

1988 OCTOBER 18

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1988 October 18 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland, (In the Chair)

Alderman R.G. Begin
Alderman D.R. Corrigan
Alderman D.P. Drummond
Alderman L.A. Rankin
Alderman J.M. Sawicki

ABSENT: Alderman E. Nikolai
Alderman F.G. Randall
Alderman J. Young

STAFF: Mr. D.G. Stenson, Deputy Director Planning and Building
Inspection
Mr. R.D. Seath, Administrative Officer II
Mr. K. Ito, Planner III

The Public Hearing was called to order at 7:30 P.M.

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 AND RM5 GUIDELINES), C2 COMMUNITY COMMERCIAL, C3 GENERAL COMMERCIAL, C6A GASOLINE SERVICE STATION, AND R5 RESIDENTIAL DISTRICTS TO CD AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 AND RM5 GUIDELINES) AND C6A GASOLINE SERVICE STATION DISTRICT "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 66, 1988" - BYLAW NO. 9093

Rezoning Reference #54/86

Lot "X", D.L.'s 32, 152 & 153, Plan 69935; Lot "H", Block 4, D.L. 32, Plan 14680; Lot 9, Block 22, Plan 3741, D.L. 151/153 exc. pl. Bylaw Plan 45452; Lot 10, Block 22, D.L. 151/153, Plan 3741; Lot 11, D.L. 151/153, Plan 3741; Lot 113, D.L. 152/153, Plan 40697; Lot "Y", D.L. 152/153, Plan 69935; Lot "Z", D.L. 152, Plan 69935; Lot 1 ex. filing 65298, Block 25, D.L. 152/153, Plan 2000; Lot 2 exc. Pcl. "C" expl. pl. 9064, Block 25, D.L. 152, Plan 2000; Pcl. "C" expl. pl. 9064, Block 25 of blocks 2 & 3, D.L. 152, Plan 2000; Lot 54, D.L. 152, Plan 36875

4750, 4850 Kingsway, 6493, 6505, 6513, 6521 Bonsor Avenue, 4545 Central Boulevard, 6525 Lily Avenue, 6507, 6525, 6541, 6495 Nelson Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of a Phase II expansion of the Metrotown Centre Shopping Centre, a future office tower, two apartment towers, a relocated Auto Centre and gas bar, and a relocated Firemen's Club, together with a revised community plan for the site which will provide for further future office, apartment and retail development.

Mr. K. Ito of the Planning and Building Inspection Department provided some of the background with respect to Metrotown development for those present following which a summary description of this rezoning application was given.

In conclusion, Mr. Ito stated that Metrotown Centre Phase II is a high quality development in line with the adopted Metrotown Development Plan and the Infrastructure Study which will achieve a number of overall benefits to Metrotown.

The brief from the Planning and Building Inspection Department regarding this rezoning application forms part of the minutes and will be kept on file at the office of the Municipal Clerk.

George Buckles, Manufacturer's Real Estate, residing at 447 Broadway Avenue, Toronto, Ontario, addressed the members of Council and expressed pleasure on behalf of Manufacturer's Real Estate with the current Metrotown development and that proposed. Mr. Buckles introduced Mr. George Shank, Executive Vice President and Mr. James Forsyth, President, Cal Investments who are joint partners in this project and other members of the development team. Mr. Buckles stated that members of the development team were in attendance this evening to answer any questions which Council may have.

In response to a query from a member of Council with respect to expanding on the proposed public plaza at the Kingsway and Nelson Avenue intersection, Mr. Larry Doyle of Hamilton Doyle Kwan Architects, residing at 5836 Falcon Road, West Vancouver, addressed the members of Council and advised that the proposed thirty thousand square foot public plaza will provide for a major link into Metro Centre and a welcome landscaped pedestrian/open space reception area at a key Metrotown intersection. This public plaza will have fountains, water features, a shelter and benches; and be designed to encourage a pleasing casual use.

