

1986 OCTOBER 21

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1986 October 21, at 7:30 p.m.

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

Alderman R.G. Begin  
Alderman D.P. Drummond  
Alderman A.H. Emmott  
Alderman G.H.F. McLean  
Alderman E. Nikolai  
Alderman L.A. Rankin  
Alderman V.V. Stusiak

ABSENT: Alderman S.G. Veitch

STAFF: Mr. A.L. Parr, Director Planning & Building Inspection  
Mr. R.D. Seath, Administrative Officer II

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

1. FROM RESIDENTIAL DISTRICT (R5) TO PARKING DISTRICT (P8)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 90, 1986" - BYLAW NO. 8635

Rezoning Reference #106/85

Lots 21 & 22, Blk. 10, D.L. 121, Plan 1054

4261 Pender Street - located on the north side of Pender Street west of Madison Avenue.

The purpose of the proposed bylaw is to permit the development of a parking lot.

Mr. Allen G. Lacroix, 833 Fairmile Road, West Vancouver, then addressed the members of Council and advised that he was representing R.E. and M.M. Slavin, who had acquired two lots on Pender Street for parking lot development. The speaker stated that all of the Parking District (P8) requirements have been conformed with in this regard and supported the proposed Parking District (P8) use for this property. In conclusion, the speaker stated that this particular development would be beneficial to the entire community.

Mr. Raj Dhillon, 4259 Pender Street, then addressed the members of Council and advised that he was strongly opposed to this rezoning application. In the speaker's opinion it would devalue other properties in the area. Mr. Dhillon submitted an undated petition containing the signatures of thirty-five (35) abutting residents opposed to this rezoning application. The text of the petition is contained hereunder:

"We the undersigned are AGAINST the rezoning of 4261 East Pender Street, Burnaby, from R5 to P8 for the use of parking by Burnaby Funeral Directors."

Mr. Angelo Grieco, 4269 Pender Street, then addressed the members of Council and expressed concern with respect to having a parking lot on each side of his single family dwelling. The speaker was of the opinion that if this were allowed to occur it would further aggravate the problem of garbage and litter which already accumulates on his property from the existing parking lot next door.

In conclusion, the speaker stated that he was opposed to this rezoning application.

Cathy Desjardins, 4259 Pender Street, then addressed the members of Council and advised that if this application were approved it would only further aggravate existing traffic problems in the area. Mrs. Desjardins stated that she was opposed to this rezoning application.

Lillian Sharp, 4273 Pender Street, then addressed the members of Council and advised that on-street parking is already congested in the area and that she too 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 4261 Pender Street from Residential District (R5) to Parking District (P8).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #106/85 be now terminated.

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 91, 1986" - BYLAW NO. 8636

Rezoning Reference #75/86

Lot 10, Blk. 56, D.L. 98, NWD, Grp. 1, Plan 2066

7090 Dunblane Avenue - located on the east side of Dunblane Avenue between Victory Street and the B.C. Hydro right-of-way.

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

No one appeared in connection with 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 7090 Dunblane 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 BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #75/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 92, 1986" - BYLAW NO. 8637

Rezoning Reference #76/86

Lot 202, D.L. 93, Grp. 1, NWD, Plan 58818

6530 Randolph Avenue - located on the east side of Randolph Avenue between Imperial and Bryant Streets.

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

No one appeared in connection with 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 6530 Randolph Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #76/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 93, 1986" - BYLAW NO. 8638

Rezoning Reference #77/86

Lot 16, Blk. 9, D.L. 30, Grp. 1, NWD, Plan 3036

7457 Holly Street- located on the north side of Holly Street between Humphries Avenue and Mary Avenue.

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

A letter dated 1986 October 17 was received from Larry and Adelaine Kelly, 7456 Rosewood Street, Burnaby, B.C. V5E 2G5, expressing their opposition to this rezoning application.

Mr. James A. Fiddes, 7485 Vista Crescent, then addressed the members of Council and advised that he is opposed to the creation of any thirty-three (33) foot lots. The speaker stated that there is a history of both duplexes in the area (8) and larger homes on larger lots and that R9 development in these particular areas is not compatible with existing development.

