

1987 OCTOBER 20

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1987 October 20 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  
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 R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 51, 1987 - BYLAW NO. 8791

Rezoning Reference #19/87

Lot 3, Block 3, D.L. 121, Group 1, NWD, Plan 1354

4330 Pandora Street - located on the south side of Pandora Street between Madison Avenue and Rosser Avenue.

The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of 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 SUPPORT the rezoning of the property at 4330 Pandora Street from R5 Residential District to R9 Residential District.

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 #19/87 be now terminated."

CARRIED UNANIMOUSLY

2. FROM C3 GENERAL COMMERCIAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO CD  
COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C2 AND RM4 MULTIPLE FAMILY  
RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 71, 1987" - BYLAW NO. 8820

Rezoning Reference #123/86

Lots 12 - 27, Block 8, D.L. 121, Group 1, Plan 1054, NWD; Lots D and E, D.L. 121, Group 1, Plan 20817, NWD

4161 Hastings Street - located on the northwest corner of Hastings Street and Carleton Avenue. The site goes through to Albert Street.

The purpose of the proposed rezoning bylaw amendment is to permit the development of a mixed-use low-rise commercial and high-rise residential development.

A letter dated 1987 October 15 was received from Helen Arnold, Helen's Children's Wear Ltd., 4142 Hastings Street, Burnaby, B.C., V5C 2J4 expressing support for this rezoning application.

A petition dated 1987 October 20 containing seven (7) signatures was received from Medical Associates, 4027 East Hastings Street, Burnaby, B.C., V5C 2J2 expressing their support for this rezoning application. The text of the petition is contained hereunder:

"We wish to go on record as supporting the proposed development project Carleton Square.

We feel the development would not only enhance and upgrade the area but also serve as a substantial contribution to the neighbourhood."

Nancy Conrod, 3890 Cambridge Street, addressed the members of Council in opposition to the rezoning application. The speaker stated that she did not like high-rises which, in her opinion, tend to result in high rent development. The speaker alluded to the diversity of shopping presently available in the East Hastings Street area which, in her opinion, resulted in a very positive neighbourhood feeling.

James Egerton, 2660 Panorama Drive, North Vancouver, addressed the members of Council and advised that he was the owner of the North Burnaby Inn located at 4125 Hastings Street which is immediately adjacent to the proposed rezoning application. Mr. Egerton expressed support for the development but expressed concern with respect to the amount of noise which would be generated therefrom and the status of the lane running parallel between Pender and Hastings Streets.

In response, Mr. A.L. Parr, Director Planning and Building Inspection, advised that the lane running parallel between Pender and Hastings Streets will continue to exit to Albert Street.

Celeste Redman, 4136 Eton Street, addressed the members of Council and advised that she prefers the retention of the existing neighbourhood characteristics and voiced her opposition to the rezoning application. The speaker expressed considerable concern with respect to the amount of noise which would be generated from this development and the fact that the proposed development would not be compatible with existing development on Hastings Street. The speaker further advised that Hastings Street consists predominantly of small lots and suggested that Council wait for a denser, low rise type of commercial development which would provide ample on site parking for this property.

Marjorie E. Cooper, 1002 - 3920 Hastings Street, addressed the members of Council and expressed her opposition to the rezoning application.

Pauline Mudrakoff, 3743 Albert Street, addressed the members of Council and expressed her opposition to the rezoning application. The speaker stated her preference for a low rise type of development on the property and noted that if a high rise were constructed on this property it would result in a loss of privacy for the residents residing in the immediate area.

Clayton Budd, 3673 Borham Crescent, Vancouver, then addressed the members of Council and advised that he is the owner of Charlton Insurance Agency, 4164 Hastings Street, and in support of the rezoning application. The speaker was concerned that if this rezoning application were defeated the property would remain vacant thus being a detriment to the neighbourhood.

Gwendolyn K. Carter, 902 - 3920 Hastings Street, addressed the members of Council and advised that she feels less secure in a high rise apartment than in a single family dwelling and as such was opposed to the rezoning application.

Michael J. Woods, 6805 Yeovil Place, addressed the members of Council and advised that he has been a business operator on Hastings Street since 1971 and was in support of the rezoning application.

Martin H. Herschberg, 20 S. Hythe Avenue, addressed the members of Council in support of the rezoning application. The speaker was of the opinion that Hastings Street requires new development with adequate on site parking. Mr. Herschberg further stated that the proposed development will allow area residents attractive shopping within walking distance of their homes.