In response to a query from a member of Council with respect to whether the plaza could accommodate a concert, Mr. Doyle advised that he will take this under consideration.

In response to a query from a member of Council with respect to whether the developer has given consideration to the Advisory Planning Commission recommendation which reads as follows:

"THAT Council request the developer of this rezoning application to make space available to community groups and non profit societies which will be accessible to the public, at no cost."

Mr. Buckles advised that Manufacturer's Real Estate and Cal Investments are both receptive to this proposal and are prepared to meet with Planning Department in this regard.

In response to a query from a member of Council with respect to the type and cost of the proposed day care centre and whether it would be open to the public, Mr. Buckles advised that as yet an operator has not been appointed and rates not approved for the day care centre however the day care centre will be built within Phase II and will be subsidized.

In response to a query from a member of Council with respect to the type and price range of the proposed condominiums, Mr. Buckles advised that the condominiums are still in the design stage however it is Manufacturer's/Cal Investments intention to provide affordable housing for the residents of the community.

In response to a query from a member of Council as to whether there is any provision for "quiet space" away from the retail area within Phase II, Mr. Larry Doyle, Architect, advised that there is non retail space proposed in the way of fountains, wells, skylights, and food areas existing within Phase I and similar type "quiet space" areas are provided for in Phase II.

In response to a query from a member of Council as to whether or not it is possible to retain the five existing conifer trees located adjacent Sears Centre, Mr. Buckles advised that the size and associated problems with keeping these trees standing prevents them from retaining these trees. However, Mr. Buckles stated that there will be a first class landscape plan which includes the planting of many trees on the site.

In response to a query from a member of Council as to whether provision has been made for handicap suites within the proposed condominium development, Mr. Buckles advised that this has been done.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 4750, 4850 Kingsway, 6493, 6505, 6513, 6521 Bonsor Avenue, 4545 Central Boulevard, 6525 Lily Avenue, 6507, 6525, 6541, 6495 Nelson Avenue from CD Comprehensive Development District (Based on C3 and RM5 Guidelines), C2 Community Commercial, C3 General Commercial, C6A Gasoline Service Station, and R5 Residential District to CD Amended Comprehensive Development District (Based on C3 and RM5 Guidelines) and C6A Gasoline Service Station District).

Arising out of the discussion with respect to this item, the Advisory Planning Commission adopted the following recommendation:

"THAT Council request the developer of this rezoning application to make space available to community groups and non-profit societies which will be accessible to the public, at no cost.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

"That this Public Hearing relating to Rezoning Reference #54/86 be now terminated."

CARRIED UNANIMOUSLY

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL, RM5 MULTIPLE FAMILY RESIDENTIAL AND P2 ADMINISTRATION AND ASSEMBLY DISTRICTS GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL, RM5 MULTIPLE FAMILY RESIDENTIAL AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 67, 1988" - BYLAW NO. 9094

Rezoning Reference #99/87

Lot 209 except part subdivided by Plan 72017, D.L. 153, Plan 67065
4700 Kingsway

The purpose of the proposed rezoning bylaw amendment is to permit development of a Phase II expansion of the Eaton Centre Metrotown shopping mall and further offices including an office tower, together with a revised community plan for the site which will provide for further future retail and office/hotel/residential development.

Mr. K. Ito of the Planning and Building Inspection Department provided background information with respect to existing Metrotown development and a summary description of this rezoning proposal for the benefit of those present.

In conclusion, Mr. Ito stated that a high quality development is proposed in line with the adopted Metrotown Development Plan and the Infrastructure Study.

The brief from the Planning and Building Inspection Department regarding this rezoning application forms part of the minutes and will be kept on file at the office of the Municipal Clerk.

