

1986 APRIL 22

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1986 April 22 at 7:30 p.m.

PRESENT: Acting Mayor L.A. Rankin (In the Chair)
Alderman A.H. Emmott (7:35 p.m.)
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman V.V. Stusiak
Alderman S.G. Veitch

ABSENT: Mayor W.A. Lewarne
Alderman R.G. Begin
Alderman D.P. Drummond

STAFF: Mr. A.L. Parr, Director Planning & Building Inspection
Mr. R.D. Seath, Administrative Officer
Mr. T.M. Dunlop, Deputy Municipal Clerk

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

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

Rezoning Reference #96/85

Lot 119, D.L. 34, Grp. 1, Plan 46445, NWD

4135 Bond Street - located on the north side of Bond Street between Barker Avenue and Patterson Avenue.

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

A letter dated 1986 April 08 was received from Fernando and Maria Cabral, 5364 Patterson Avenue, Burnaby, B.C., V5H 2M3 advising that they were opposed 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 SUPPORT the rezoning of the property at 4135 Bond 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 #96/85 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 & COMMUNITY PLAN 5 & 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. 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. Pl. 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

1986 April 22

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.

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 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 Plan 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 STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

Alderman Emmott entered the Council Chamber at 7:35 p.m. and took his place at the Council table.

3. FROM MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
BASED ON THE C3 DISTRICT GUIDELINES

Rezoning Reference #102/85

Lot 22, D.L. 119, Plan 26331

4278 Loughheed Highway - located at the southwest corner of Loughheed Highway and Madison Avenue.

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

Mr. David Thom, 5950 Hudson Street, Vancouver, then addressed the members of Council and advised that he was the architect for this proposed rezoning application. Mr. Thom stated that he had been in contact with the Ministry of Transportation and Highways respecting a right-turn in and right-turn out access/egress to the site from the Loughheed Highway. The speaker further stated that the Ministry of Transportation and Highways had acknowledged general support for this concept.

Alderman Stusiak then addressed the delegation and advised that the report specifies that there shall be no access/egress to this site from the Loughheed Highway.

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 4278 Loughheed Highway from Manufacturing District (M1) to Comprehensive Development District (CD) based on the C3 District guidelines.

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 #102/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #1/86

Lot 13 of Lot 1, Blk. 12 of D.L. 93, Plan 11746, Except Plan 53600

6550 Russell Avenue - located on the east side of Russell Avenue between Nolan and Bryant Streets.

The intent of the proposed bylaw is to enable subdivision of the site into two lots for single family dwelling 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 6550 Russell 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 #1/86 be now terminated."

CARRIED UNANIMOUSLY

5. FROM RESIDENTIAL DISTRICT (R5) AND SMALL HOLDINGS DISTRICT (A2) TO PARK AND PUBLIC USE DISTRICT (P3)

Rezoning Reference #2/86

A. Pcl. "L", D.L. 85, Ref. Pl. 11804; Pcl. "K", Ref. Pl. 597, D.L. 85, Exc. Pcl. 1, Ref. Pl. 11801; Pcl. 1, Ref. Pl. 11801 of Pcl. K, D.L. 85; Lot P, D.L. 85, Pl. 5140; Lot 75, D.L. 85, Pl. 1866

5080, 5110, 5180, 5216, 5350 Glencarin Drive - located in the southwest part of the Park adjacent to Burnaby Lake.

B. Lot "A" of Lot 2, Lot "B" of Lot 2, Lot 3 and Lot "A" of Lot 4 all of Blk. 8, D.L. 40, Plan 3048; Lot 9, Blk. 8, D.L. 40, Plan 3911

4426, 4436, 4450 and 4466 Piper Avenue and 7940 Quill Street - located on the north side of Burnaby Lake.

C. Lots 9, 8, 7, and Lot 5 Exc. Pl. 5170 all of Blk. 4, D.L. 14, Plan 3047

8781, 8829, 8887, 8951 and 8981 Avalon Avenue - located adjacent to the south side of Burnaby Lake.

D. Lot 5 of Lots 1 & 2, Blk. 4, D.L. 14, Plan 3047 Exc. Pl. 7845; Lot 6 of Lots 1 & 2 Exc. Pl. 7845, Lot 7 of Lot 1, Lot 8 of Lots 1 & 2 Exc. Part on Sk. 6121 all of Blk. 4, D.L. 14, Plan 3047; Lot 1 of 3, Lot 2 of 3, Lot 3 of 3 all of Blk. 3, D.L. 14, Plan 3047

9105, 9145, 9161, 9171 Avalon Avenue and 6909, 6915 and 6929 Cariboo Road - located within the easterly portion of Burnaby Lake Regional Park.