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 4161 Hastings Street from C3 General Commercial District and R5 Residential District to CD Comprehensive Development District (based on C2 and RM4 Multiple Family Residential 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 #123/86 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 72, 1987" - BYLAW NO. 8821

Rezoning Reference #3/87

Lot 92, D.L. 33, Grp. 1, NWD, Plan 25133

5549 Willingdon Avenue - located on the west side of Willingdon Avenue between Grange Street and Burke Street.

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

An undated petition containing fifteen (15) signatures was received expressing opposition to this rezoning application. The text of the petition is contained hereunder:

"We the undersigned, residents and property owners in the abovementioned area, are against the Rezoning of Lot 92, from Residential R5 to Residential R9."

Manuel M. Malta, 5591 Willingdon Avenue, addressed the members of Council in opposition to the rezoning application. The speaker was of the opinion that the lots which would be created would be too narrow and not in keeping with existing lot sizes 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 5549 Willingdon Avenue from R5 Residential District to R9 Residential District.

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 #3/87 be now terminated."

CARRIED UNANIMOUSLY

4. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 73, 1987" - BYLAW NO. 8822

Rezoning Reference #5/87

Lot 11, Block 2, D.L. 29, Group 1, NWD, Plan 3035

7348 Stride Avenue - located on the southerly side of Stride Avenue between Kingsway and Fifteenth Street.

The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct one new single family dwelling while retaining the existing dwelling on the second lot.

A letter dated 1987 October 07 was received from Walter C. MacDonald, Thompson, MacDonald, Omichinski, Barristers and Solicitors, Suite 202 - Westminster Credit Union building, 422 Sixth Street, New Westminster, B.C., V3L 3B2 acting on behalf of Envoy Stevens, 7356 Stride Avenue, expressing opposition to this rezoning application.

A letter dated 1987 October 07 was received from E. & J. Rumley, 7370 Stride Avenue, Burnaby, B.C., V3N 1V2 expressing opposition to this rezoning application.

A letter dated 1987 October 07 was received from A. & N. Bytz, 7364 Stride Avenue, Burnaby, B.C., V3N 1V2 expressing opposition to this rezoning application.

A letter dated 1987 October 14 was received from Kristie Stewart, 7353 Stride Avenue, Burnaby, B.C., V3N 1V3 expressing opposition to this rezoning application.

A letter dated 1987 October 15 was received from Alton S. Harestad, 7353 Stride Avenue, Burnaby, B.C., V3N 1V3 expressing opposition to this rezoning application.

An undated letter was received from Jae-Eung Lee, 7338 Stride Avenue, Burnaby, B.C., V3N 1V2 expressing opposition to this rezoning application.

Alton S. Harestad, 7353 Stride Avenue, addressed the members of Council in opposition to the rezoning application. The speaker stated that he prefers the predominantly large lots in the neighbourhood and felt that if this rezoning application were approved, the introduction of small lots into the neighbourhood would be extremely disruptive to the existing neighbourhood characteristics.

Alexander Stevenson, 7356 Stride Avenue, addressed the members of Council and advised that he prefers the peaceful surroundings in the neighbourhood which is created as a result of the number of predominantly large lots. The speaker expressed concern with respect to the amount of noise generated by the development and the existing lack of on street parking.

In conclusion, Mr. Stevenson voiced his opposition to the rezoning application and requested that the property retain its present configuration.

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 7348 Stride Avenue from R5 Residential District to R9 Residential District.

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 #5/87 be now terminated."

CARRIED UNANIMOUSLY

5. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 74, 1987" - BYLAW NO. 8823

Rezoning Reference #6/87

Lot 19, Block 9, D.L. 29, Group 1, NWD, Plan 3035

7355 Tenth Avenue - located on the northerly side of Tenth Avenue between Kingsway and Thirteenth Street.

The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to presumably construct two new single family dwellings.

Samuel O'Neill, 7365 Tenth Avenue, addressed the members of Council in opposition to the rezoning application. The speaker expressed concern with respect to the amount of traffic noise generated on Tenth Avenue and the lack of on street parking in the neighbourhood.

Gurmail S. Kainth, 5540 Hampstead Place, addressed the members of Council in support of the rezoning application. Mr. Kainth, as the applicant for this rezoning application, stated that the two new single family dwellings would be occupied by members of his immediate family. In the speaker's opinion the neighbourhood would benefit more from the construction of two new single family dwellings rather than the construction of a duplex.