In conclusion, the speaker stated that he would support the construction of a duplex on 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 7457 Holly Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #77/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 94, 1986" - BYLAW NO. 8639

Rezoning Reference #79/86

Lot "A", D.L. 92, Grp. 1, NWD, Plan 18221

5955 Sperling Avenue - located on the west side of Sperling Avenue at the corner of Burris Street, Walker Avenue and Sperling Avenue.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots and construct one new single family dwelling.

An undated letter was received 1986 October 14 from W.L. and P. Lau, 7310 Burris Street, Burnaby, B. C., V5E 1Y3, expressing their opposition to this rezoning application.

A letter dated 1986 October 17 was received from John and Elaine deBuhr, 5971 Sperling Avenue, Burnaby, B.C., V5E 2T8, expressing their opposition to this rezoning application.

1986 October 21

A letter dated 1986 October 15 was received from Tom and Judi Lees, 7325 Burris Street, Burnaby, B.C., V5E 1Y4, expressing their opposition to this rezoning application.

A letter dated 1986 October 20 was received from M.D. and J Leggat, 5883 Walker Avenue, Burnaby, B.C. V5E 3B3, expressing their opposition to this rezoning application.

An undated letter was received 1986 October 20 from C.G. and W. Bond, 5970 Empress Avenue, Burnaby, B.C. V5E 2S2, expressing their opposition to this rezoning application.

A letter dated 1986 October 20, was received from Emil and Judy Roll, 5890 Empress Avenue, Burnaby, B.C. V5E 2S2, expressing their opposition to this rezoning application.

A letter dated 1986 October 20 was received from F. and A. Blake 5875 Sperling Avenue, Burnaby, B.C. V5E 2T6, expressing their opposition to this rezoning application.

A petition dated 1986 October 09, containing ten (10) signatures of abutting residents opposed to this rezoning application was submitted. The text of the petition is contained hereunder:

"The undersigned residents of Burnaby strongly object to the rezoning of the property located at 595 Sperling Avenue, from R4 to R9."

A letter dated 1986 October 17 and petition was received containing thirty-eight (38) signatures of abutting residents opposed to this rezoning application. The text of the petition is contained hereunder:

"We, the undersigned, are not in favour of the rezoning of the above described property from Residential District (R4) to Residential District (R9).

As the owners and occupiers of property in the surrounding neighbourhood we feel rezoning of this property would be detrimental to the appearance of this area. Also, this property is situated on a busy and confusing corner. We feel that the rezoning would add to the traffic flow on the lower side of Walker by having another access driveway in this vicinity."

Mr. Roy D. Leggat, 5883 Walker Avenue, then addressed the members of Council and advised that he is opposed to this rezoning application. Mr. Leggat stated that the area is made up of predominately large lots and that this particular development would not be in keeping with existing development in the area.

In response to a query from a member of Council as to whether the delegation was prepared to petition to restrict the area to only single family dwelling development, Mr. Leggat stated that he would support this option.

Mr. Gordon H. House, 5950 Empress Avenue, then addressed the members of Council and advised that he supports the retention of single family dwellings in this area as a natural buffer to the Oakland bypass.

In conclusion, Mr. House stated 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 NOT SUPPORT the rezoning of the property at 5955 Sperling Avenue from Residential District (R4) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #79/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 95, 1986" - BYLAW NO. 8640

Rezoning Reference #80/86

Lot 7, Blk. 4, D.L. 53, Grp. 1, NWD, Plan 3037

7195 Tenth Avenue - located on the north side of Tenth Avenue between Sixteenth Street and Seventeenth Street.

The purpose of the proposed bylaw is to subdivide the site into two lots in order to construct one new single family dwelling.

No one appeared in connection with 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 7195 Tenth 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 DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #80/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 96, 1986 - BYLAW NO. 8641

Rezoning Reference #81/86

Lot "H", Blk. 50, D.L. 189, NWD, Plan 13257

34 N. Howard Avenue - located on the east side of Howard Avenue between Dundas and Cambridge Streets.

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

A letter dated 1986 October 09 together with a clipping from the Vancouver Sun, 1986 October 08, titled "The illegal suite: scofflaws abound" was received from William R. and V. Beck, 54 North Howard Avenue, Burnaby, B.C. expressing their opposition to this rezoning application.

Mr. Gerry L. Klein, 174 North Howard Avenue, then addressed the members of Council and queried as to why the Planning Department would support this particular rezoning application.