The intent of the proposed bylaw is to bring the properties involved into conformity with the park use under the Burnaby Zoning Bylaw and to reflect the land use objectives of the Burnaby Lake Regional Park.

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 5080, 5110, 5180, 5216, 5350, Glencarin Drive; 4426, 4436, 4450, 4466 Piper Avenue and 7940 Quill Street; 8781, 8829, 8887, 8951, 8981 Avalon Avenue and 9105, 9145, 9161, 9171 Avalon Avenue and 6909, 6915, 6929 Cariboo Road from Residential District (R5) and Small Holdings District (A2) to Park and Public Use District (P3).

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 #2/86 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #3/86

Lot B N 1/2, D.L. 34, Grp. 1, Plan 6902

5350 Barker Avenue - located on the east side of Barker Avenue between Burke and Bond Streets.

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

A letter dated 1986 April 07 was received from Mrs. Louise McFadden, 4645 - 192nd Street, Surrey, B.C., V3S 4N8, advising that she was opposed to the subject rezoning application.

A letter dated 1986 April 08 was received from Mr. Ian Wood, 5651 Wales Street, Vancouver, B.C., V5R 3N2 advising that he was opposed to this rezoning application.

Mr. David M. Ross, 5388 Barker Avenue, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Ross expressed concern with respect to the on-street parking in the area and, if this rezoning application is approved, it will further aggravate the on-street parking in this area. Mr. Ross further stated that if this rezoning application is approved, it will introduce small lots into an area of predominantly large lots which will result in a general deterioration of the neighbourhood.

In conclusion, the speaker stated that he prefers to see the property retain its existing zoning of Residential District (R5).

Mr. George Grunau, 15425 112 A Avenue, Surrey, B.C., then addressed the members of Council and advised that he was the applicant for this rezoning application. Mr. Grunau stated that the value of this property would be much greater if rezoned to R9 to permit the construction of two single family dwellings on separate lots.

In conclusion, the speaker stated that he would favour the construction of two single family dwellings on separate lots which, if approved, would be 38 feet in width.

1986 April 22

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 5350 Barker 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 #3/86 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #4/86

Lot 17, Blk. 6, D.L. 29, Grp. 1, Plan 3035 NWD

7369 Eleventh Avenue - located on the northerly side of Eleventh Avenue between Kingsway and Thirteenth Street.

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

A petition containing six signatures and dated 1986 April 14 was received expressing opposition to the subject rezoning application. The text of the petition is contained hereunder:

"Be it known: We the undersigned most strongly recommend that Council refuse the request to rezone the described property from R5 to R9 (7369 Eleventh Avenue).

Eleventh Avenue has no sidewalks, thus forcing people to walk on the sides of the road which even now is hazardous for children and adults on foot.

The addition of any housing in this area of predominantly single family dwellings can only increase traffic to say the least.

We therefore very strongly urge this request from this person be refused."

Mrs. Sylvia S. Richards, 7382 Eleventh Avenue, then addressed the members of Council and advised that she was opposed to this rezoning application. The speaker was of the opinion that the introduction of two small lots into this area would not be in keeping with the predominantly large lots already 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 7369 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 #4/86 be now terminated."

CARRIED UNANIMOUSLY

8. FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Rezoning Reference #6/86

Parcel 1 (Expl. Pl. 8955), Lot "A", D.L. 94, Plan 5956

6440 Royal Oak Avenue - located at the southwest corner of Royal Oak Avenue and Irving Street.

The intent of the proposed bylaw is to accommodate the expansion of the existing medical office building on the subject site.

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 6440 Royal Oak Avenue from Service Commercial District (C4) to Community Commercial District (C2).

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 #6/86 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #7/86

Lot 36, Blk. 23, D.L. 74, Plan 2603

5405 Norfolk Street - located on the north side of Norfolk Street between Royal Oak Avenue and Douglas Road.

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 1986 April 18 was received from Doris M. Hearty, 5378 Norfolk Street, Burnaby, B.C., V5G 1G2 expressing her 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 SUPPORT the rezoning of the property at 5405 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 #7/86 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #8/86

Lot 5 Exc. Pcl. "A" (Expl. Pl. 8780), D.L. 97, Plan 3808

6211 Rumble Street - located on the north side of Rumble Street between Gilley and Curragh 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.