In conclusion, Mr. Kainth advised that he was willing to give up a portion of his property for lane allowance to allow for future lane construction which would provide lane access to these properties and benefit other property owners in the immediate block.

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 7355 Tenth Avenue from R5 Residential District to R9 Residential District.

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 #6/87 be now terminated."

CARRIED UNANIMOUSLY

6. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 75, 1987" - BYLAW NO. 8824

Rezoning Reference #16/87

Lot 1, D.L. 27, Group 1, NWD, Plan 17335

8030 Nineteenth Avenue - located on the southerly side of Nineteenth Avenue between Fourth Street and Second Street.

The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of 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 8030 Nineteenth Avenue from R5 Residential District to R9 Residential District.

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 #16/87 be now terminated."

CARRIED UNANIMOUSLY

7. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 76, 1987" - BYLAW NO. 8825

Rezoning Reference #21/87

Lot "B", D.L. 30, Group 1, Plan 73698, NWD

7047 Canada Way - located on the westerly side of Canada Way between Rosewood Avenue and Edmonds Street.

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

A letter dated 1987 October 12 was received from L. Weisser, 7040 Ramsay Avenue, Burnaby, B.C., expressing 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 7047 Canada Way from R5 Residential District to R9 Residential District.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN MCFEAN:

"THAT this Public Hearing relating to Rezoning Reference #21/87 be now terminated."

CARRIED UNANIMOUSLY

8. FROM R4 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 77, 1987" - BYLAW NO. 8826

Rezoning Reference #22/87

West 74 ft. of the East half Block 83, D.L. 135, Group 1, NWD, Plan 4484

7131 Halifax Street - located on the north side of Halifax Street between Sherlock Avenue and Duthie Avenue.

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

A letter dated 1987 October 15 was received from Silvio & Teresa Pizzolato, 1760 Sherlock Avenue, Burnaby, B.C., V5A 2M8, expressing opposition to this rezoning application.

A petition containing sixty-four (64) signatures was received expressing opposition to this rezoning application. The text of the petition is contained hereunder:

"We, the undersigned, object to the proposed rezoning in our area from a R4 Residential District to a R9 Residential District.

As noted by the Corporation of the District of Burnaby 'The existing neighbourhood character of the immediate area surrounding the subject site is predominantly single-family with lots 55 ft. wide and greater'.

We, therefore, ask that the Application from M.P. and D.A. Keserick to rezone 7131 Halifax Street into two 37 ft. lots be DENIED."

John B. Kent, 7140 Halifax Street, addressed the members of Council in opposition to the rezoning application. The development of this property and the eventual subdivision and construction of two new single family dwellings will block the view which Mr. Kent presently enjoys from his home. The speaker was of the opinion that if this rezoning application were approved it would set a precedent for similar types of rezoning applications to occur in the neighbourhood. Mr. Kent further stated that there are no lots less than 50 feet in width in the immediate neighbourhood.

Donald C. McInerney, 7125 Halifax Street, addressed the members of Council and advised that he prefers the existing lot sizes in the neighbourhood.

Ivor D. Williams, 1692 Sherlock Avenue, addressed the members of Council and advised that he was also speaking on behalf of William E. Hanley, 1771 Giles Place, both of whom are opposed to the rezoning application. The speaker was of the opinion that the area should be permitted to retain the existing lot sizes.

In response to a query from a member of Council as to whether the area residents had considered a blanket rezoning for the area which would prevent small lot development, Mr. Williams stated that he would take this suggestion under advisement.

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 7131 Halifax Street from R4 Residential District to R9 Residential District.

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 #22/87 be now terminated."

CARRIED UNANIMOUSLY

9. FROM R2 RESIDENTIAL DISTRICT TO R3 RESIDENTIAL DISTRICT  
BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 78, 1987" - BYLAW NO. 8827

Rezoning Reference #34/87

Lot 569, D.L. 126, Group 1, NWD, Plan 61380

1686 Springer Avenue - located on the east side of Springer Avenue between Halifax Street and Braelawn Drive.

The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct one new single family dwelling and sell the remaining lot.

A letter dated 1987 October 19 was received from Robert J. Stewart, 5470 Braelawn Drive, Burnaby, B.C., expressing support for 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 1686 Springer Avenue from R2 Residential District to R3 Residential District.

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 #34/87 be now terminated."

