Plan 3741 shown outlined green on plan with Bylaw filed 44384; Lots 1, 5 & 6, Blk. 23, D.L. 152, Plan 2322; Portion of Pcl. "K", Bylaw Plan 32181, D.L.'s 32 & 152 according to plans 783, 2322, 3741 and 4525; Lots 2, 3 & 4, Blk. 23, D.L. 152, Plan 2322; Portion of Lot 1, D.L. 152, Plan 68348

4750 Kingsway and 6452 Fern Avenue - located between Kingsway and Central Boulevard just west of Nelson Avenue.

The intent of the proposed bylaws is to accommodate a major multi leveled retail and office commercial development incorporating the existing Sears Department Store and Auto Centre. Future phased development composed of commercial and accessory residential uses will be accommodated through the establishment of a Community Plan, outlining one appropriate general concept for the further development of the subject site.

The following speakers' presentations are pertinent to both Rezoning Reference #9/85(a) and Rezoning Reference #9/85(b).

Mr. Stewart Rulka, representing Sue-Jan Enterprises Ltd., 6495 Nelson Avenue, then addressed the members of Council and advised that Sue-Jan Enterprises Ltd. is the owner of Chalet Bakeries Ltd. at 6495 Nelson Avenue. The speaker stated that Sue-Jan Enterprises Ltd. are in full support of this project but have one significant observation to register at this Hearing. The speaker noted that there is a presumption that Lily Avenue will be closed which is opposed to the interest of their property for a variety of reasons and would oppose any such closure of Lily Avenue. It is the intention of Sue-Jan Enterprises Ltd. to place the property at 6495 Nelson Avenue on the market as a viable small commercial centre and Lily Avenue is vital to their presentation. In view of the aforementioned comments, the speaker advised that he was making this observation to confirm their understanding that this Hearing does not include the closure of Lily Avenue.

In response to this observation, Mr. D.G. Stenson, Assistant Director - Current Planning advised that this Public Hearing only addresses the issue of the zoning change and does not address any future change to the road patterns in the area.

Council requested that the speaker address their concerns with respect to Lily Avenue to the Planning Department so that Council may give their concerns consideration at a later date.

Mr. David E. Gillanders, 6661 Adera Street, Vancouver, then addressed the members of Council and advised that he was appearing on behalf of Sears Canada Inc. and Cal Investments Ltd. Mr. Gillanders advised that the rezoning applications cover the entire Sears property except for that portion occupied by the Sears Gas Bar which will retain its existing use under its present C6a zoning. Mr. Gillanders further noted that he had present with him this evening Mr. George Shank, Executive Vice President of Cal Investments Ltd. and Mr. Larry Doyle, Architect for the project to answer any specific questions with respect to these rezoning applications.

In response to a query from a member of Council as to whether the delegation had brought along the conceptual plans for development of the site, Mr. Gillanders replied in the affirmative and displayed the plans in the Council Chamber and provided the following verbal review for overall development of the site.

The rezoning application is not so much for a change of use but is required to comply with regulations such as parking and site coverage. The development meets the official Community Plan uses for Metrotown and satisfies the goals of the municipality. The development encompasses the existing Sears Store which will be renovated and refurbished to provide 160,000 square feet of retail space on three levels. The existing Sears Automotive Centre will be upgraded to compliment the rest of the development. The old catalogue sales store is being renovated and expanded to provide for 233,000 square feet of commercial/retail units on three floors which will be arranged around a three level mall with a large open central atrium court with a skylighted area. The malls themselves will be skylighted and open to provide natural light to all three levels. The entire complex will be anchored at the south end by a two level Woodwards Department Store of 130,000 square feet, being 65,000 feet on each level. On the lower level will be a 45,000 square foot Woodwards Food Floor. Immediately to the east of the retail building will be constructed a five and one half level parkade with two levels of parking underground and two and one half levels above grade. This parkade will connect directly to the mall underground and at grade level and also consist of two bridge connections, one to the Woodwards Store and one to the upper mall level. The parkade will provide parking for approximately 1,350 cars with an additional 1,350 parking spaces at grade level for a total of 2,700 parking spaces which is in excess of the municipality's requirements for on site parking. The development has been designed in accordance with the municipality's desire for Metrotown. In addition, the developer also provided a general overall Community Plan to show how future office towers, retail and apartment development can be integrated into the site to compliment this development and greater utilize the area.

Mr. Doyle, Architect for this project, then reviewed the Community Plan for the project, highlighting the detail contained thereon. Mr. Doyle stated that provision has been made within the plan to connect this site to whatever development may occur on the Kelly Douglas site.

Mr. Doyle further advised that the developer, in consultation with their traffic consultant and municipal staff, have studied the traffic flow in the area and have prepared a plan for improved traffic flow. This includes the construction of the Bennett Street extension and Central Boulevard which will improve the traffic pattern to the south and to the north the main entrance to the shopping centre will be moved from McKercher Avenue to McMurray Avenue and McMurray Avenue will be upgraded to Grange Avenue and signalized at Kingsway.