Mr. James J. Drew, 6188 Rumble Street, then addressed the members of Council and advised that he is not opposed to this rezoning application. Mr. Drew's concern relates to the construction of two single family dwellings with illegal suites in the basement on R9 lots in the area. The speaker stated that this increase in density in these homes has adversely affected the neighbourhood. Mr. Drew further stated that he would support this rezoning application if assurance can be given from Council that the single family dwellings constructed on the site would not contain illegal suites in the basement.

In conclusion, Mr. Drew stated that he was opposed to the development of R9 lots occupied by more than one family but would support the R9 concept if assurance could be given that the homes constructed thereon would be occupied by only one single family.

In response to the concerns expressed by the delegation, staff was requested to verbally report on the occupancy status of R9s in the area.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 6211 Rumble Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #8/86 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #9/86

Lot B, Blk. 20, N 1/2 of D.L. 74, Plan 17286

5428 Manor Street - located on the south side of Manor Street between Douglas Road and Royal Oak Avenue.

The intent of the proposed bylaw is to enable subdivision of the subject site into one small lot for development of a new single family dwelling and the balance of the lot to retain the existing single family dwelling under the prevailing R5 zoning district.

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 5428 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 #9/86 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #10/86

Lot "E", D.L. 189, Plan 10443

36 N. Grosvenor Avenue - located on the east side of Grosvenor Avenue between Cambridge and Dundas 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.

A letter dated 1986 April 21 was received from J.W. and C.L. Atwater, 135 North Howard Avenue, Burnaby, B.C., V5B 1J6 expressing their opposition to the subject rezoning application.

A letter dated 1986 April 21 was received from Robert K. Daviduk, 55 North Grosvenor Avenue, Burnaby, B.C., V5B 1J1 expressing his opposition to this rezoning application.

Mr. Martin Hershberg, 20 S. Hythe Avenue, then addressed the members of Council and advised that he was the applicant for this rezoning application and in support thereof. Mr. Hershberg then referred to the positive recommendation which this application received from the Planning and Building Inspection Department. In addition, Mr. Hershberg submitted a map which indicated that 21 of the adjacent owners were in support of this rezoning proposal.

In conclusion, Mr. Hershberg stated that the development of two single family dwellings on this property would be compatible with the existing characteristics of this neighbourhood.

Mr. James W. Atwater, 135 North Howard Avenue, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Atwater stated that 72 percent of the lots in the area are 49 feet in width or larger and the creation of two 33 foot lots would be disruptive to the existing character of the neighbourhood.

In conclusion, Mr. Atwater advised that the existing single family dwelling on the lot is in good shape and expressed hope that this lot would retain its existing Residential District (R5) zoning.

Leslie I. McDonald, 20 S. Hythe Avenue, then addressed the members of Council and submitted a petition containing the signatures of 24 adjacent owners in support of this rezoning application. The contents of the petition are contained hereunder:

"We, the undersigned, understand, that the owners of 36 North Grosvenor Avenue, Burnaby, British Columbia, have made an application to rezone from R5 to R9 under application number 10/86 the said 36 North Grosvenor Avenue. We have no objection to the said property being rezoned to R9, which would allow the property to be subdivided into two 33 foot by 121.85 foot lots rather than a duplex lot as it presently stands.

We further understand that the Public Hearing on this rezoning is to be held on April 22nd, 1986 at 7:30 p.m. and that we shall not oppose this 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 36 N. Grosvenor 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 #10/86 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #11/86

Lot 4 of Lots 7 & 8, D.L. 158, Plan 2077

4970 Clinton Street - located on the south side of Clinton Street between Nelson and Arthur Avenues.

The intent of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing dwelling and construct two new single family dwellings.

A letter dated 1986 April 14 was received from H.J. Matthews, 4841 Clinton Street, Burnaby, B.C., V5J 2L1 expressing opposition to the subject rezoning application.

Eileen Satchwell, 4990 Clinton Street, then addressed the members of Council and advised that the only concern she has with respect to this rezoning application is the matter of on-street parking for residents in the neighbourhood.

Mr. Peter Strange, 4957 Portland Street, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Strange stated that if this rezoning application is approved it would further aggravate the on-street parking problems in the neighbourhood. Mr. Strange further stated that there are a number of illegal suites in the neighbourhood, all of which are contained within single family dwellings on small lots.

