

1986 JANUARY 28

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1986 January 28 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 L.A. Rankin  
Alderman V.V. Stusiak  
Alderman S.G. Veitch

ABSENT: Alderman G.H.F. McLean

Alderman E. Nikolai

STAFF: Mr. A.L. Parr, Director Planning & Building Inspection

Mr. R.D. Seath, Municipal Clerk's Assistant

The Public Hearing was called to order at 7:32 p.m.

1. PROPOSED TEXT AMENDMENT TO BURNABY ZONING BYLAW TO PERMIT RETAIL FURNITURE SALES ESTABLISHMENTS IN THE SERVICE COMMERCIAL DISTRICT (C4)

It is proposed that Council initiate an amendment to the Burnaby Zoning Bylaw to allow retail furniture sales establishments as a permitted use in the Service Commercial District (C4). The amendment being, the addition of Clause (35) to Section 304.1 (Uses Permitted) in the Service Commercial District (C4).

The Advisory Planning Commission wish to advise Council that following their consideration of this text amendment, a decision was reached to SUPPORT the proposed Text Amendment to the Burnaby Zoning Bylaw to permit retail furniture sales establishments in the Service Commercial District (C4).

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 Bylaw #8476 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #70/85

Lot 26, Block 35, D.L. 120 & 121, Group 1, Plan 11500

4372 Parker Street - located on the south side of Parker Street between Madison and Rosser Avenues.

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

A petition dated 1986 January 20 was received containing 11 signatures in opposition to this rezoning application. The text of this petition is contained hereunder:

"We the undersigned wish to advise that we do not approve the rezoning of Lot 26, Block 35, D.L. 120 & 121, Group 1, Plan 11500 - 4372 Parker Street from R5 Residential District to R9 Residential District."

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 4372 Parker Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #70/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #74/85

Parcel "A" (Explanatory Plan 51332) of Lots 2 and 3, Block 6 of D.L. 91, Group 1, Plan 579 NWD

7576 Imperial Street - located on the south easterly corner of Imperial Street and Hersham Avenue.

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

A letter dated 1986 January 17 was received from Mr. Lloyd Wakefield, President, Wakefield Realty Ltd., 2127 Kingsway, Burnaby, B.C., V5N 2T4 expressing his opposition to this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of the property at 7576 Imperial Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #74/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #76/85

Lot "A", Blk. 36 of Blk. 1, D.L. 158, Plan 13154

7607 McGregor Avenue - located on the southwest corner of Rumble Street and McGregor Avenue.

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

Mr. Ronald B. Kowalski, 7607 McGregor Avenue, then addressed the members of Council and advised that there are R9 lots located in the immediate block as well as on Rumble Street, east of Royal Oak Avenue. Mr. Kowalski stated that he was the applicant for this rezoning application and in full support.

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 7607 McGregor 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 RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #76/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #77/85

Lot 'B', Blk. 8 of Blk. 'E', D.L. 188, Plan 10635

4750 Cambridge Street - located on the south side of Cambridge Street between Beta and Gamma Avenues.

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

A letter 1986 January 21 was received from Gerald J. and Leona D. McCuaig, 4734 Cambridge Street, expressing their opposition to this rezoning application.

Mrs. Anne Newfield, 4754 Cambridge Street, then addressed the members of Council and submitted a letter signed by herself and her husband and a petition containing 12 signatures of abutting owners in opposition to this rezoning application. Mrs. Newfield was of the opinion that if this rezoning application were approved it would not be compatible with existing development in the area.

Mr. Russell Demkiw, 3848 Dundas Street, then addressed the members of Council and advised that he was the applicant for this rezoning application. Mr. Demkiw stated that of the 19 homes on the block there are already five homes constructed on 33 foot wide lots and the existing zoning of the property would permit the construction of a duplex on this site. In conclusion, the speaker was of the opinion that the construction of two new single family dwellings on this lot would enhance the neighbourhood.

Mr. Thomas J.W. Woods, 4735 Cambridge Street, then addressed the members of Council and advised that he was opposed to this rezoning application. In Mr. Woods' opinion the residents of this street take tremendous pride in their homes and are collectively opposed to this rezoning application. In conclusion, Mr. Woods further advised that the majority of lots in the area are 50 feet in width or greater.