Mr. A.L. Parr, Director Planning and Building Inspection, then provided the rationale for supporting this rezoning application and noted that the area already has existing, a number of thirty-three (33) foot lots.

Mr. Klein then stated that he was opposed to this rezoning application.

In response to a query from a member of Council as to whether Mr. Klein would support the construction of a duplex on this property, the speaker stated that he would support the construction of a duplex.

Mr. James W. Atwater, 135 North Howard Avenue, then addressed the members of Council and advised that he did not agree with the assessment of small lots in this area. Mr. Atwater further stated that the type of homes which are constructed on thirty-three (33) foot lots would not conform with existing development in this area.

In conclusion, Mr. Atwater requested that the large lot status of the neighbourhood be retained and further advised that he was opposed to this rezoning application.

Mr. William D. Jack, 74 North Howard Avenue, then addressed the members of Council and expressed concern with respect to on-street parking and safety of children at play if this application were approved.

Mr. Jack stated 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 34 North Howard 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 DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #81/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 97, 1986" - BYLAW NO. 8642

Rezoning Reference #83/86

Pcl. "T" (BY89945E) of Lot 27, D.L. 28, Grp. 1, NWD, Plan 632

7931 Nineteenth Avenue - located on the north side of Nineteenth Avenue between Sixth Street and Fourth Street.

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

No one appeared in connection with 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 7931 Nineteenth Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #83/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 98, 1986" - BYLAW NO. 8643

Rezoning Reference #84/86

Pcl. 3, (Ref. Pl. 6956), D.L. 94, NWD, Grp. 1

6112 Royal Oak Avenue - located on the east side of Royal Oak Avenue between Irving Street and Oakland Street.

The purpose of the the proposed bylaw is to subdivide the site into two lots in order to construct one new single family dwelling.

1986 October 21

A letter dated 1986 October 10 was received from Mr. Richard W. Burton, 6092 Royal Oak Avenue, Burnaby, B.C., V5H 3N7, expressing his opposition to this rezoning application.

No one appeared in connection with 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 6112 Royal Oak Avenue from Residential District (R4) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #84/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 99, 1986" - BYLAW NO. 8644

Rezoning Reference #85/86

Lot 1 exc. the South 50', Blk. 88, D.L. 127, NWD, Grp. 1, Plan 4953

304 S. Glynde Avenue - located on the southeast corner of S. Glynde Avenue and Empire Drive.

The purpose 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 1986 October 14 was received from Mr. John M. Boberg, 365 Glynde Avenue, Burnaby, B.C., V5B 3J5, expressing his opposition to this rezoning application.

A letter dated 1986 October 11 was received from Hugo and Angelina De Angelis, 5180 Empire Drive, Burnaby, B.C., V5B 1N2, expressing their opposition to this rezoning application.

A letter dated 1986 October 13 was received from Joseph V. and Luann Neratini, 370 S. Glynde Avenue, Burnaby, B.C., V5B 3J6, expressing their opposition to this rezoning application.

A letter dated 1986 October 17 was received from Mafaldo R. Bolognese, 295 S. Glynde Avenue, Burnaby, B.C., V5B 3J5, expressing his opposition to this rezoning application.

An undated letter was received 1986 October 20 from Frank and Mary Ockenden, 5208 Sunningdale Road, Burnaby, B.C., V5B 1M5, expressing their opposition to this rezoning application.

A letter dated 1986 October 10 was received from A. and M.E. Visentin, 350 S. Glynde Avenue, Burnaby, B.C., V5B 3J6 expressing their opposition to this rezoning application.

A letter dated 1986 October 17 together with photographic material was received from H. L'Estrange, 5125 Empire Drive, Burnaby, B.C., V5B 1N1, expressing her opposition to this rezoning application.

A letter dated 1986 October 15 was received from Mrs. Merle Peterson, 5125 Empire Drive, Burnaby, B.C., V5B 1N1, expressing her opposition to this rezoning application.

A petition dated 1986 October 16 was received containing 17 signatures expressing opposition to the rezoning application. The text of the petition is contained hereunder:

"We, the undersigned, being all of the eleven (11) Occupiers, Owners and Abutting Owners who received official notification of the above rezoning application, wish to express our unequivocal and unalterable opposition to the proposed reclassification of the subject property from R4 to R9.