CARRIED UNANIMOUSLY

10. FROM M3 HEAVY INDUSTRIAL DISTRICT TO M1 MANUFACTURING DISTRICT, M2 GENERAL INDUSTRIAL DISTRICT, M5 LIGHT INDUSTRIAL DISTRICT, CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5, M2 GUIDELINES) AND P3 PARK AND PUBLIC USE DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 79, 1987" - BYLAW NO. 8828

Rezoning Reference #38/87

A portion of Parcel '32', D.L. 161, Group 1, NWD, Reference Plan 64297

A portion of 8822 Boundary Road - located in the southwesterly sector of Burnaby's Big Bend Area. It is bounded on the south by the North Arm of the Fraser River, on the west by Boundary Road, on the north by the Canadian Pacific Railway and on the east by the Fraser River Foreshore Park.

The purpose of the proposed rezoning bylaw amendment is to redesignate the zoning from M3 (Heavy Industrial District) to a range of industrial zones providing for the development of a comprehensive industrial park accommodating a variety of uses which graduate in intensity, respecting the surrounding industrial and public land uses.

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 a portion of 8822 Boundary Road from M3 Heavy Industrial District to M1 Manufacturing District, M2 General Industrial District, M5 Light Industrial District, CD Comprehensive Development District (based on M5, M2 guidelines) and P3 Park and Public Use District.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN MCFLEAN:

"THAT this Public Hearing relating to Rezoning Reference #38/87 be now terminated."

CARRIED UNANIMOUSLY

11. FROM R4 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 80, 1987" - BYLAW NO. 8829

Rezoning Reference #45/87

Lot 1, D.L. 32, Group 1, NWD, Plan 1325

5938 Nelson Avenue - located on the east side of Nelson Avenue between Dover Street and Maitland Street.

The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct two single family dwellings.

Joe Aiga, 4980 Maitland Street, addressed the members of Council and advised that he prefers the spacious atmosphere created by the predominantly large lots in the area. The speaker stated that the increased traffic as a result of the Metrotown development and highrise construction in the area has created a feeling of uncomfortableness in the area.

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



Joan Dexter, 5938 Nelson Avenue, addressed the members of Council and advised that she and her husband are the applicants for this rezoning application. Presently, the home situated on the property is in need of replacement and it is the applicant's intention to construct a new smaller home for the comfort of her and her husband while selling the other lot.

In conclusion, the speaker was of the opinion that the development of this property and eventual construction of two new single family dwellings would be an asset to 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 5938 Nelson Avenue from R4 Residential District to R9 Residential District.

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 #45/87 be now terminated."

CARRIED UNANIMOUSLY

12. FROM M2 GENERAL INDUSTRIAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 AND RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

Rezoning Reference #79/87

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 81, 1987" - BYLAW NO. 8830

Lot 71, D.L. 171, Group 1, NWD, Plan 34756; Lot 10, Block 4, D.L. 171, Group 1, NWD, Plan 992; Lot 15, D.L. 171, Group 1, NWD, Plan 25271

6850 Twentieth Avenue and 6749, 6813 Stride Avenue - located to the south of the Edmonds SkyTrain Station (Domglas property).

The purpose of the proposed rezoning bylaw amendment is to establish community plan guidelines for low-rise and high-rise multi-family residential development of the subject properties in accordance with the approved Edmonds Town Centre South Plan.

Peter Wardle, Edmonds Town Centre Properties Ltd., 1096 W. 10th Avenue, Vancouver, addressed the members of Council and referred to a letter dated 1987 September 29 from the Municipal Clerk in which was identified the prerequisites to the rezoning application. The speaker expressed surprise with respect to item (h) of the prerequisites which reads as follows:

"(h) The payment of a development cost charge towards provision of a pedestrian overpass/underpasses of the Gilley Alternate."

Mr. Wardle further advised that this prerequisite had not been discussed with him and suggested that the cost should be shared by everyone benefitting from the pedestrian overpass/underpasses of the Gilley Alternate.

Mr. A.L. Parr, Director Planning and Building Inspection, advised the matter of prerequisite (h), as detailed in the letter dated 1987 September 29 from the Municipal Clerk, will be discussed with the applicant.

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 properties at 6850 Twentieth Avenue and 6749, 6813 Stride Avenue from M2 General Industrial District and R5 Residential District to CD Comprehensive Development District (based on RM3 and RM4 Multiple Family Residential District guidelines).

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 #79/87 be now terminated."