In response to a query from a member of Council as to whether on site parking will be free or a fee charged, Mr. Gillanders advised that a fee will not be charged for on site parking.

In response to a further query from a member of Council as to whether the usage of on site free parking by ALRT users may change the developers mind in this regard, Mr. George Shank, Executive Vice President of Cal Investments Ltd., advised that this situation occurs at other shopping centres and if it cannot be controlled, then steps will be taken to rectify the situation.

Mr. Brian Meakin of Turner, Meakin and Company, representing the property at 4900 Kingsway then addressed the members of Council and advised that the project is excellent and a much needed improvement for the area. However, the speaker expressed concern that if ALRT users do park in the free parking facility and a penalty provision is instituted, then people will park on the street thus creating problems for existing businesses in the area.

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The Advisory Planning Commission wish to advise Council that following their consideration of these rezoning applications, a decision was reached to SUPPORT the rezoning of the properties at 4750 Kingsway and 6452 Fern Avenue from Comprehensive Development District (C2), General Commercial District (C3) and Parking District (P8) to Comprehensive Development District (CD) based upon C3 and RM5 guidelines.

There were no further submissions received in connection with these rezoning applications.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #9/85(a) and #9/85(b) be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

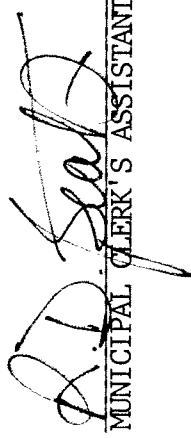
The Public Hearing (Zoning) adjourned at 8:17 p.m.

Confirmed:



ACTING MAYOR

Certified Correct:


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 APRIL 23 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 COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 6, 1985" - BYLAW NO. 8333

Rezoning Reference #43/84A

Lot 1, D.L. 70, Group 1, Plan 68545

3185 Willingdon Green - located on the north side of Willingdon Green, west of Beta Avenue and adjacent to the Trans Canada Highway.

The intent of the proposed bylaw is to accommodate development of an administrative office building for Southland Canada Inc.

2. FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1), GENERAL COMMERCIAL DISTRICT (C3) AND SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED ON C3 AND COMMUNITY PLANS 5 AND 10 GUIDELINES, AND DRIVE-IN RESTAURANT DISTRICT (C7)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 7, 1985" - BYLAW NO. 8334

Rezoning Reference #73/84

Lot 2 of D.L. 4, Grp. 1, Plan 7464 Exc. W. 200 ft. and Pcl. "E", Ref. Pl. 33125; S. 198.25 ft. of Pcl. "C", Ref. Pl. 2399 of Lot 8 of D.L. 4, Grp. 1, Plan 845 Exc. S. 99.125 ft. and Pcl. 1, Ref. Pl. 33125; S. 99.125 ft. of Pcl. "C", Ref. Pl. 2399 of Lot 8 of D.L. 4, Grp. 1, Plan 845 Exc. Pcl. 1, Ref. Pl. 33125; Pcl. "E", Ref. Pl. 1286 of Lot 8, D.L. 4, Grp. 1, Plan 845 Exc. Pcl. 1, Ref. Pl. 33125; Parcel "G", Exp. Plan 14388 Exc. Ref. P. 33125 of Lot 8 of D.L. 4, Grp. 1, Plan 845; Lot 1, Pcl. "C", Lot 8 of D.L. 4, Grp. 1, Plan 7464; W. 200 ft. of Lot 2 of D.L. 4, Grp. 1, Plan 7464 Exc. the E. 72 ft.; E. 72 ft. of the W. 200 ft. of Lot 2, D.L. 4, Grp. 1, Plan 746

3419, 3453, 3475, 3501 and 3569 North Road and 9894, 9926 and 9950 Cameron Street - located on the southwest corner of North Road and Cameron Street.

The intent of the proposed bylaw is to accommodate the development of a shopping centre and restaurant as the first phase of a high density commercial development in conformity with the adopted Community Plan.

3. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED GENERALLY UPON THE RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 9, 1985" - BYLAW NO. 8336

Rezoning Reference #3/85

Lots 1, 2, 3, 4, 5 & 6, Block 40, D.L. 69, Plan 1321

3808, 3826, 3842, 3858 and 3892 Dominion Street - located on the south side of the 3800 block Dominion Street between Smith Avenue and Broadview Park in the Community Plan Eight area.

The intent of the proposed bylaw is to permit the construction of a 44 unit apartment/townhouse development with full underground parking.

4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 10, 1985" - BYLAW NO. 8337

Rezoning Reference #4/85

Lots 10 and 11, Blk. 33, D.L. 30, Group 1, Plan 3036 N.W.D.