WE COMMEND the Municipal Planner for his September 22, 1986 recommendation that 'Council not give favourable consideration to the subject rezoning request,' which we feel was the only logical conclusion to be reached in light of the general comments made providing the basis for the said recommendation, namely:

However, it is important to note that the introduction of small lots that fall within the context of Category "C" (as referenced in the R9 Introductory Report) must be regarded as being compatible with the prevailing residential development pattern of the immediate area in order for rezoning to be supported. As such, Category "C" type applications should not warrant automatic approval but must be closely examined in order to ensure that the character of a residential neighbourhood is not disrupted.

In view of the neighbourhood characteristics, being that of single-family dwellings on lot widths essentially 60 ft. and greater, and no evidence of two-family or small lot development, it is this Department's recommendation that favourable consideration to the subject rezoning request should not be given. The creation of two small lots in an area of predominantly larger single-family lots would disrupt the neighbourhood character within this vicinity.

WE PETITION the Burnaby Municipal Council to accept the recommendation of its Planning Department and deny favourable consideration of the rezoning request."

A petition dated 1986 October 16 was received containing 116 signatures in opposition to the rezoning application. The text of the petition is contained hereunder:

"WE, the undersigned, being owners/occupiers of residential properties in the immediate vicinity and adjacent areas of the subject property in the above rezoning application, wish to add our support to the Primary Petitioners (those who received official notification of the said rezoning application and the public hearing above set out) by voicing our strongest protest against favourable consideration being given to the reclassification of the subject property from R4 to R9.

WE PETITION the Burnaby Municipal Council to accept the recommendation of its Planning Department and deny favourable consideration of the rezoning request."

Mr. Allen G. Lacroix, 833 Fairmile Road, West Vancouver, then addressed the members of Council and advised that he was representing Mr. and Mrs. Visentin and Mr. and Mrs. Neratini as well as many other residents in this particular neighbourhood. Mr. Lacroix then stated that the residents of this area have lived in the area for a considerable period of time and the majority of residents are opposed to this rezoning application. Mr. Lacroix stated that the residents do not wish any change to their neighbourhood characteristics and wish to retain the exclusivity of single family dwellings on large lots for their neighbourhood. In conclusion, Mr. Lacroix requested this area retain its existing neighbourhood characteristics as they presently are.



Hazel L'Estrange, 5125 Empire Drive, then addressed the members of Council and advised that she has lived in the area since 1946. Mrs. L'Estrange then expounded on the fine attributes this area presently has and circulated a map showing the area contours and layout for the neighbourhood.

Mrs. L'Estrange further stated that approximately one hundred (100) neighbours had signed a petition against this particular rezoning application and that she too is adamantly opposed to this rezoning application.

In conclusion, the speaker requested that Council not disrupt the character of the neighbourhood.

In response to a query from a member of Council as to whether the speaker was prepared to petition residents of the area to retain its single family dwelling status, the speaker stated that she would have to discuss this matter with other residents in the area.

Angelina De Angelis, 5180 Empire Drive, then addressed the members of Council and advised that she concurred with the previous speaker's comments.

The speaker then expressed considerable concern with respect to the safety of traffic on Empire Drive.

Mr. Martin H. Hershberg, 20 Hythe Avenue, then addressed the members of Council and advised that he was the applicant for this rezoning. Mr. Hershberg stated that the developer has expressed a need for change in the area and the redevelopment of this property will enhance the entire neighbourhood. In the speaker's opinion, the development of this property with two single family dwellings would have no effect on existing traffic in the neighbourhood.

Mr. Wally Siemens, 5075 Capitol Drive, then addressed the members of Council and requested that this area retain its existing neighbourhood characteristics. Mr. Siemens stated that he was opposed to this rezoning application and preferred the construction of a single duplex to two single family dwellings on this property.

Margaret E. Visentin, 350 Glynde Avenue, then addressed the members of Council and requested that this application be given consideration with respect to moral, ethical and legal grounds. The majority of neighbours in this area support the construction of one single family dwelling only on this property.

In conclusion, the speaker expressed concern with respect to a precedent being set for R9 development in the neighbourhood and further advised that she was opposed to this rezoning application.

Mr. Anthony Steven, 321 Springer Avenue, then addressed the members of Council and advised that he was opposed to this rezoning application and requested that the area be left as is.

Jean Gieger, 341 Springer Avenue, then addressed the members of Council and advised that if this rezoning application were allowed to proceed it would be disruptive to the view presently enjoyed from her home.