Michael Cogliano, Vice-President Development for the Urban Group of Cambridge Shopping Centre Limited, residing at #6 Harbour Town Court, Concord, Ontario addressed the members of Council and stated his extreme pleasure with respect to existing Metrotown development and expounded on the high quality, high standard development which will play a key roll in the overall development of an urban town centre. Mr. Cogliano introduced Mr. Stephen Raynor, Senior Vice-President, Urban Group of Cambridge Shopping Centre Limited and other members of the development team who were present to answer any questions.

In response to a query from a member of Council with respect to whether the open space lost as a result of the construction of the office tower will be replaced, Mr. Jacques Beaudrealt, Architect, Aiken Hawksbridge, advised that the design for the public open space allows for a varying distribution of the same open space.

In response to a query from a member of Council as to whether the day care centre and police facility will be provided at no cost, Mr. Cogliano advised that this is true.

In response to a query from a member of Council as to whether or not the developer will be able to screen existing surface parking on Kingsway, Mr. Cogliano advised that he would have to look into this request.

In response to a query from a member of Council as to whether the developer intends to comply with the Advisory Planning Commission recommendation which reads as follows:

"THAT Council request the developer to provide the following amenities within Phase II expansion of Eaton Centre Metrotown at no cost, namely:

- a) Space to accommodate a Youth Drop In/Counselling Centre; and
- b) Space to accommodate community group activities such as the Red Cross Society."

Mr. Cogliano advised that the recommendation has merit and that he is prepared to discuss the matter with staff.

In response to a query from a member of Council with respect to the special features designed into the underground parking to alleviate female concerns, Mr. Beaudrealt advised that the design allows for an enhanced light level, bright colors, eight foot ceiling clearance, location of elevator/escalator in sunlight and additional security combined with the location of the police precinct within the underground parking area should alleviate these concerns.

Satnam Reehal, 5653 Nelson Avenue, addressed the members of Council and enquired whether any provision has been made for an under/overpass connecting the Metrotown development with the north side of Kingsway.

In response, Mr. D.G. Stenson, Deputy Director Planning and Building Inspection advised that fees are being collected from the developers to allow for the development of three overpasses connecting Metrotown with the north side of Kingsway.

Walter Thorneloe, 2064 Mowatt Place, North Vancouver, Director of Development for Wesbild Enterprises Limited which own Station Square Development addressed the members of Council and introduced David Bullus, 3116 West 27th Avenue, Vancouver, Development Manager for Wesbild Enterprises Limited.

David Bullus addressed the members of Council and urged that Burnaby ensure that the pedestrian linkages between this development and the Station Square development be protected by way of making the linkages a condition of rezoning.

In response, Mr. K. Ito, Planner III, advised that there is only one linkage proposed at this time and staff would have to pursue any further possible linkages in this regard.

Alan D. Nichols, 8080 Burnfield Crescent, addressed the members of Council and suggested that the linkage of this development with the Station Square development should be made a prerequisite of the development.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 4700 Kingsway from CD Comprehensive Development District (Based on C3 General Commercial, RM5 Multiple Family Residential and P2 Administration and Assembly District Guidelines) and M1 Manufacturing District to Amended CD Comprehensive Development District (Based on C3 General Commercial, RM5 Multiple Family Residential and P2 Administration and Assembly District Guidelines).

Arising out of the discussion with respect to this item, the Advisory Planning Commission adopted the following recommendation:

"THAT Council request the developer to provide the following amenities within Phase II expansion of Eaton Centre Metrotown at no cost, namely:

- (a) Space to accommodate a Youth Drop In/Counselling Centre;
- (b) Space to accommodate community group activities such as the Red Cross Society."

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

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #99/87 be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) recessed at 9:34 p.m.

The Public Hearing (Zoning) reconvened at 9:42 p.m. with Aldermen Nikolai, Randall and Young absent.

