

1988 AUGUST 23

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1988 August 23 at 7:30 p.m.

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

Alderman D.P. Drummond
Alderman F.G. Randall
Alderman L.A. Rankin
Alderman J.M. Sawicki

ABSENT: Alderman R.G. Begin
Alderman D.R. Corrigan
Alderman E. Nikolai
Alderman J. Young

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

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

1. FROM R4 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 136, 1987" - BYLAW NO. 8902

Rezoning Reference #135/87

Pcl. A (EP 23266) of Lot 18 and of the W1/2 of Lot 17, Block 20,
D.L. 159, Group 1, NWD, Plan 1813

5916 McKee Street

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

A letter dated 1988 August 12 was received from A.F. and B.A. Brannstrom, 5984 McKee Street, Burnaby, B.C., V5J 2V5 in support of 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 5916 McKee Street from R4 Residential District to R9 Residential District.

In addition, the Advisory Planning Commission put forward the following recommendation:

"THAT Council give consideration to requesting staff to update rezoning reports which have been tabled in excess of three months time."

In response to the above recommendation, the Director Planning and Building Inspection provided the following information:

"For information, since the rezoning report was written in November 1987, the older single family dwelling has been demolished and a new single family dwelling was constructed, which is sited on the west side of the property."

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #135/87 be now terminated."

CARRIED UNANIMOUSLY

2. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C2 COMMUNITY COMMERCIAL DISTRICT GUIDELINES AND THE BRENTWOOD TOWN CENTRE AREA PLAN)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 48, 1988" - BYLAW NO. 9068

Rezoning Reference #71/87

North 52 Feet Lot "A", D.L. 119, Plan 10580; Lot "A" except the North 52 Feet, D.L. 119, Plan 10580; Lots 6 and 7, Block 3, D.L. 119, Group 1, NWD, Plan 2855

4462, 4472 Buchanan Street and 1911 and 1933 Willingdon Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three storey bank/office building.

This item was withdrawn by the applicant on 1988 August 04.

3. FROM R2 RESIDENTIAL DISTRICT TO R2A RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 49, 1988" - BYLAW NO. 9069

Rezoning Reference #130/87

Lot 266, D.L. 138, Group 1, NWD, Plan 64337

7420 Ednor Crescent

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.

An undated letter was received from E. and M. Santor, 7430 Ednor Crescent, Burnaby, B.C., V5A 4K3 expressing opposition to this rezoning application.

A letter dated 1988 August 23 was received from Paul and Evelyn Tonello, 7440 Ednor Crescent, Burnaby, B.C., V5A 4K3 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 its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 7420 Ednor Crescent 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 SAWICKI:

"THAT this Public Hearing relating to Rezoning Reference #130/87 be now terminated."

CARRIED UNANIMOUSLY

4. FROM R4 RESIDENTIAL DISTRICT TO R4A RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 51, 1988" - BYLAW NO. 9071

Rezoning Reference #161/87

Lot 3, D.L. 132, Plan 76510

6929 Grant Place

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 6929 Grant Place From R4 Residential District to R4A Residential District.

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

MOVED BY ALDERMAN DRUMMOND;
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #161/87 be now terminated."

CARRIED UNANIMOUSLY

5. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (P2 ADMINISTRATION AND ASSEMBLY DISTRICT AND P8 PARKING DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 53, 1988" - BYLAW NO. 9073