Mr. Roland Holtz, 4745 Cambridge Street, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Holtz stated that of all the homes on the block there is only one home built on a 33 foot wide lot. Mr. Holtz stated that if this rezoning application were approved it would disrupt the predominantly large lot configuration in the area.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of the property at 4750 Cambridge Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #77/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #81/85

Lot 13, Blk. 35, D.L. 30, Grp. 1, P1an 3036 NWD

7475 Nineteenth Avenue - located on the north side of Nineteenth Avenue between Humphries and Mary Avenues.

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

Mr. Pierre Lotecki, 7464 Nineteenth Avenue, then addressed the members of Council and advised that he was opposed to this rezoning application. In the speaker's opinion the size of the lots which would be created as a result of this rezoning application would not be in conformance with the existing lot sizes in the neighbourhood. Mr. Lotecki further stated that the majority of lots are occupied by single family dwellings, with the exception of one duplex dwelling, and all these lots are greater than 33 feet in width.

In conclusion, the speaker was of the opinion that if this rezoning application is approved it would not be in conformance with the existing single family development in the neighbourhood.

Mrs. Joan Christman, 7476 Nineteenth Avenue, then addressed the members of Council and advised that she was opposed to this rezoning application. The speaker further stated that there are no 33 foot lots in the neighbourhood.

Mr. Jasbir Gandham, 7541 Seventeenth Avenue, then addressed the members of Council and advised that there are presently four R9 zoned lots on Eighteenth Avenue and two R9 zoned lots on Seventeenth Avenue which have resulted in the development of 33 foot lots in the neighbourhood. In conclusion, the speaker stated that he was in support of this rezoning application.

Mr. Kamarjit Riat, 7386 Mary Avenue, then addressed the members of Council and stated that there is presently a history of small lot development in the area. Mr. Riat further stated that he was in support of this rezoning application.

Mr. Paul Bhumrah, 7388 Mary Avenue, then addressed the members of Council and advised that he was appearing on behalf of his father, Mr. Harbhajan Singh Bhumrah, who is the applicant for this rezoning application. Mr. Bhumrah stated that his family will occupy one of the single family homes and his brother will occupy the other. Mr. Bhumrah further stated that there are presently other R9 zoned properties 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 7475 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 #81/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #82/85

Lot 51 Except the South Easterly 10 ft., D.L. 95, Plan 1152

7148 Eighteenth Avenue - located on the southerly side of 18th Avenue between 16th and 18th Streets.

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

A letter dated 1986 January 18 was received from O.F. and A. Gale, 7144 Eighteenth Avenue, Burnaby, B.C., V3N 1H1 expressing their opposition to this rezoning application.

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

"We, the undersigned, hereby petition the Municipal Council to not give favourable consideration to the subject rezoning request on the basis that the neighbourhood characteristics, being that of predominantly dwellings on lots of 66 feet, with no small or narrow lots, does not warrant the downgrading of the rezoning to accommodate the applicant on: Rezoning Reference #82/85; Lot 51 Except the S.E. 10 ft., D.L. 95, Plan 1152; 7148 Eighteenth Avenue, Burnaby, B.C. from Residential District (R5) on 66 foot lots to Residential District (R9) on 33 foot lots."

Mr. Richard Po, 7156 Eighteenth Avenue, then addressed the members of Council and advised that he is in support of this rezoning application. Mr. Po further stated that he supports an increase in density on Eighteenth Avenue which will help to complement the existing Automated Light Rapid Transit serving this area.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of the property at 7148 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 VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #82/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #87/85

Lot 2, Blk. 22, D.L. 29, Plan 3035

7511 Fourteenth Avenue - located on the north easterly corner of Fourteenth Avenue and Mary Avenue.

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

A letter dated 1985 January 22 was received from Mrs. N. Reynolds, 7566 Mary Avenue, Burnaby, B.C., V3N 3G5 expressing her opposition to this rezoning application.