CARRIED UNANIMOUSLY

13. FROM RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND C4 SERVICE COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND C2 COMMUNITY COMMERCIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 82, 1987" - BYLAW NO. 8831

Rezoning Reference #85/87

Lot 27 exc. part on Plan with bylaw filed 31057, D.L. 151, Plan 1895; Lots 28 N 1/2, 28 S 1/2 and 29, Blk. 7, D.L.'s 151 & 153, Plan 1895; Lot 30 and Pcl. "A" of Lot 31, D.L. 151, Plan 1895; Lot 31 exc. N. 33', D.L. 151, Plan 1895; Lot 32, Blk. 7, D.L.'s 151 & 153, Plan 1895; Lot 105, D.L. 151, Plan 36197

5800/06/14/26/42/62/76 Barker Avenue and 4238 Kingsway - located on the south side of Kingsway and is bounded by Olive Avenue, Barker Avenue and Kingsway.

The purpose of the proposed rezoning bylaw amendment is to provide for a senior citizens self-contained residential high-rise tower with a mid-rise care facility. An element of commercial land use will be included at the street level.

Roland A. Desharnais, 5861 Barker Avenue, addressed the members of Council and advised that he was not opposed to this rezoning application, however, queried where the residents of Barker Avenue would park their vehicles if Barker Avenue is closed off at Kingsway.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that one half of the existing westerly road allowance of Barker Avenue would be maintained thus providing access to the existing properties.

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 properties at 5800/06/14/26/42/62/76 Barker Avenue and 4238 Kingsway from RM5 Multiple Family Residential District and C4 Service Commercial District to CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C2 Community Commercial 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 #85/87 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

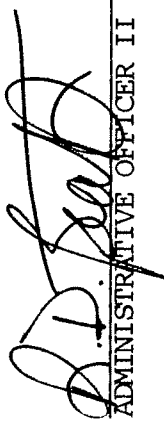
1987 October 20

The Public Hearing adjourned at 9:51 p.m.

Confirmed:

  
MAYOR

Certified Correct:

  
ADMINISTRATIVE OFFICER II

FILE

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

TUESDAY, 1987 OCTOBER 20 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 R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 51, 1987 - BYLAW NO. 8791  
Rezoning Reference #19/87  
Lot 3, Block 3, D.L. 121, Group 1, NWD, Plan 1354  
4330 Pandora Street - located on the south side of Pandora Street between Madison Avenue and Rosser Avenue.  
The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct two new single family dwellings.
2. FROM C3 GENERAL COMMERCIAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO CD  
COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C2 AND RM4 MULTIPLE FAMILY  
RESIDENTIAL DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 71, 1987" - BYLAW NO. 8820  
Rezoning Reference #123/86  
Lots 12 - 27, Block 8, D.L. 121, Group 1, Plan 1054, NWD; Lots D and E, D.L. 121, Group 1, Plan 20817, NWD  
4161 Hastings Street - located on the northwest corner of Hastings Street and Carleton Avenue. The site goes through to Albert Street.  
The purpose of the proposed rezoning bylaw amendment is to permit the development of a mixed-use low-rise commercial and high-rise residential development.
3. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 72, 1987" - BYLAW NO. 8821  
Rezoning Reference #3/87  
Lot 92, D.L. 33, Grp. 1, NWD, Plan 25133  
5549 Willingdon Avenue - located on the west side of Willingdon Avenue between Grange Street and Burke Street.  
The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct two new single family dwellings.

4. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 73, 1987" - BYLAW NO. 8822

Rezoning Reference #5/87

Lot 11, Block 2, D.L. 29, Group 1, NWD, Plan 3035

7348 Stride Avenue - located on the southerly side of Stride Avenue between Kingsway and Fifteenth Street.

The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct one new single family dwelling while retaining the existing dwelling on the second lot.

5. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 74, 1987" - BYLAW NO. 8823

Rezoning Reference #6/87

Lot 19, Block 9, D.L. 29, Group 1, NWD, Plan 3035

7355 Tenth Avenue - located on the northerly side of Tenth Avenue between Kingsway and Thirteenth Street.

The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to presumably construct two new single family dwellings.

6. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 75, 1987" - BYLAW NO. 8824

Rezoning Reference #16/87

Lot 1, D.L. 27, Group 1, NWD, Plan 17335

8030 - Nineteenth Avenue - located on the southerly side of Nineteenth Avenue between Fourth Street and Second Street.