Rezoning Reference #30/88

Ptn. of Pcl. "B", Lot 6, Pl. 2660, D.L. 151/153; Pcl. "C", Lot 7, Pl. 2660, D.L. 151/152/153; Pcl. "A", Lot 7/8, Pl. 2660, D.L. 153; Lot 9, Block 13, Pl. 2660, D.L. 153; Lot 10, Block 13, Pl. 2660, D.L. 151/153; Lot 11, Block 13, Pl. 2660, D.L. 151/153; Lot 12 N1/2, Pl. 2660, D.L. 153; Lot 1, Pl. 4991, D.L. 153; Lot 2, Pl. 4991, D.L. 153; Lot 3, Pl. 4991, D.L. 153; Ptn. of Pcl. "A", Lot 5, Pl. 2370, D.L. 153; Lot 4 W1/2, Pl. 2370, D.L. 153; Pcl. "A", Lot 3, Plan 2370, D.L. 153; Pcl. "A", Lot 2, Pl. 2370, D.L. 153; Lot 1 W1/2, Plan 2370, D.L. 153, Lot 1, Blk. 14, Pl. 6429, D.L. 151/153; Lot 2, Pl. 6429, D.L. 151/153; Lot 3, Pl. 6429, D.L. 153 exc. Pl. SK 10108 (S. 345.5'); Ptn. of Lot 23, Pl. 2660, D.L. 153; Lot 22, Pl. 2660, D.L. 151/153; Lot 21, Pl. 2660, D.L. 151/153; Lot 20, Block 13, Pl. 2660, D.L. 153; Lot 19, Pl. 2660, D.L. 153; Lot 18, Pl. 2660, D.L. 153; Lot 17, Pl. 2660, D.L. 153; Lot D, Pl. 4979, D.L. 153

Ptn. of 6086/90/6108/20/32/44/54/68/80/92 Willingdon Avenue; Ptn. of 6285 McKay Avenue and Ptn. of 6088/91/94/97/6106/07/16/19/28/31/38/43/50/55/60/79 Cassie Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate civic facilities encompassing the Metrotown Resource Library, a public parking facility and a civic square.

James K. Cheng, Architect, #210 - 75 West Broadway, Vancouver, addressed the members of Council and reviewed the proposed development for the benefit of Council and the public gallery.

In response to a query from a member of Council as to whether the site has been designed to allow for handicap access, Mr. Cheng advised that the design will permit access to the facility for the handicapped.

Mr. Cheng then responded to a number of questions from the public gallery relative to the rezoning application.

Nicolas M. Volkow, 4196 Gilpin Crescent, addressed the members of Council and posed the following three questions:

1. How much revenue does the Municipality expect to accrue from the paid parking and to whom will it go?

2. Is there provision within the design to allow for ready access for seniors and handicapped?
3. Is it Council's intention to charge users for parking at other public facilities within Burnaby?

In response to question 1, Alderman Randall advised that the intent of the paid parking facility is to prevent individuals who are working in the area and presently paying for parking, from using the parking facilities at this site.

In response to question 3, His Worship, Mayor Copeland advised that it is not Council's intent to charge for parking at other public facilities but rather to address the problem of parking at this facility.

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 a portion of 6086/90/6108/20/32/44/54/68/80/92 Willingdon Avenue; Ptn. of 6285 McKay Avenue and Ptn. of 6088/91/94/97/6106/07/16/19/28/31/38/43/50/55/60/79 Cassie Avenue from R5 Residential District to CD Comprehensive Development District (P2 Administration and Assembly District and P8 Parking District Guidelines).

The Advisory Planning Commission also advised Council as follows:

"The Advisory Planning Commission recognizes the need to provide substantial public parking facilities in the Metrotown area, and as such is willing to support Rezoning Reference #30/88. However, the Commission wishes to express its reservations about the potential that such parking facilities would be operated on a 'user-pay' system. The A.P.C. recognizes that there are several arguments in favour of a 'user-pay' arrangement: that users should be expected to cover the costs of providing and operating such facilities; and that pay parking would alleviate the pressure placed on the Metrotown area by A.L.R.T. commuters. However, in response, the A.P.C. believes that such arguments are outweighed by concerns that a 'user-pay' arrangement would operate to the detriment of the Metrotown area. It is likely that a 'user-pay' system would place an unfair burden on those who, through physical or other constraints, find it difficult to park in unrestricted spots and walk into the area. Additionally, while a pay lot may attract some A.L.R.T. commuters, it is equally likely that these commuters will simply seek 'free' spots in the surrounding area, increasing rather than reducing parking pressures on area residents and visitors.