- 3. FROM R9 RESIDENTIAL DISTRICT TO R9A RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 68, 1988" - BYLAW NO. 9095

Rezoning Reference #13/88

Lot "A", D.L. 135, Group 1, NWD, Plan 76887

1090 Cliff Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of a single family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

A letter dated 1988 October 15 was received from Philip Seto, 1091 Cliff Avenue, Burnaby, B.C. in opposition to this rezoning application.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 1090 Cliff Avenue from R9 Residential District to R9A Residential District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #13/88 be now terminated."

CARRIED UNANIMOUSLY

4. FROM R2 RESIDENTIAL DISTRICT TO R2A RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 69, 1988" - BYLAW NO. 9096

Rezoning Reference #34/88

Lot 24, D.L. 87 & 90, Group 1, NWD, Plan 69981

7990 Reigate Drive

The purpose of the proposed rezoning bylaw amendment is to permit development of a single family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 7990 Reigate Drive from R2 Residential District to R2A Residential District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #34/88 be now terminated."

CARRIED UNANIMOUSLY

5. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT
DISTRICT (BASED ON RM3 DISTRICT USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 70, 1988" - BYLAW NO. 9097

Rezoning Reference #55/88

Lots A, B, C and D, D.L. 34, Plan 7474

5607, 5625, 5641 and 5657 Patterson Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of a low rise apartment building.

David J. Ehrhardt, 6660 Stanley Street, addressed the members of Council and advised that as the applicant of this rezoning application he was present this evening to answer any questions.

In response to a query from a member of Council as to the reason no common space is proposed for the building, Mr. Ehrhardt advised that the reason no common space is provided within the building is so that larger units may be created.

In response to a query from a member of Council as to whether the units will be handicap accessible, Mr. Ehrhardt stated that eight of the proposed twenty units will be located at grade level but not specifically designed for handicapped individuals.

In response to a further query from a member of Council as to whether the developer is proposing to design some units for the handicapped, Mr. Ehrhardt advised that he is prepared to discuss this matter with staff.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 5607, 5625, 5641 and 5657 Patterson Avenue from R5 Residential District to CD Comprehensive Development District (Based on RM3 District Use and Density).

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #55/88 be now terminated."

CARRIED UNANIMOUSLY

6. FROM C7 DRIVE-IN RESTAURANT DISTRICT AND R5 RESIDENTIAL DISTRICT TO C4 SERVICE COMMERCIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 71, 1988" - BYLAW NO. 9098

Rezoning Reference #64/88

Lot 18, D.L. 29, Group 1, NWD, Plan 3035

7585 Kingsway

The purpose of the proposed rezoning bylaw amendment is to permit development of an automobile sales lot.

A letter dated 1988 October 14 was received from Michael J. Audain, President, Kingsbridge Management Ltd., 2200 Park Place, 666 Burrard Street, Vancouver, B.C., V6C 2X8 opposing this rezoning application.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 7585 Kingsway from C7 Drive In Restaurant District and R5 Residential District to C4 Service Commercial District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #64/88 be now terminated."

CARRIED UNANIMOUSLY

7. FROM RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND C6A GASOLINE SERVICE STATION DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 72, 1988" - BYLAW NO. 9099

Rezoning Reference #70/88

N 1/2 Lot 28, D.L. 151, Group 1, NWD, Plan 1895; S 1/2 Lot 28, D.L. 151, Group 1, NWD, Plan 1895; Lot 29, D.L. 153, Group 1, NWD, Plan 1895; Lot 30, d.L. 151, Group 1, NWD, Plan 1895; Parcel "A" (BY45115E) of Lot 31, D.L. 151, Group 1, NWD, Plan 1895; Lot 31 except N 33 ft., D.L. 151, Group 1, NWD, Plan 1895; Lot 32, D.L.'s 151 & 153; Group 1, NWD, Plan 1895; Lot 105, D.L. 151, Group 1, NWD, Plan 36197

5800, 5806, 5814, 5826, 5842, 5862, 5876 Barker Avenue and 4238 Kingsway

The purpose of the proposed rezoning bylaw amendment is to permit construction of a highrise residential tower.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 5800, 5806, 5814, 5826, 5842, 5862, 5876 Barker Avenue and 4238 Kingsway from RM5 Multiple Family Residential District and C6A Gasoline Service Station District to CD Comprehensive Development District (Based on RM5 Multiple Family Residential District Guidelines).