7567 and 7579 Eighteenth Avenue - located on the north side of Eighteenth Avenue between Mary Avenue and Canada Way.

The intent of the proposed bylaw is to permit the existing two lots to be further subdivided into 4 lots for the development of single family dwellings.

5. FROM RESIDENTIAL DISTRICT (R5) TO GENERAL INDUSTRIAL DISTRICT (M2)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 11, 1985" - BYLAW NO. 8338

Rezoning Reference #5/85

Portion of Lot "A", Blocks 50 & 51, D.L. 95, Group 1, Plan 16808

7445 - 19th Street - located on the south side of 19th Street between 18th Avenue and 16th Avenue.

The intent of the proposed bylaw is to bring the entire property into the M2 zoning designation.

6. FROM PARK AND PUBLIC USE DISTRICT (P3) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 12, 1985" - BYLAW NO. 8339

Rezoning Reference #7/85

Lot 5, Blk. 6, D.L. 187, Group 1, Plan 1282, N.W.D.

4326 Triumph Street - located on the south side of Triumph Street between Madison Avenue and Rosser Avenue.

The intent of the proposed bylaw is to permit the subject site to be developed for a new single family dwelling.

7. FROM RESIDENTIAL DISTRICT (R1) TO PARK AND PUBLIC USE DISTRICT (P3)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13, 1985" - BYLAW NO. 8340

Rezoning Reference #10/85

North portion of Rem. 6 Exc. Ref. Pl. 14874 and exc. occupied portion, D.L. 85, Plan 11109

5055 Sperling Avenue - located on the north portion of what is known as the Hart Mansion grounds. The site is bounded by Canada Way, Sperling Avenue, Dale Avenue and the proposed park drive.

The intent of the proposed bylaw is to allow for the development of the site for public uses including a museum.

8. FROM COMMUNITY DEVELOPMENT DISTRICT (C2), GENERAL COMMERCIAL DISTRICT (C3)
AND PARKING DISTRICT (P8) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED
UPON C3 AND RM5 GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 1985" - BYLAW NO. 8342

Rezoning Reference #9/85(a)

Portion of Blk. "G" of D.L.'s 32, 152 & 153, Plan 13233; Lots 1, 2, 3, & 4, and Portion of Lots 5, 6 & 7, Blk. 22, D.L. 152, Plan 3741; Portion of Pcl. "B", Blk. 22, D.L. 152, Plan 3741 shown outlined green on plan with Bylaw filed 44384; Lots 7, 8, 9 & 10, Blk. 23, D.L. 152, Plan 2322; Portion of Pcl. "K", Bylaw Plan 32181, D.L.'s 32 & 152 according to Plans 783, 2322, 3741 and 4525; Pcl "J", Bylaw Plan 32181, D.L. 32 according to Plan 812; Portion of Lot 1, D.L. 152, Plan 68348 and Lot 3, D.L. 152, Plan 68348

4750 Kingsway and 6452 Fern Avenue - Located between Kingsway and Central Boulevard just west of Nelson Avenue.

The intent of the proposed bylaw is to accommodate a major multi leveled retail and office commercial development incorporating the existing Sears Department Store and Auto Centre. Future phased development composed of commercial and accessory residential uses will be accommodated through the establishment of a Community Plan, outlining one appropriate general concept for the further development of the subject site.

9. FROM COMMUNITY DEVELOPMENT DISTRICT (C2), GENERAL COMMERCIAL DISTRICT (C3) AND PARKING DISTRICT (P8) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON C3 AND RM5 GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 15, 1985" - BYLAW NO. 8343

Rezoning Reference #9/85(b)

Portion of Blk. "G" of D.L.'s 32, 152 & 153, Plan 13233; Portion of Lots 5, 6 & 7, Blk. 22, D.L. 152, Plan 3741; Portion of Pcl. "B", Blk. 22, D.L. 152, Plan 3741 shown outlined green on plan with Bylaw filed 44384; Lots 1, 5 & 6, Blk. 23, D.L. 152, Plan 2322; Portion of Pcl. "K", Bylaw Plan 32181, D.L.'s 32 & 152 according to plans 783, 2322, 3741 and 4525; Lots 2, 3 & 4, Blk. 23, D.L. 152, Plan 2322; Portion of Lot 1, D.L. 152, Plan 68348

4750 Kingsway - Located between Kingsway and Central Boulevard just west of Nelson Avenue.

The intent of the proposed bylaw is to accommodate a major multi leveled retail and office commercial development incorporating the existing Sears Department Store and Auto Centre. Future phased development composed of commercial and accessory residential uses will be accommodated through the establishment of a Community Plan, outlining one appropriate general concept for the further development of the subject site.

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 March 29 up to 4:30 p.m. on Tuesday, 1985 April 23.

C.A. Turpin
MUNICIPAL CLERK