Should Council wish to restrict 'park and ride' commuters, the A.P.C. believes placing time restrictions on parking in the area would be substantially less regressive. Finally, the A.P.C. believes that as area residents have, through tax contributions, already substantially financed municipal amenities in the Metrotown area, it would not be appropriate to expect these same people to finance such projects through parking fees."

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #30/88 be now terminated."

CARRIED UNANIMOUSLY

6. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (RM3 GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 54, 1988" - BYLAW NO. 9074
Rezoning Reference #36/88

Lots 2, 3, 4, 5, 6, and 7, D.L. 98, Plan 10835
7308, 7326, 7342, 7358, 7376 and 7392 Royal Oak Avenue

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

Audrie L. Novada, 7326 Royal Oak Avenue, addressed the members of Council and enquired as to the rationale for the Advisory Planning Commission comment respecting this proposed development.

In response, Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, advised that the Advisory Planning Commission felt that there is merit in having the School Board revue their needs with respect to this property.

In conclusion, the speaker stated that she is in support of the rezoning application.

Christos Theodorakakis, #405-4941 Loughheed Highway, addressed the members of Council and enquired as to whether other properties in the area designated for RM1 development would be dealt with in the same manner as this rezoning application.

Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, advised that the adopted Community Plan would be used as a guide for future development in the area.

In response to a query from a member of Council as to whether the speaker was in support or opposed to the rezoning application, Mr. Theodorakakis advised that he is in support of the rezoning application.

Theresa M. Espinueva, 7342 Royal Oak Avenue, addressed the members of Council and advised that she is in support of the rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of the property at 7308, 7326, 7342, 7358, 7376 and 7392 Royal Oak Avenue from R5 Residential District to CD Comprehensive Development District (RM3 Guidelines).

In addition, the Advisory Planning Commission put forward the following recommendation with respect to this rezoning application:

"THAT Council table Rezoning Reference #36/88, Bylaw No. 9074 pending a complete review of the use of this property by the Burnaby School Board and that such review be conducted as expeditiously as possible."

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 #36/88 be now terminated."

CARRIED UNANIMOUSLY

7. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (RM5 GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 55, 1988" - BYLAW NO. 9075
Rezoning Reference #46/88

S 1/2 of Lot 4, S 1/2 of Lot 6 and N 1/2 of Lot 6 exc. West 10', Plan 2278; Lots "D" and "E" exc. West 10', Plan 16196; Lots "B" and "C" exc. West 10', Plan 10111; Lots 8, 11, 12, 13, 14, 15, 16 and 17 exc. East 10', Block 7, Plan 1229; Lot "D" exc. East 10', Plan 18261: All of District Lot 32

6115/31/49/59/75/93/6207 Miller Avenue and 6128/38/50/60/70/76/94/6222/36 McMurray Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the development of the site for a high rise residential building.

W.N. Wright, #2002-6070 McMurray Avenue, addressed the members of Council and advised that he was appearing on behalf of both he and his wife who feel that the development will be too close to their residence and negate their view to the south.

In conclusion, the speaker stated that the proposed development would be an invasion of privacy and as such both he and his wife are opposed.

John Vint, #1503-6070 McMurray Avenue, addressed the members of Council in opposition to the rezoning application. Mr. Vint was of the opinion that the development would result in a loss of view from his residence and that both he and his wife are opposed.

Neil Pelman, Pelman Architects, #102-1184 West Sixth Avenue, Vancouver, addressed the members of Council and reviewed the development proposal for the benefit of Council and the public gallery.

Clifford Harris, #402-6055 Nelson Avenue, addressed the members of Council and expressed concern with respect to the proposed location of the high rise on the property in relation to his residence.