In conclusion, Mr. Strange submitted a petition containing 10 signatures of abutting owners in opposition to this rezoning application. The text of the petition is contained hereunder:

"We, the undersigned, owners/residents in the 4900 block of Portland and Clinton Street request, that no further rezoning or subdividing be permitted in the above mentioned area. This area already has more than its share of small lots, resulting in over crowding, over parking and illegal suites. The few remaining bigger lots must be preserved to prevent the existing problems to become intolerable. The problem of controlling illegal suites in these bigger, new homes on smaller lots should be given special attention."

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 4970 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 #11/86 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #12/86

Lot 31, Blk. 23, D.L. 74, Plan 2603

5455 Norfolk Street - located on the north side of Norfolk Street between Royal Oak Avenue and Douglas Road.

The intent of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing house and 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 SUPPORT the rezoning of the property at 5455 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 #12/86 be now terminated."

CARRIED UNANIMOUSLY

15. FROM COMMUNITY COMMERCIAL DISTRICT (C2), TOURIST COMMERCIAL DISTRICT (C5) AND SPECIAL INDUSTRIAL DISTRICT (M4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE C2 DISTRICT GUIDELINES

Rezoning Reference #13/86

Lot 68, D.L. 206, Grp. 1, Pl. 30672 NWD; Lot 69 of D.L. 206, Grp. 1, Plan 30672 Exc. Parcel "A" (Expl. Pl. 45288) NWD; Parcel "A" (Expl. Pl. 45288) of Lot 69, D.L. 206, Grp. 1, Pl. 30672 NWD; W 1/2 of Lot 8, Blk. 3, D.L. 206, Grp. 1, Plan 1071; Lot "B" of 8, Exc. part on Pl. 24586, Blk. 3, D.L. 206, Grp. 1, Pl. 1071 NWD; W 1/2 of Lot 9, Blk. 3, D.L. 206, Grp. 1, Pl. 1071 NWD; Lot 1, D.L. 206, Grp. 1, Pl. 16571 NWD; Lot 2 of Lot 9, Blk. 3, D.L. 206, Grp. 1, Pl. 16571 NWD

6540, 6546, 6572, 6574, 6584, 6624 Hastings Street and 535, 589 Grove Avenue - located on the south side of Hastings Street between Kensington Avenue and Grove Avenue.

The intent of the proposed bylaw is to accommodate the development of a shopping centre.

Mr. Tarscisio Nicolli, 710 Kensington Avenue, then addressed the members of Council and advised that the re-development of this lot would result in a more aesthetically and architecturally pleasing appearance for the property and noted that most of the traffic would be entering and exiting this site from Hastings Street.

Mr. Nicolli's main concern with respect to the re-development of this site is the construction of a restaurant proposed for the corner of Hastings Street and Kensington Avenue. Mr. Nicolli then queried as to the type of restaurant proposed and the hours of operation thereof. The speaker further stated that if a fast food outlet is proposed it would increase the noise level, littering and vandalism in the neighbourhood.

Mr. Roger Hughes, #300 - 1508 West 2nd Avenue, Vancouver, then addressed the members of Council and advised that it is the intent of the developer to install a full service, family oriented restaurant on the property. Mr. Hughes further stated that a fast food restaurant would detract from the intent of the development. With the aid of an artist's rendering, and for the benefit of the public gallery, Mr. Hughes then reviewed the type of development proposed for this site.

Mr. Anthony Marandi, 6531 Georgia Street, then addressed the members of Council and expressed concern with respect to the restaurant proposed for this site. Mr. Marandi further advised that there is a walkway adjacent to the rear of his property and he is continually picking up garbage from the walkway and the development of a restaurant on this site would further compound the garbage problems in the walkway.

In conclusion, Mr. Marandi stated that he is not opposed to the rezoning application but concerned with the adverse affects which the addition of a restaurant within the development may have on the neighbourhood.

Mr. Enzo Grassi, 620 Kensington Avenue, then addressed the members of Council and expressed concern with respect to the type of restaurant proposed for this development. Mr. Grassi suggested that the restaurant be shifted to the middle of the site which may result in it being less disruptive to area residents.

Mr. Donald M. Spracklin, 6555 Union Street, then addressed the members of Council and advised that he is in full support of this rezoning application. Mr. Spracklin stated that he had spoken with 12 adjacent property owners who all expressed support for this proposal.

In conclusion, the speaker advised that the lot is presently vacant and in a state of disarray and the proposed development for this site would greatly enhance 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 6540, 6546, 6572, 6574, 6584, 6624 Hastings Street and 535, 589 Grove Avenue from Community Commercial District (C2), Tourist Commercial District (C5) and Special Industrial District (M4) to Comprehensive Development District (CD) based on the C2 District guidelines.