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #70/88 be now terminated."

CARRIED UNANIMOUSLY

8. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT AS A GUIDELINE)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 73, 1988" - BYLAW NO. 9100

Rezoning Reference #75/88

Parcel "A" (EP11081) of Lots 4 & 5, D.L. 34, Group 1, NWD, Plan 2115; Lot 3 exc. Northerly 26 feet, D.L. 34, Group 1, NWD, Plan 2115; Lot 5 except part on (EP 11081), NWD, Plan 2115

5649 and 5663 Inman Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of a low rise apartment building.

Ian R. Sinclair, 4960 Bennett Street, addressed the members of Council and advised that he was the former owner of 5649 Inman Avenue and as such has no further interest in the property.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 5649 and 5663 Inman Avenue from R5 Residential District to CD Comprehensive Development District (Based on RM3 Multiple Family Residential District as a Guideline).

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #75/88 be now terminated."

CARRIED UNANIMOUSLY

9. FROM C7 DRIVE-IN RESTAURANT DISTRICT AND C2 COMMUNITY COMMERCIAL DISTRICT TO C1 NEIGHBOURHOOD COMMERCIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 74, 1988" - BYLAW NO. 9101

Rezoning Reference #77/88

Lot 1, D.L. 28, Plan 76523

7741 Edmonds Street

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the site into conformity with the Sixth Street Area Plan.

Irene Hazzard, 7789 Wedgewood Street, addressed the members of Council and expressed her concern with respect to the effect which this rezoning application may have on her property.

Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, advised that the intent of the rezoning application is to regulate the kinds of use on the property. The proposed zoning of C1 Neighbourhood Commercial District allows for a lower intensity type of use on a modest scale oriented to neighbourhood needs.

In response to a query from the delegation with respect to a buffer between this property and the existing residential properties on Wedgewood Street, Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, advised that a twenty foot landscaped front yard adjacent Wedgewood Street will be provided.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 7741 Edmonds Street from C7 Drive In Restaurant District and C2 Community Commercial District to C1 Neighbourhood Commercial District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #77/88 be now terminated."

CARRIED UNANIMOUSLY

10. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5/M2 REGULATIONS) TO M2 GENERAL INDUSTRIAL DISTRICT AND FROM M2 GENERAL INDUSTRIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENTDISTRICT (BASED ON M5/M2 DISTRICT REGULATIONS)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 75, 1988" - BYLAW NO. 9102

Rezoning Reference #78/88

Portion of Lot 8, Plan 78088, D.L. 161, Group 1, NWD and Portion of Lot A, Plan 78373, D.L. 161, Group 1, NWD

Marine Way Business Park

The purpose of the proposed rezoning bylaw amendment is to propose the rezoning of portions of two adjacent vacant lots in the Marine Way Industrial Estate area at the foot of Boundary Road to accommodate a change in the property line between the two lots for consideration at the 1988 October 18 Public Hearing.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at Marine Way Business Park from CD Comprehensive Development District (Based on M5/M2 Regulations) to M2 General Industrial District and from M2 General Industrial District to CD Comprehensive Development District (Based on M5/M2 District Regulations).