In conclusion, the speaker stated that she was opposed to this rezoning application.

In response to a query from a member of Council as to whether the delegation would support petitioning for the retention of single family dwelling development only in the area, the speaker stated that she would support this concept.

Elsie W. Dean, 5285 Empire Drive, then addressed the members of Council and advised that she supports the concerns and comments of previous speakers.

In conclusion, the speaker stated she was opposed to this rezoning application.

Mr. Joseph V. Neratini, 370 S. Glynde Avenue, then addressed the members of Council and advised that this development would not be compatible with existing development in the area and he too is 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 NOT SUPPORT the rezoning of the property at 304 Glynde Avenue from Residential District R4 to Residential District R9.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #85/86 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #86/86  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 100, 1986" - BYLAW NO. 8645

Lot 54, D.L. 95, NWD, Grp. 1, Plan 1915

7241 Sixteenth Avenue - located on the north side of Sixteenth Avenue between Sixteenth Street and Britton Street.

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

Mr. Tony Shmyr, 6087 Neville Street, then addressed the members of Council and advised that he was here representing the owner of this property who was in support of the rezoning application.

Mr. Thomas Chorney, 16322 - 20th Avenue Surrey, then addressed the members of Council and advised that he was opposed to this rezoning application because in his opinion the area consists predominatly of large lots.

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 7241 Sixteenth Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #86/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 101, 1986 - BYLAW NO. 8646

Rezoning Reference #87/86

Lot 66, D.L. 158, Grp. 1, NWD, Plan 28020

5358 Clinton Street - located on the south side of Clinton Street between Royal Oak Avenue and Roslyn Avenue.

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

A letter dated 1986 October 10 was received from William D. and Phyllis D. Kushner, 5326 Clinton Street, Burnaby, B.C., V5J 2L6, expressing their opposition to this rezoning application.

Mr. Brian Erhardt, 6961 Wilson Avenue, then addressed the members of Council and advised that this particular area has a history of small lot development and the proposed development would be compatible with this existing area development. Mr. Erhardt further stated that he was the applicant for this rezoning application and as such in support thereof.

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 5358 Clinton Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #87/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 102, 1986" - BYLAW NO. 8647

Rezoning Reference #88/86

Lot 25, Blk. 21, D.L. 74, NWD, Grp. 1, Plan 2603

5009 Dominion Street - located on the north side of Dominion Street between Westminster Avenue and Royal Oak Avenue.

The purpose of the proposed bylaw is to subdivide the site into two lots in order to construct one new single family dwelling.

A letter dated 1986 October 21 was received from Petor and Janja Udovicic, 5010 Dominion Street, Burnaby, B.C., V5G 1C9, expressing their support for this rezoning application.

Patricia Davison, 5050 Manor Street, then addressed the members of Council and advised that she was in support of this rezoning application as it would be an improvement to the existing dwelling on the property.

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 5009 Dominion 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 BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #88/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 103, 1986" - BYLAW NO. 8648

Rezoning Reference #89/86

Lot 15 exc. the North 10', Blk. 'p', D.L. 127, Grp, 1, NWD, Plan 1254

5391 Frances Street - located on the north side of Frances Street between Howard Avenue and Springer Avenue.

The purpose of the the proposed bylaw is to subdivide the site into two lots in order to construct one new single family dwelling.

No one appeared in connection with this rezoning application

Alderman Begin retired from the Council Chamber at 9:09 p.m.

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 5391 Frances Street from Residential District (R4) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #89/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 104, 1986" - BYLAW NO. 8649

Rezoning Reference #90/86

Lot 2, Blk. 9, D.L. 30, Grp. 1, Plan 3036, NWD

7462 Rosewood Street - located on the south side of Rosewood Street between Humphries Avenue and Mary Avenue.

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

Alderman Begin returned to the Council Chamber at 9:11 p.m.

A letter dated 1986 October 17 was received from Larry and Adelaine Kelly, 7456 Rosewood Street, Burnaby, B.C., V5E 2G5, expressing their opposition to this rezoning application.

A letter dated 1986 October 21 was received from Denise and Rene Lattmann, 7459 Rosewood Street, Burnaby, B.C., V5E 2G5, expressing their opposition to this rezoning application.

A letter dated 1986 October 20 was received from E. and A.J. Scott, 7453 Rosewood Street, Burnaby, B.C., V5E 2G6, expressing their opposition to this rezoning application.