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 #13/86 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #14/86

Lot 28, Blk. 4, D.L. 93, Plan 2065

6188 Waltham Avenue - located on the northeast corner of Waltham Avenue and Berwick Street.

The intent of the proposed bylaw is to enable subdivision of the site into two lots, retain the existing dwelling and 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 SUPPORT the rezoning of the property at 6188 Waltham 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 McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #14/86 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #15/86

Lot 2, Blks. 23 & 24, D.L. 34, Plan 1355

4826 Inman Avenue - located on the east side of Inman Avenue between Gilpin and Price Streets.

The intent of the proposed bylaw is to enable subdivision of the subject site into two lots, demolish the existing house and construct two new single family dwellings.

A letter dated 1986 April 18 was received from Mr. and Mrs. C. Allen, 4861 Inman Avenue, Burnaby, B.C., V5G 2Y5, expressing their opposition to the subject rezoning application.

A letter dated 1986 April 16 was received from Annemiek and David Stoodley, 4841 Inman Avenue, Burnaby, B.C., V5G 2Y5, expressing their opposition to this rezoning application.

A petition dated 1986 April 16 containing 28 signatures was received from Mr. R.M. Slett of 4808 Inman Avenue. The text of the petition is contained hereunder:

"I wish to express strong opposition against the rezoning of the above property from Residential District (R5) to Residential District (R9). The intent of the rezoning is to enable the subdivision of the above site into two lots followed by the construction of two new single family dwellings.

This rezoning and small lot development will further disrupt the character of this neighbourhood. To maintain the quality and integrity of our existing neighbourhood, every effort should be made to discourage further rezonings from R5 to R9. These rezonings are in themselves creating the mixed residential character (two family and small lot development) and will eventually establish a prevailing small lot development area, which is not in keeping with the original zoning. We must avoid Vancouver's experience where housing developments have dwarfed the property sites.

Another factor to consider, when viewing small lot developments, is that the occupancy can further impact and exaggerate the small lot development. The new house occupancy at the previously rezoned (R5 to R9) 4842 Inman Avenue consists of a secondary basement suite and two families sharing the primary dwelling. This has a negative effect on adjacent properties and the character of the area. The above problem can also be applied to duplexes but there are inherent controls as residents share a common wall (party wall) and are more aware and concerned if bylaw violations are occurring in the same buildings. Bylaw violations of course increase the fire hazard, on-street parking (increased accidents) and public service requirements.

To preserve the distinctive characteristics of our neighbourhood and the original zoning and to avoid the prevalence of small lot developments, please strongly consider not supporting this rezoning."

Mrs. Frances Allen, 4861 Inman Avenue, then addressed the members of Council and advised that she was opposed to this rezoning application and requested that the site retain its existing Residential District (R5) zoning. Mrs. Allen stated that there has recently been constructed a single family dwelling under the R9 zoning on Inman Street which is presently occupied by three unrelated families and, in addition, there is also a duplex on Inman Avenue which is occupied by 20 people.

Mr. Ronald M. Slett, 4808 Inman Avenue, then addressed the members of Council and advised that he was opposed to this rezoning application and preferred to see a duplex constructed on this site rather than two single family dwellings. Further, Mr. Slett noted that there are a number of single family dwellings in the neighbourhood which are occupied by more than one family.

In response to the concerns expressed by the previous two delegations, staff was requested to provide a report with respect to the alleged occupancy violations of Burnaby Zoning Bylaw #4742 occurring in the neighbourhood.

Mrs. Annemiek Stoodley, 4841 Inman Avenue, then addressed the members of Council and advised that she was opposed to the construction of oversized single family dwellings which are occupied by more than one family.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 4826 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 McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #15/86 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #16/86

Lot 104, D.L. 25, Plan 63659

7651 Cumberland Street - located on the southwesterly corner of Cumberland Street and Fourteenth Avenue.

The intent of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing building and construct two new single family dwellings.

An undated petition containing nine signatures was received requesting the retention of the large oak tree on the west side of Cumberland Street near Fourteenth Avenue. The text of the petition is contained hereunder:

"We, the undersigned, hereby petition you to set in place measures to protect the large oak tree located on the west side of Cumberland Street near 14th Avenue.

We have been prompted to write by fears that the proposed subdivision of the adjacent lot would mean that this tree will be cut.