Ms. Suzanne Esen, 7511 Fourteenth Avenue, then addressed the members of Council and advised that she was the applicant for this rezoning application. The speaker stated that she had made applications to rezone the property a year ago and, at that time, there were objections from some of the neighbours and the application was subsequently defeated. Since that time, she has discussed the matter with the neighbours who advised that their main concern was with the construction of a duplex on this property. The neighbours advised the speaker through the course of her discussions with them that they would prefer to see two single family dwellings on this property rather than a duplex. The speaker then submitted a letter from Mr. and Mrs. Peter M. Hobbins, 7518 Fourteenth Avenue, stating that they were in support of the subdivision of this property and the construction of two single family dwellings thereon.

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 7511 Fourteenth Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #87/85 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #88/85

Blk. 78, D.L. 127, Plan 4953

200 S. Ellesmere Avenue - located on the southeast corner of Pandora Street and Ellesmere Avenue.

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

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 200 S. Ellesmere 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 #88/85 be now terminated."

CARRIED UNANIMOUSLY

10. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE M5 (LIGHT INDUSTRIAL) DISTRICT GUIDELINES (IN PROCESS WITH RZ #61/84) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE M5 (LIGHT INDUSTRIAL) DISTRICT AND THE OVERALL PLAN GUIDELINES FOR THE WILLINGDON BUSINESS PARK

Rezoning Reference #92/85

Lot 34, D.L. 69/70, Plan 38469 (Subdivision in process)

Portion of 4150 Still Creek Avenue (Subdivision in process) - located within the Willingdon Business Park which lies west of Willingdon Avenue immediately north of the Trans Canada Highway.

The intent of the proposed bylaw is to permit the construction of a two storey, single tenant office/warehouse building.

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 which is a portion of 4150 Still Creek Avenue (Subdivision in process) from Comprehensive Development District (CD) based upon the M5 (Light Industrial) District guidelines (in process with RZ #61/84) to Amended Comprehensive Development District (CD) based upon the M5 (Light Industrial) District and the overall plan guidelines for the Willingdon Business Park.

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 #92/85 be now terminated."

CARRIED UNANIMOUSLY

11. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON M5 (LIGHT INDUSTRIAL DISTRICT) AND M1 (MANUFACTURING DISTRICT)

Rezoning Reference #93/85

Portion of Lot 113, Plan 47649, D.L. 130

5710 Kingsland Drive - located south of the Loughheed Highway between Kingsland Drive and the BNR rail line east of Holdom Avenue.

The intent of the proposed bylaw is to permit the development of office and warehouse facilities for a wholesale plumbing and heating supply business.

A letter dated 1985 January 16 was received from Mr. Michael Manahan, President, Best Rent-It, 6150 Loughheed Highway, Burnaby, B.C., V5B 2Z9 expressing his firm's support for 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 5710 Kingsland Drive from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD) based upon the M5 (Light Industrial District) and M1 (Manufacturing District).

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 #93/85 be now terminated."

CARRIED UNANIMOUSLY

1986 January 28

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:


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


CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:13 p.m.

Confirmed:

Certified Correct:

  
ACTING MAYOR

  
MUNICIPAL CLERK'S ASSISTANT



THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BYLAW AMENDMENTS

PUBLIC HEARING

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

TUESDAY, 1986 JANUARY 28 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. PROPOSED TEXT AMENDMENT TO BURNABY ZONING BYLAW TO PERMIT RETAIL FURNITURE SALES ESTABLISHMENTS IN THE SERVICE COMMERCIAL DISTRICT (C4)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 1, 1986" - BYLAW NO. 8476  
It is proposed that Council initiate an amendment to the Burnaby Zoning Bylaw to allow retail furniture sales establishments as a permitted use in the Service Commercial District (C4). The amendment being, the addition of Clause (35) to Section 304.1 (Uses Permitted) in the Service Commercial District (C4).
2. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 2, 1986" - BYLAW NO. 8477  
Rezoning Reference #70/85  
Lot 26, Block 35, D.L. 120 & 121, Group 1, Plan 11500  
4372 Parker Street - located on the south side of Parker Street between Madison and Rosser Avenues.  
The intent of the proposed bylaw is to enable subdivision of the site into two lots for new single family dwelling development.
3. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 3, 1986" - BYLAW NO. 8478  
Rezoning Reference #74/85  
Parcel "A" (Explanatory Plan 51332) of Lots 2 and 3, Block 6 of D.L. 91, Group 1, Plan 579 NWD  
7576 Imperial Street - located on the south easterly corner of Imperial Street and Her sham Avenue.  
The intent of the proposed bylaw is to enable subdivision of the site into two lots for development of two new single family dwellings.
4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 4, 1986" - BYLAW NO. 8479  
Rezoning Reference #76/85  
Lot "A", Blk. 36 of Blk. 1, D.L. 158, Plan 13154  
7607 McGregor Avenue - located on the southwest corner of Rumble Street and McGregor Avenue.  
The intent of the proposed bylaw is to enable subdivision of the site into two lots for development of two new single family dwellings.

5. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 5, 1986" - BYLAW NO. 8480

Rezoning Reference #77/85

Lot 'B', Blk. 8 of Blk. 'E', D.L. 188, Plan 10635

4750 Cambridge Street - located on the south side of Cambridge Street between Beta and Gamma Avenues.

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

6. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 6, 1986" - BYLAW NO. 8481

Rezoning Reference #81/85

Lot 13, Blk. 35, D.L. 30, Grp. 1, Plan 3036 NWD

7475 Nineteenth Avenue - located on the north side of Nineteenth Avenue between Humphries and Mary Avenues.

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

7. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 7, 1986" - BYLAW NO. 8482

Rezoning Reference #82/85

Lot 51 Except the South Easterly 10 ft., D.L. 95, Plan 1152

7148 Eighteenth Avenue - located on the southerly side of 18th Avenue between 16th and 18th Streets.

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

8. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 8, 1986" - BYLAW NO. 8483

Rezoning Reference #87/85

Lot 2, Blk. 22, D.L. 29, Plan 3035

7511 Fourteenth Avenue - located on the north easterly corner of Fourteenth Avenue and Mary Avenue.

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

9. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 9, 1986" - BYLAW NO. 8484

Rezoning Reference #88/85

Blk. 78, D.L. 127, Plan 4953

200 S. Ellesmere Avenue - located on the southeast corner of Pandora Street and Ellesmere Avenue.

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

10. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE M5 (LIGHT INDUSTRIAL) DISTRICT GUIDELINES (IN PROCESS WITH RZ #61/84) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE M5 (LIGHT INDUSTRIAL) DISTRICT AND THE OVERALL PLAN GUIDELINES FOR THE WILLINGDON BUSINESS PARK

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 10, 1986" - BYLAW NO. 8485

Rezoning Reference #92/85

Lot 34, D.L. 69/70, Plan 38469 (Subdivision in process)

Portion of 4150 Still Creek Avenue (Subdivision in process) - located within the Willingdon Business Park which lies west of Willingdon Avenue immediately north of the Trans Canada Highway.

The intent of the proposed bylaw is to permit the construction of a two storey, single tenant office/warehouse building.

11. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON M5 (LIGHT INDUSTRIAL DISTRICT) AND M1 (MANUFACTURING DISTRICT)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 11, 1986" - BYLAW NO. 8486

Rezoning Reference #93/85

Portion of Lot 113, Plan 47649, D.L. 130

5710 Kingsland Drive - located south of the Lougheed Highway between Kingsland Drive and the BNR rail line east of Holdom Avenue.

The intent of the proposed bylaw is to permit the development of office and warehouse facilities for a wholesale plumbing and heating supply business.

All persons who deem their interest in property affected by the proposed bylaws who wish to register an opinion may appear in person, by attorney or by petition at the said Hearing.

Copies of the Director Planning and Building Inspection's reports and related information respecting the subject rezoning applications are available for public examination at the offices of the Planning and Building Inspection Department in the Burnaby Municipal Hall.

Copies of the proposed bylaws may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1986 January 03 up to 4:30 p.m. on Tuesday, 1986 January 06.

C.A. Turpin  
MUNICIPAL CLERK