Denise M. Lattmann, 7494 Rosewood Street, then addressed the members of Council and advised that she was opposed to this rezoning application as it would not be in keeping with the existing development in the area.

Theima Winchester, 7465 Rosewood Street, then addressed the members of Council and advised that she was opposed to this rezoning application as the lots created would not be compatible with existing lot sizes in the neighbourhood.

Loretta M. Hadcock, 7454 Elwell Street, then addressed members of Council and advised that she too was opposed to this rezoning application. The speaker stated the reason she had purchased her property in this neighbourhood was because of the predominately large lot sizes in the neighbourhood. The speaker further advised that if this rezoning application were allowed to proceed it would result in a general deterioration in the neighbourhood.

Mr. Blake L. Stevens, 7478 Holly Street, then addressed the members of Council and advised that he was opposed to this rezoning application. The basis for Mr. Stevens' opposition stems from the suspected loss of view from his property and the fact that the lot sizes created would not be compatible with existing lot sizes in the neighbourhood.

Mr. James A. Fiddes, 7485 Vista Crescent, then addressed the members of Council and advised that the creation of a thirty-three (33) foot lot represents a misuse of the land. Mr. Fiddes further advised that he was opposed to this rezoning application.

Mr. Nick Whippie, 8823 Shepherd Way, North Delta, then addressed the members of Council and advised that he is the applicant for this particular rezoning application and as such in support thereof. The speaker stated that it would be of direct benefit to the entire neighbourhood and the height to which the homes would be constructed would be of no greater height than existing development in the area.

Mr. Rene Lattmann, 7459 Rosewood Street, then addressed the members of Council and expressed opposition to the rezoning application as it would not be compatible with existing development in the neighbourhood.

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 7462 Rosewood 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 BEGIN;

"THAT this Public Hearing relating to Rezoning Reference #90/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 105, 1986" - BYLAW NO. 8650

Rezoning Reference #92/86

Lot 50 exc. Southeasterly 10' measured at right angle to the southeast boundary, D.L. 95, Grp. 1, NWD, Plan 1152

7156 Eighteenth Avenue - located on the south side of Eighteenth Avenue between Sixteenth Street and Eighteenth Street.

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

A letter dated 1986 October 14 from Geng-Sheng and Katie Tu, 4891 Inman Avenue, Burnaby, B.C., V7C 4X6, was received expressing their support of the rezoning application.

Mr. Richard Po, 7156 - Eighteenth Avenue then addressed the members of Council and advised that he was the applicant for this rezoning application and as such in support thereof.

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 7156 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 STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #92/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 106, 1986 - BYLAW NO. 8651"

Rezoning Reference #95/86

Lot 11, Blks. 17 & 18, D.L. 34, Grp. 1, NWD, Plan 1355

4891 Inman Avenue - located on the west side of Inman Avenue between Price Street and Gilpin Street.

The purpose of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct one new single family dwelling.

Sharda Reddy, 4891 Inman Avenue, then addressed the members of Council and advised that he was the applicant of this rezoning application and as such in support thereof. The speaker stated that there are a number of small lots presently existing in the neighbourhood.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 4891 Inman 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 BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #95/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 107, 1986" - BYLAW NO. 8652"

Rezoning Reference #97/86

S. 1/2 of Lot "A", D.L. 98, Grp. 1, NWD, Plan 7555 & N. 1/2 of Lot "A", D.L. 98, Grp. 1, NWD, Plan 7555

7462 and 7488 Nelson Avenue - located on the east side of Nelson Avenue between Irmin Street and Watling Street.

The purpose of the proposed bylaw is to permit the subdivision of the site into three lots in order to allow the construction of one new single family dwelling.

An undated letter was received from Paul D. and Marie Adams, 4922 Irmin Street, Burnaby, B.C., V5J 1Y5, expressing their opposition to this rezoning application.

A letter dated 1986 October 07 was received from Ethel C. Lewarne, 7458 Nelson Avenue, Burnaby, B.C., V5J 4C7, expressing her opposition to this rezoning application.

1986 October 21

A letter dated 1986 October 21 was received from J.R. Stacey, 532 Richmond Street, New Westminster, B.C., V3L 4C7, expressing opposition to this rezoning application.