We understand that this tree was planted by a man named Mr. Baird to remind his wife of the hardwood forests of her home in eastern Canada. This tree is close to one hundred years old. Since Burnaby does not have many historic sites that are so old we feel it would be appropriate to protect this tree."

Donald Rowe, 8476 Fourteenth Avenue, then addressed the members of Council and expressed concern with respect to single family dwellings being occupied as a duplex dwelling. However, the speaker favours the construction of two single family dwellings on the site rather than a duplex.

Barbara E. May, 7630 Wright Street, then addressed the members of Council and referred to her petition which had previously been circulated to members of Council requesting the retention of the large oak tree on the west side of Cumberland Street near Fourteenth Avenue, adjacent to this site. The speaker then queried whether Council has the power to make provision for the permanent protection of this tree.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that the Municipal Act contains provision for tree preservation and that this matter should be taken up with the Parks and Recreation Commission.

Mr. Jack S. Poynter, 8477 Fourteenth Avenue, then addressed the members of Council and advised that he supports the rezoning application but is concerned with the number of illegal suites in R9 zoned properties.

Mr. James J. Drew, 6188 Rumble Street, then addressed the members of Council and suggested that by restricting the height and floor areas of single family dwellings in R9 zoned properties it may help to deter the installation of illegal suites in an R9 zoned piece of property.

Mr. Charles Johnston, 7669 Cumberland Street, then addressed the members of Council and advised that he was opposed to the construction of a duplex on this property and preferred the construction of two new single family dwellings, providing the single family dwellings are occupied by one family only.

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 7651 Cumberland 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 #16/86 be now terminated."

CARRIED UNANIMOUSLY

19. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE C3 DISTRICT GUIDELINES

Rezoning Reference #18/86

Lot 110, D.L. 153, Group 1, Plan 38340

4361 Kingsway - located on the north side of Kingsway between Willingdon Avenue and Chaffey Avenue.

The intent of the proposed bylaw is to provide for development of a retail and office commercial development.

A letter dated 1986 April 18 was received from D.L. Laberge, Manager, Property Investments Office, Sun Life Canada, Suite 700, Sun Life Plaza, 1100 Melville Street, Vancouver, B.C., V6E 4A6 advising that his firm had no objection to the subject rezoning application provided that if Sun Life ever agrees to the construction of Wilson Avenue through their property immediately west of the subject property (4325 Kingsway), that the owner of the subject property and other owners existing and future benefiting from the construction of this new street, share in the development cost of such street.

No one appeared in connection with this rezoning application.

1986 April 22

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 4361 Kingsway from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD) based on the C3 District guidelines.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAFAN:

"THAT this Public Hearing relating to Rezoning Reference #18/86 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN STUSIAK:

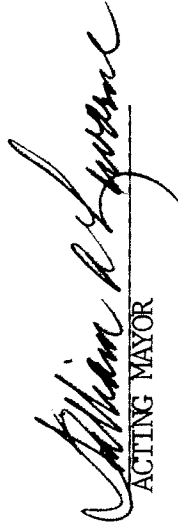
"THAT this Public Hearing (Zoning) do now adjourn."

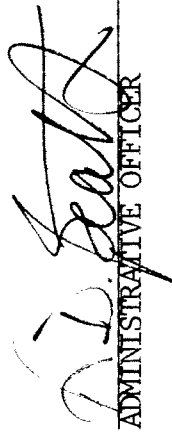
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:30 p.m.

Confirmed:

Certified Correct:


ACTING MAYOR


ADMINISTRATIVE OFFICER

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 APRIL 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 (R5) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 22, 1986" - BYLAW NO. 8525

Rezoning Reference #96/85

Lot 119, D.L. 34, Grp. 1, Plan 46445, NWD

4135 Bond Street - located on the north side of Bond Street between Barker Avenue and Patterson Avenue.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 23, 1986" - BYLAW NO. 8529

Rezoning Reference #73/84

Lot 2 of D.L. 4, Grp. 1, Plan 7464 Exc. W. 200 ft. and Pcl. "E", Ref. P1. 33125; S. 198.25 ft. of Pcl. "C", Ref. P1. 2399 of Lot 8 of D.L. 4, Grp. 1, Plan 845 Exc. S 99.125 ft. and Pcl. 33125; S. 99.125 ft. of Pcl. "C", Ref. P1. 2399 of Lot 8, of D.L. 4, Grp. 1, Plan 845 Exc. Pcl. 1, Ref. P1. 33125; Pcl. "E", Ref. P1. 1286 of Lot 8, D.L. 4, Grp. 1, Plan 845 Exc. Pcl. 1, Ref. P1. 33125; Parcel "G", Exp. Plan 14388 Exc. Ref. P1. 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 MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE C3 DISTRICT GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 24, 1986" - BYLAW NO. 8530