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

7. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 76, 1987" - BYLAW NO. 8825

Rezoning Reference #21/87

Lot "B", D.L. 30, Group 1, Plan 73698, NWD

7047 Canada Way - located on the westerly side of Canada Way between Rosewood Avenue and Edmonds Street.

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

8. FROM R4 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 77, 1987" - BYLAW NO. 8826

Rezoning Reference #22/87

West 74 ft. of the East half Block 83, D.L. 135, Group 1, NWD, Plan 4484

7131 Halifax Street - located on the north side of Halifax Street between Sherlock Avenue and Duthie Avenue.

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

9. FROM R2 RESIDENTIAL DISTRICT TO R3 RESIDENTIAL DISTRICT  
BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 78, 1987" - BYLAW NO. 8827

Rezoning Reference #34/87

Lot 569, D.L. 126, Group 1, NWD, Plan 61380

1686 Springer Avenue - located on the east side of Springer Avenue between Halifax Street and Braelawn Drive.

The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct one new single family dwelling and sell the remaining lot.

10. FROM M3 HEAVY INDUSTRIAL DISTRICT TO M1 MANUFACTURING DISTRICT, M2  
GENERAL INDUSTRIAL DISTRICT, M5 LIGHT INDUSTRIAL DISTRICT, CD  
COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5, M2 GUIDELINES) AND P3  
PARK AND PUBLIC USE DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 79, 1987" - BYLAW NO. 8828

Rezoning Reference #38/87

A portion of Parcel '32', D.L. 161, Group 1, NWD, Reference Plan 64297

A portion of 8822 Boundary Road - located in the southwesterly sector of Burnaby's Big Bend Area. It is bounded on the south by the North Arm of the Fraser River, on the west by Boundary Road, on the north by the Canadian Pacific Railway and on the east by the Fraser River Foreshore Park.

The purpose of the proposed rezoning bylaw amendment is to redesignate the zoning from M3 (Heavy Industrial District) to a range of industrial zones providing for the development of a comprehensive industrial park accommodating a variety of uses which graduate in intensity, respecting the surrounding industrial and public land uses.

11. FROM R4 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 80, 1987" - BYLAW NO. 8829

Rezoning Reference #45/87

Lot 1, D.L. 32, Group 1, NWD, Plan 1325

5938 Nelson Avenue - located on the east side of Nelson Avenue between Dover Street and Maitland Street.

The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct two single family dwellings.

12. FROM M2 GENERAL INDUSTRIAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO CD  
COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 AND RM4 MULTIPLE FAMILY  
RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 81, 1987" - BYLAW NO. 8830

Rezoning Reference #79/87

Lot 71, D.L. 171, Group 1, NWD, Plan 34756; Lot 10, Block 4, D.L. 171, Group 1, NWD, Plan 992; Lot 15, D.L. 171, Group 1, NWD, Plan 25271

6850 Twentieth Avenue and 6749, 6813 Stride Avenue - located to the south of the Edmonds SkyTrain Station (Domglas property).

The purpose of the proposed rezoning bylaw amendment is to establish community plan guidelines for low-rise and high-rise multi-family residential development of the subject properties in accordance with the approved Edmonds Town Centre South Plan.

13. FROM RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND C4 SERVICE COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND C2 COMMUNITY COMMERCIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 19865, AMENDMENT BYLAW NO. 82, 1987" - BYLAW NO. 8831

Rezoning Reference #85/87

Lot 27 exc. part on Plan with bylaw filed 31057, D.L. 151, Plan 1895; Lots 28 N 1/2, 28 S 1/2 and 29, Blk. 7, D.L.'s 151 & 153, Plan 1895; Lot 30 and Pcl. "A" of Lot 31, D.L. 151, Plan 1895; Lot 31 exc. N. 33', D.L. 151, Plan 1895; Lot 32, Blk. 7, D.L.'s 151 & 153, Plan 1895; Lot 105, D.L. 151, Plan 36197

5800/06/14/26/42/62/76 Barker Avenue and 4238 Kingsway - located on the south side of Kingsway and is bounded by Olive Avenue, Barker Avenue and Kingsway.

The purpose of the proposed rezoning bylaw amendment is to provide for a senior citizens self-contained residential high-rise tower with a mid-rise care facility. An element of commercial land use will be included at the street level.

All persons who deem their interest in property affected by the proposed bylaw who wish to register an opinion may appear in person, by attorney or by petition at the said Hearing. Submissions will not be accepted after termination of the Public Hearing.

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

Copies of the proposed bylaw may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1987 September 25 to 4:30 p.m. on Tuesday, 1987 October 20.

C.A. Turpin  
MUNICIPAL CLERK