A letter dated 1986 October 20 was received from Irene J. and Charles E. Thompson, 4958 Irmin Street, Burnaby, B.C., V5J 1Y5, expressing their opposition to this rezoning application.

Mr. Gerald Robin Smith, 4941 Irmin Avenue, then addressed the members of Council and advised that he was opposed to this rezoning application. If allowed to proceed, the development would not be compatible with existing development in the neighbourhood.

Mr. Ralph Stacey, 7256 Cariboo Road, then addressed the members of Council and advised that he was representing the owner, Mr. George Stacey, of 4941 Irmin Street, who is opposed to this rezoning application. Mr. Stacey further advised that the lot sizes which would be created would not be compatible with existing lot sizes in the neighbourhood.

Mr. Donald Neville, 4944 Watling Street, then addressed the members of Council and advised that he was opposed to this rezoning application because, in his opinion, the lots which would be created would be too small for the neighbourhood.

Mr. Gregory Lee, 7488 Nelson Avenue, then addressed the members of Council and advised that he was co-applicant of this rezoning application and as such in support thereof.

Mr. Charles Hingwing, 5370 Carson Street, then addressed the members of Council and advised that he was co-applicant of this rezoning application and as such in support thereof. Mr. Hingwing pointed out that there are already existing a number of duplexes in the neighbourhood and Residential District (R9) development has already occurred on Irmin Street.

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 7462 and 7488 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 STUSIAK:  
SECONDED BY ALDERMAN MCLEAN:

"THAT this Public Hearing relating to Rezoning Reference #97/86 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

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

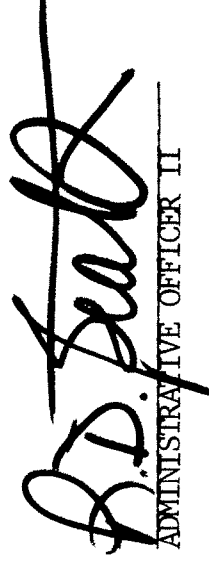
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:45 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER II

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, 1986 OCTOBER 21 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 (R5) TO PARKING DISTRICT (P8)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 90, 1986" - BYLAW NO. 8635  
Rezoning Reference #106/85  
Lots 21 & 22, Blk. 10, D.L. 121, Plan 1054  
4261 Pender Street - located on the north side of Pender Street west of Madison Avenue.  
The purpose of the proposed bylaw is to permit the development of a parking lot.
2. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 91, 1986" - BYLAW NO. 8636  
Rezoning Reference #75/86  
Lot 10, Blk. 56, D.L. 98, NWD, Grp. 1, Plan 2066  
7090 Dunblane Avenue - located on the east side of Dunblane Avenue between Victory Street and the B.C. Hydro right-of-way.  
The purpose of the proposed bylaw is to permit the subdivision of the site into two lots for new single family development.
3. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 92, 1986" - BYLAW NO. 8637  
Rezoning Reference #76/86  
Lot 202, D.L. 93, Grp. 1, NWD, Plan 58818  
6530 Randolph Avenue - located on the east side of Randolph Avenue between Imperial and Bryant Streets.  
The purpose of the proposed bylaw is to enable subdivision of the site into two lots for the construction of two new single family dwellings.
4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 93, 1986" - BYLAW NO. 8638  
Rezoning Reference #77/86  
Lot 16, Blk. 9, D.L. 30, Grp. 1, NWD, Plan 3036  
7457 Holly Street- located on the north side of Holly Street between Humphries Avenue and Mary Avenue.  
The purpose of the proposed bylaw is to permit the subdivision of the site into two lots for new single family development.



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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 94, 1986" - BYLAW NO. 8639

Rezoning Reference #79/86

Lot "A", D.L. 92, Grp. 1, NWD, Plan 18221

5955 Sperling Avenue - located on the west side of Sperling Avenue at the corner of Burris Street, Walker Avenue and Sperling Avenue.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots and construct one new single family dwelling.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 95, 1986" - BYLAW NO. 8640

Rezoning Reference #80/86

Lot 7, Blk. 4, D.L. 53, Grp. 1, NWD, Plan 3037

7195 Tenth Avenue - located on the north side of Tenth Avenue between Sixteenth Street and Seventeenth Street.

The purpose of the proposed bylaw is to subdivide the site into two lots in order to construct one new single family dwelling.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 96, 1986 - BYLAW NO. 8641