Rezoning Reference #102/85

Lot 22, D.L. 119, Plan 26331

4278 Lougheed Highway - located at the southwest corner of Lougheed Highway and Madison Avenue.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 25, 1986" - BYLAW NO. 8531

Rezoning Reference #1/86

Lot 13 of Lot 1, Blk. 12 of D.L. 93, Plan 11746, Except Plan 53600

6550 Russell Avenue - located on the east side of Russell Avenue between Nolan and Bryant Streets.

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

5. FROM RESIDENTIAL DISTRICT (R5) AND SMALL HOLDINGS DISTRICT (A2) TO PARK AND PUBLIC USE DISTRICT (P3)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 26, 1986" - BYLAW NO. 8532

Rezoning Reference #2/86

A. Pcl. "L", D.L. 85, Ref. Pl. 11804; Pcl. "K", Ref. Pl. 597, D.L. 85, Exc. Pcl. 1, Ref. Pl. 11801; Pcl. 1, Ref. Pl. 11801 of Pcl. K, D.L. 85; Lot P, D.L. 85, Pl. 5140; Lot 75, D.L. 85, Pl. 1866

5080, 5110, 5180, 5216, 5350 Glencarin Drive - located in the southwest part of the Park adjacent to Burnaby Lake.

B. Lot "A" of Lot 2, Lot "B" of Lot 2, Lot 3 and Lot "A" of Lot 4 all of Blk. 8, D.L. 40, Plan 3048; Lot 9, Blk. 8, D.L. 40, Plan 3911

4426, 4436, 4450 and 4466 Piper Avenue and 7940 Quill Street - located on the north side of Burnaby Lake.

C. Lots 9, 8, 7, and Lot 5 Exc. Pl. 5170 all of Blk. 4, D.L. 14, Plan 3047

8781, 8829, 8887, 8951 and 8981 Avalon Avenue - located adjacent to the south side of Burnaby Lake.

D. Lot 5 of Lots 1 & 2, Blk. 4, D.L. 14, Plan 3047 Exc. Pl. 7845; Lot 6 of Lots 1 & 2 Exc. Pl. 7845, Lot 7 of Lot 1, Lot 8 of Lots 1 & 2 Exc. Part on Sk. 6121 all of Blk. 4, D.L. 14, Plan 3047; Lot 1 of 3, Lot 2 of 3, Lot 3 of 3 all of Blk. 3, D.L. 14, Plan 3047

9105, 9145, 9161, 9171 Avalon Avenue and 6909, 6915 and 6929 Cariboo Road - located within the easterly portion of Burnaby Lake Regional Park.

The intent of the proposed bylaw is to bring the properties involved into conformity with the park use under the Burnaby Zoning Bylaw and to reflect the land use objectives of the Burnaby Lake Regional Park.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 1986" - BYLAW NO. 8533

Rezoning Reference #3/86

Lot B N 1/2, D.L. 34, Grp. 1, Plan 6902

5350 Barker Avenue - located on the east side of Barker Avenue between Burke and Bond Streets.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 1986" - BYLAW NO. 8534

Rezoning Reference #4/86

Lot 17, Blk. 6, D.L. 29, Grp. 1, Plan 3035 NWD

7369 Eleventh Avenue - located on the northerly side of Eleventh Avenue between Kingsway and Thirteenth Street.

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

8. FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 29, 1986" - BYLAW NO. 8535

Rezoning Reference #6/86

Parcel 1 (Expl. Pl. 8955), Lot "A", D.L. 94, Plan 5956

6440 Royal Oak Avenue - located at the southwest corner of Royal Oak Avenue and Irving Street.

The intent of the proposed bylaw is to accommodate the expansion of the existing medical office building on the subject site.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 30, 1986" - BYLAW NO. 8536

Rezoning Reference #7/86

Lot 36, Blk. 23, D.L. 74, Plan 2603

5405 Norfolk Street - located on the north side of Norfolk Street between Royal Oak Avenue and Douglas Road.

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. 31, 1986" - BYLAW NO. 8537

Rezoning Reference #8/86

Lot 5 Exc. Pcl. "A" (Expl. Pl. 8780), D.L. 97, Plan 3808

6211 Rumble Street - located on the north side of Rumble Street between Gilley and Curragh 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.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 32, 1986" - BYLAW NO. 8538

Rezoning Reference #9/86

Lot B, Blk. 20, N 1/2 of D.L. 74, Plan 17286

5428 Manor Street - located on the south side of Manor Street between Douglas Road and Royal Oak Avenue.

The intent of the proposed bylaw is to enable subdivision of the subject site into one small lot for development of a new single family dwelling and the balance of the lot to retain the existing single family dwelling under the prevailing R5 zoning district.

12. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1986" - BYLAW NO. 8539

Rezoning Reference #10/86

Lot "E", D.L. 189, Plan 10443

36 N. Grosvenor Avenue - located on the east side of Grosvenor Avenue between Cambridge and Dundas 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.

13. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1986" - BYLAW NO. 8540

Rezoning Reference #11/86

Lot 4 of Lots 7 & 8, D.L. 158, Plan 2077

4970 Clinton Street - located on the south side of Clinton Street between Nelson and Arthur Avenues.

The intent of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing dwelling and construct two new single family dwellings.

14. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1986" - BYLAW NO. 8541

Rezoning Reference #12/86

Lot 31, Blk. 23, D.L. 74, Plan 2603

5455 Norfolk Street - located on the north side of Norfolk Street between Royal Oak Avenue and Douglas Road.

The intent of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing house and construct two new single family dwellings.

15. FROM COMMUNITY COMMERCIAL DISTRICT (C2), TOURIST COMMERCIAL DISTRICT (C5)
AND SPECIAL INDUSTRIAL DISTRICT (M4) TO COMPREHENSIVE DEVELOPMENT DISTRICT
(CD) BASED ON THE C2 DISTRICT GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 36, 1986" - BYLAW NO. 8542

Rezoning Reference #13/86

Lot 68, D.L. 206, Grp. 1, Pl. 30672 NWD; Lot 69 of D.L. 206, Grp. 1, Plan 30672 Exc. Parcel "A" (Expl. Pl. 45288) NWD; Parcel "A" (Expl. Pl. 45288) of Lot 69, D.L. 206, Grp. 1, Pl. 30672 NWD; W 1/2 of Lot 8, Blk. 3, D.L. 206, Grp. 1, Plan 1071; Lot "B" of 8, Exc. part on Pl. 24586, Blk. 3, D.L. 206, Grp. 1, Pl. 1071 NWD; W 1/2 of Lot 9, Blk. 3, D.L. 206, Grp. 1, Pl. 1071 NWD; Lot 1, D.L. 206, Grp. 1, Pl. 16571 NWD; Lot 2 of Lot 9, Blk. 3, D.L. 206, Grp. 1, Pl. 16571 NWD

6540, 6546, 6572, 6574, 6584, 6624 Hastings Street and 535, 589 Grove Avenue - located on the south side of Hastings Street between Kensington Avenue and Grove Avenue.

The intent of the proposed bylaw is to accommodate the development of a shopping centre.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 37, 1986" - BYLAW NO. 8543

Rezoning Reference #14/86

Lot 28, Blk. 4, D.L. 93, Plan 2065

6188 Waltham Avenue - located on the northeast corner of Waltham Avenue and Berwick Street.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 1986" - BYLAW NO. 8544

Rezoning Reference #15/86

Lot 2, Blks. 23 & 24, D.L. 34, Plan 1355

4826 Inman Avenue - located on the east side of Inman Avenue between Gilpin and Price Streets.

The intent of the proposed bylaw is to enable subdivision of the subject site into two lots, demolish the existing house and construct two new single family dwellings.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 1986" - BYLAW NO. 8545

Rezoning Reference #16/86

Lot 104, D.L. 25, Plan 63659

7651 Cumberland Street - located on the southwesterly corner of Cumberland Street and Fourteenth Avenue.

The intent of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing building and construct two new single family dwellings.

19. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE C3 DISTRICT GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 1986" - BYLAW NO. 8546

Rezoning Reference #18/86

Lot 110, D.L. 153, Group 1, Plan 38340

4361 Kingsway - located on the north side of Kingsway between Willingdon Avenue and Chaffey Avenue.

The intent of the proposed bylaw is to provide for development of a retail and office commercial development.

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 Thursday, 1986 March 27 up to 4:30 p.m. on Tuesday, 1986 April 22.