Steven Ng, 6115 Miller Avenue, addressed the members of Council and advised that he is in support of the rezoning application.

Marie Petlan, #1105-6070 McMurray Avenue, addressed the members of Council and advised that she is in support of the rezoning application but expressed concern with respect to the increase in traffic and noise in the area.

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 6115/31/49/59/75/93/6207 Miller Avenue and 6128/38/50/60/70/76/94/6222/36 McMurray Avenue from R5 Residential District to CD Comprehensive Development District (RM 5 Guidelines).

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

MOVED BY ALDERMAN DRUMMOND;
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #46/88 be now terminated."

CARRIED UNANIMOUSLY

8. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED UPON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 56, 1988" - BYLAW NO. 9076

Rezoning Reference #51/88

Pcl. "A" (Plan with fee deposited 25860F) exc. pt. subdivided by Pl. 70703, Block 19, D.L. 30, Group 1, NWD, Plan 3036

7111 Canada Way

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 32 bed addition to the intermediate care wing of the Canada Way Lodge and Care Centre.

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 7111 Canada Way from R5 Residential District to CD Comprehensive Development District (Based upon P5 Community Institutional District Guidelines).

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #51/88 be now terminated."

CARRIED UNANIMOUSLY

9. FROM R5 RESIDENTIAL DISTRICT TO M5 LIGHT INDUSTRIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1988" - BYLAW NO. 9077

Rezoning Reference #57/88

Lot 43, D.L. 69, Plan 51271; Lots 5, 6, 7, and 8, Block 10, D.L. 69, Plan 1321

4050, 4076, 4092 Myrtle Street; 4077, 4091 Regent Street

The purpose of the proposed rezoning bylaw amendment is to provide for the construction of a multi tenant industrial building.

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 4050, 4076, 4092 Myrtle Street; 4077, 4091 Regent Street from R5 Residential District to M5 Light Industrial District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #57/88 be now terminated."

CARRIED UNANIMOUSLY

10. FROM M7A MARINE DISTRICT 2, M3 HEAVY INDUSTRIAL DISTRICT, C2
COMMUNITY COMMERCIAL DISTRICT, R5 RESIDENTIAL DISTRICT AND A2
SMALL HOLDINGS DISTRICT, ALL TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 58, 1988" - BYLAW NO. 9078