Rezoning Reference #81/86

Lot "H", Blk. 50, D.L. 189, NWD, Plan 13257

34 N. Howard Avenue - located on the east side of Howard Avenue between Dundas and Cambridge Streets.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 97, 1986" - BYLAW NO. 8642

Rezoning Reference #83/86

Pcl. "T" (BY89945E) of Lot 27, D.L. 28, Grp. 1, NWD, Plan 632

7931 Nineteenth Avenue - located on the north side of Nineteenth Avenue between Sixth Street and Fourth Street.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 98, 1986" - BYLAW NO. 8643

Rezoning Reference #84/86

Pcl. 3, (Ref. P1. 6956), D.L. 94, NWD, Grp. 1

6112 Royal Oak Avenue - located on the east side of Royal Oak Avenue between Irving Street and Oakland Street.

The purpose of the the proposed bylaw is to subdivide the site into two lots in order to construct one new single family dwelling.

10. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 99, 1986" - BYLAW NO. 8644  
Rezoning Reference #85/86

Lot 1 exc. the South 50', Blk. 88, D.L. 127, NWD, Grp. 1, Plan 4953  
304 S. Glynde Avenue - located on the southeast corner of S. Glynde Avenue and Empire Drive.

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

11. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 100, 1986" - BYLAW NO. 8645  
Rezoning Reference #86/86

Lot 54, D.L. 95, NWD, Grp. 1, Plan 1915  
7241 Sixteenth Avenue - located on the north side of Sixteenth Avenue between Sixteenth Street and Britton Street.

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

12. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 101, 1986 - BYLAW NO. 8646  
Rezoning Reference #87/86

Lot 66, D.L. 158, Grp. 1, NWD, Plan 28020  
5358 Clinton Street - located on the south side of Clinton Street between Royal Oak Avenue and Roslyn Avenue.

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

13. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 102, 1986" - BYLAW NO. 8647  
Rezoning Reference #88/86

Lot 25, Blk. 21, D.L. 74, NWD, Grp. 1, Plan 2603  
5009 Dominion Street - located on the north side of Dominion Street between Westminster Avenue and Royal Oak Avenue.

The purpose of the proposed bylaw is to subdivide the site into two lots in order to construct one new single family dwelling.

14. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 103, 1986" - BYLAW NO. 8648  
Rezoning Reference #89/86

Lot 15 exc. the North 10', Blk. 'P', D.L. 127, Grp. 1, NWD, Plan 1254  
5391 Frances Street - located on the north side of Frances Street between Howard Avenue and Springer Avenue.

The purpose of the the proposed bylaw is to subdivide the site into two lots in order to construct one new single family dwelling.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 104, 1986" - BYLAW NO. 8649

Rezoning Reference #90/86

Lot 2, Blk. 9, D.L. 30, Grp. 1, Plan 3036, NMD

7462 Rosewood Street - located on the south side of Rosewood Street between Humphries Avenue and Mary Avenue.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 105, 1986" - BYLAW NO. 8650

Rezoning Reference #92/86

Lot 50 exc. Southeasterly 10' measured at right angle to the southeast boundary, D.L. 95, Grp. 1, NMD, Plan 1152

7156 Eighteenth Avenue - located on the south side of Eighteenth Avenue between Sixteenth Street and Eighteenth Street.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 106, 1986 - BYLAW NO. 8651

Rezoning Reference #95/86

Lot 11, Blks. 17 & 18, D.L. 34, Grp. 1, NMD, Plan 1355

4891 Inman Avenue - located on the west side of Inman Avenue between Price Street and Gilpin Street.

The purpose of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct one new single family dwelling.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 107, 1986" - BYLAW NO. 8652

Rezoning Reference #97/86

S. 1/2 of Lot "A", D.L. 98, Grp. 1, NMD, Plan 7555 & N. 1/2 of Lot "A",  
D.L. 98, Grp. 1, NMD, Plan 7555

7462 and 7488 Nelson Avenue - located on the east side of Nelson Avenue between Irmin Street and Watling Street.

The purpose of the proposed bylaw is to permit the subdivision of the site into three lots in order to allow the construction of one new single family dwelling.

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. Submissions will not be received after termination of the Public 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, 1986 September 26 up to 4:30 p.m. on Tuesday, 1986 October 21.