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #78/88 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

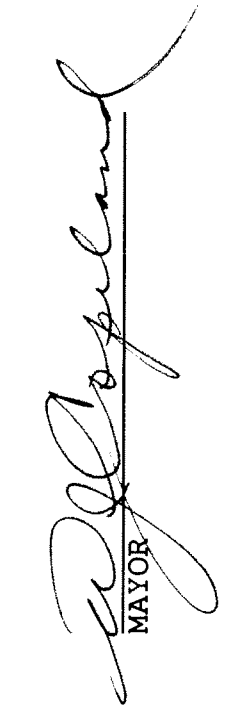
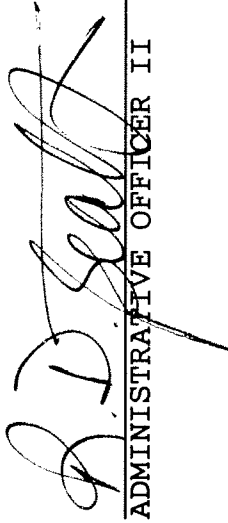
MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:05 p.m.

Confirmed: Certified Correct:


MAYOR

ADMINISTRATIVE OFFICER II

THE CORPORATION OF THE DISTRICT OF BURNABY
ZONING BYLAW AMENDMENTS
PUBLIC HEARING

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

TUESDAY, 1988 OCTOBER 18 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 CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 AND RM5 GUIDELINES), C2 COMMUNITY COMMERCIAL, C3 GENERAL COMMERCIAL, C6A GASOLINE SERVICE STATION, AND R5 RESIDENTIAL DISTRICTS TO CD AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 AND RM5 GUIDELINES) AND C6A GASOLINE SERVICE STATION DISTRICT)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 66, 1988" - BYLAW NO. 9093

Rezoning Reference #54/86

Lot "X", D.L.'s 32, 152 & 153, Plan 69935; Lot "H", Block 4, D.L. 32, Plan 14680; Lot 9, Block 22, Plan 3741, D.L. 151/153 exc. pl. Bylaw Plan 45452; Lot 10, Block 22, D.L. 151/153, Plan 3741; Lot 11, D.L. 151/153, Plan 3741; Lot 113, D.L. 152/153, Plan 40697; Lot "Y", D.L. 152/153, Plan 69935; Lot "Z", D.L. 152, Plan 69935; Lot 1 ex. filing 65298, Block 25, D.L. 152/153, Plan 2000; Lot 2 exc. Pcl. "C" expl. pl. 9064, Block 25, D.L. 152, Plan 2000; Pcl. "C" expl. pl. 9064, Block 25 of Blocks 2 & 3, D.L. 152, Plan 2000; Lot 54, D.L. 152, Plan 36875

4750, 4850 Kingsway, 6493, 6505, 6513, 6521 Bonsor Avenue, 4545 Central Boulevard, 6525 Lily Avenue, 6507, 6525, 6541, 6495 Nelson Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of a Phase II expansion of the Metrotown Centre Shopping Centre, a future office tower, two apartment towers, a relocated Auto Centre and gas bar, and a relocated Firemen's Club, together with a revised community plan for the site which will provide for further future office, apartment and retail development.

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL, RM5 MULTIPLE FAMILY RESIDENTIAL AND P2 ADMINISTRATION AND ASSEMBLY DISTRICTS GUIDELINES) AND M1 MANUFACTURING DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL, RM5 MULTIPLE FAMILY RESIDENTIAL AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 67, 1988" - BYLAW NO. 9094

Rezoning Reference #99/87

Lot 209 except part subdivided by Plan 72017, D.L. 153, Plan 67065
4700 Kingsway

The purpose of the proposed rezoning bylaw amendment is to permit development of a Phase II expansion of the Eaton Centre Metrotown shopping mall and further offrices including an office tower, together with a revised community plan for the site which will provide for further future retail and office/hotel/residential development.