Rezoning Reference #61/88

D.L. 214, Lot 1, Pl. 49510; D.L. 214, Lot 3, Pl. 49510; D.L. 164, Blk. 10, Lot 2 exc. Pl. 28625, Pl. 2692; D.L. 164, Blk. 10, Lot 3 exc. Pl. 28625, Pl. 2692; D.L. 164, Blk. 10, Lot 4, N1/2, Pl. 2692; D.L. 164, Blk. 10, Lot 4, S1/2, Pl. 2692; D.L. 164, Blk. 10, Lot 5, N1/2, Pl. 2692; D.L. 164, Blk. 10, Lot 5, S1/2, Pl. 2692; D.L. 164, Blk. 10, Lot 6, Pl. 2692; D.L. 164, Blk. 10, Lot A exc. Pl. 28625, Pl. 3394; D.L. 162, Lot 2, Pl. 7195; D.L. 152, Lot 7, Pl. 2001; D.L. 152, Lot 27, Plan 2000; D.L. 152, Lot 9, Pl. 2000; D.L. 152, Blk. 25, Lot 30, Pl. 2000; D.L. 152, Lot 56, Pl. 25680; D.L. 152, Blk. 25, Lot 4, Pcl. D, Ref. Pl. 4797, Pl. 2000, D.L. 152, Blk. 25, Lot A, Pl. 6387; D.L. 152, Blk. 25, Rem. 5 ex. pt. on Pl. 6387, Plan 2000; D.L. 152, Lot 29, Pl. 2000; D.L. 173, Blk. 4, Lot 2, Pl. 1034; D.L. 173, Blk. 4, Lot 3, Pl. 1034; D.L. 173, Blk. 4, Lot 4, Pl. 1034; D.L. 173, Blk. 4, Lot 5, Pl. 1034; D.L. 173, Blk. 4, Lot 19, Pl. 1034; D.L. 173, Blk. 4, Lot 5, Pl. 1034; D.L. 173, Blk. 4, Lot 19, Pl. 1034; D.L. 173, Blk. 4, Lot 18, Pl. 1034; D.L. 1034; D.L. 173, Blk. 6, Lot 3, Pl. 1034; D.L. 173, Blk. 4, Lot 17, Pl. 1034; D.L. 173, Blk. 6, Lot 4, Pl. 1034; D.L. 173, Blk. 4, Lot 16, Pl. 1034; D.L. 173, Blk. 6, Lot 5, Pl. 1034; D.L. 173, Blk. 6, Lot 6, Pl. 1034; D.L. 173, Blk. 6, Lot 7, Pl. 1034; D.L. 173, Blk. 8, Lot 3, Pl. 1034; D.L. 173, Blk. 6, Lot 18, Pl. 1034; D.L. 173, Blk. 8, Lot 4, Pl. 1034; D.L. 173, Blk. 6, Lot 17, Pl. 1034; D.L. 173, Blk. 8, Lot 5, Pl. 1034; D.L. 173, Blk. 6, Lot 16, Pl. 1034; D.L. 173, Blk. 8, Lot 6, Pl. 1034; D.L. 173, Blk. 8, Lot 7, Pl. 1034

8059 Texaco Drive; 8178 Burrard Inlet; 8716/36/46/56/66/76/96 Glenlyon Avenue; 8757 McKay Avenue; 8995 Royal Oak Avenue; 6510 Fern Avenue; 4863 Imperial Street; 6609/6702/10 Jubilee Avenue; 6530 Lily Avenue; 6557/75/6749 Nelson Avenue; 6242/62/82/6318 Twelfth Avenue; 6243/63/64/83/94/6321/36/66/96 Tenth Avenue; 6250/63/80/93/6332/49/62/92 Ninth Avenue respectively.

The purpose of the proposed rezoning bylaw amendment is to designate municipally owned lands within the designated Barnet Marine Park, proposed Big Bend Golf Course, Bonsor Park, and Willard Park areas for park and public use purposes.

Shawn M. Wade, 6010 Tenth Avenue, addressed the members of Council and enquired as to the status of the plan for the proposed Willard Park and whether the park plan relates to the Community Plan.

Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, advised that the rezoning application is for land use designation only and the park plan will definitely be related to the adopted Community Plan. In addition, Mr. Stenson suggested that the speaker contact the Parks and Recreation Department for further information with respect to the proposed Willard Park.

William J. McMeekin, 7810 Willard Street, addressed the members of Council and expressed concern with respect to the amount of traffic on Willard Street.

In conclusion, Mr. McMeekin stated that he was most pleased to see a neighbourhood park in the area.

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 8059 Texaco Drive; 8178 Burrard Inlet; 8716/36/46/56/66/76/96 Glenlyon Avenue; 8757 McKay Avenue; 8995 Royal Oak Avenue; 6510 Fern Avenue; 4863 Imperial Street; 6609/6702/10 Jubilee Avenue; 6530 Lily Avenue; 6557/75/6749 Nelson Avenue; 6242/62/82/6318 Twelfth Avenue; 6243/63/64/83/94/6321/36/66/96 Tenth Avenue; 6250/63/80/93/6332/49/62/92 Ninth Avenue respectively from M7A Marine District 2, M3 Heavy Industrial District, C2 Community Commercial District, R5 Residential District and A2 Small Holdings District, all to P3 Park and Public Use District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #61/88 be now terminated."