3. FROM R9 RESIDENTIAL DISTRICT TO R9A RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 68, 1988" - BYLAW NO. 9095

Rezoning Reference #13/88

Lot "A", D.L. 135, Group 1, NWD, Plan 76887

1090 Cliff Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of a single family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

4. FROM R2 RESIDENTIAL DISTRICT TO R2A RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 69, 1988" - BYLAW NO. 9096
Rezoning Reference #34/88

Lot 24, D.L. 87 & 90, Group 1, NWD, Plan 69981
7990 Reigate Drive

The purpose of the proposed rezoning bylaw amendment is to permit development of a single family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

5. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM3 DISTRICT USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 70, 1988" - BYLAW NO. 9097
Rezoning Reference #55/88

Lots A, B, C and D, D.L. 34, Plan 7474
5607, 5625, 5641 and 5657 Patterson Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of a low rise apartment building.

6. FROM C7 DRIVE-IN RESTAURANT DISTRICT AND R5 RESIDENTIAL DISTRICT TO C4
SERVICE COMMERCIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 71, 1988" - BYLAW NO. 9098
Rezoning Reference #64/88

Lot 18, D.L. 29, Group 1, NWD, Plan 3035
7585 Kingsway

The purpose of the proposed rezoning bylaw amendment is to permit development of an automobile sales lot.

7. FROM RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND C6A GASOLINE SERVICE
STATION DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5
MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 72, 1988" - BYLAW NO. 9099
Rezoning Reference #70/88

N 1/2 Lot 28, D.L. 151, Group 1, NWD, Plan 1895; S 1/2 Lot 28, D.L. 151, Group 1, NWD, Plan 1895; Lot 29, D.L. 153, Group 1, NWD, Plan 1895; Lot 30, D.L. 151, Group 1, NWD, Plan 1895; Parcel "A" (BY45115E) of Lot 31, D.L. 151, Group 1, NWD, Plan 1895; Lot 31 except N 33 ft., D.L. 151, Group 1, NWD, Plan 1895; Lot 32, D.L.'s 151 & 153; Group 1, NWD, Plan 1895; Lot 105, D.L. 151, Group 1, NWD, Plan 36197

5800, 5806, 5814, 5826, 5842, 5862, 5876 Barker Avenue and 4238 Kingsway

The purpose of the proposed rezoning bylaw amendment is to permit construction of a highrise residential tower.

8. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT AS A GUIDELINE)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 73, 1988" - BYLAW NO. 9100
Rezoning Reference #75/88

Parcel "A" (EP11081) of Lots 4 & 5, D.L. 34, Group 1, NWD, Plan 2115; Lot 3 exc. Northerly 26 feet, D.L. 34, Group 1, NWD, Plan 2115; Lot 5 except part on (EP 11081), NWD, Plan 2115

5649 and 5663 Inman Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of a low rise apartment building.

9. FROM C7 DRIVE-IN RESTAURANT DISTRICT AND C2 COMMUNITY COMMERCIAL DISTRICT
TO C1 NEIGHBOURHOOD COMMERCIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 74, 1988" - BYLAW NO. 9101

Rezoning Reference #77/88

Lot 1, D.L. 28, Plan 76523

7741 Edmonds Street

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the site into conformity with the Sixth Street Area Plan.

10. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5/M2 REGULATIONS)
TO M2 GENERAL INDUSTRIAL DISTRICT AND FROM M2 GENERAL INDUSTRIAL DISTRICT
TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5/M2 DISTRICT
REGULATIONS)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 75, 1988" - BYLAW NO. 9102

Rezoning Reference #78/88

Portion of Lot 8, Plan 78088, D.L. 161, Group 1, NWD and Portion of Lot
A, Plan 78373, D.L. 161, Group 1, NWD

Marine Way Business Park

The purpose of the proposed rezoning bylaw amendment is to propose the rezoning of portions of two adjacent vacant lots in the Marine Way Industrial Estate area at the foot of Boundary Road to accommodate a change in the property line between the two lots for consideration at the 1988 October 18 Public Hearing.

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 Tuesday, 1988 September 27 to 4:30 p.m. on Tuesday, 1988 October 18.

C.A. Turpin
MUNICIPAL CLERK