CARRIED UNANIMOUSLY

11. FROM R5 RESIDENTIAL DISTRICT TO P1 NEIGHBOURHOOD INSTITUTIONAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 59, 1988" - BYLAW NO. 9079
Rezoning Reference #63/88

Lot G, D.L. 53, Pl. 3037; Lot 1, D.L. 53, Pl. 3037; Portion of Lot A, D.L. 53, Pl. 3037; A portion of Lot 86, D.L. 53, Blk. Pl. 42698
7101 and 7105 - 10th Avenue; A Portion of 7870 - 18th Street and a Portion of 7110 - 11th Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the development of a locally oriented Church.

Len Horvath, Land and Buildings Manager, B.C. Telephone Co., 3777 Kingsway, addressed the members of Council and advised that the proposed use is an appropriate buffer for the residential properties across Eighteenth Street and will be complimentary to the existing uses in the neighbourhood.

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 7101 and 7105 - 10th Avenue; A portion of 7870 - 18th Street and a Portion of 7110 - 11th Avenue from R5 Residential District to P1 Neighbourhood Institutional District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #63/88 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

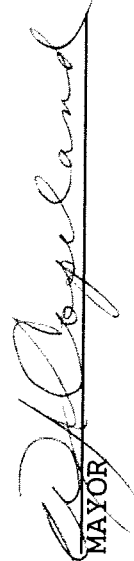
"THAT this Public Hearing (Zoning) do now adjourn."

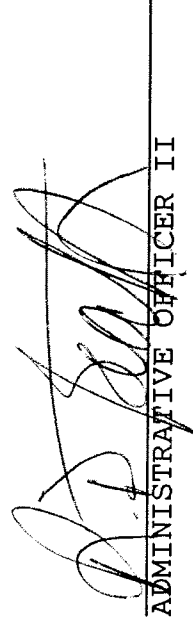
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:22 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 AUGUST 23 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 R4 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 136, 1987" - BYLAW NO. 8902
Rezoning Reference #135/87

Pc1. A (EP 23266) of Lot 18 and of the W1/2 of Lot 17, Block 20, D.L. 159, Group 1, NWD, Plan 1813

5916 McKee Street

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

2. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON C2 COMMUNITY COMMERCIAL DISTRICT GUIDELINES AND THE BRENTWOOD
TOWN CENTRE AREA PLAN)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 1988" - BYLAW NO. 9068
Rezoning Reference #71/87

North 52 Feet Lot "A", D.L. 119, Plan 10580; Lot "A" except the North 52 Feet, D.L. 119, Plan 10580; Lots 6 and 7, Block 3, D.L. 119, Group 1, NWD, Plan 2855

4462, 4472 Buchanan Street and 1911 and 1933 Willingdon Avenue

The purpose of the proposed rezoning bylaw amendment is to permit construction of a three storey bank/office building.

3. FROM R2 RESIDENTIAL DISTRICT TO R2A RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 1988" - BYLAW NO. 9069
Rezoning Reference #130/87

Lot 266, D.L. 138, Group 1, NWD, Plan 64337

7420 Ednor Crescent

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 R4 RESIDENTIAL DISTRICT TO R4A RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 1988" - BYLAW NO. 9071
Rezoning Reference #161/87

Lot 3, D.L. 132, Plan 76510

6929 Grant Place

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 (P2 ADMINISTRATION AND ASSEMBLY DISTRICT AND P8 PARKING DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 53, 1988" - BYLAW NO. 9073

Rezoning Reference #30/88

Ptn. of Pcl. "B", Lot 6, Pl. 2660, D.L. 151/153; Pcl. "C", Lot 7, Pl. 2660, D.L. 151/152/153; Pcl. "A", Lot 7/8, Pl. 2660, D.L. 153; Lot 9, Block 13, Pl. 2660, D.L. 153; Lot 10, Block 13, Pl. 2660, D.L. 151/153; Lot 11, Block 13, Pl. 2660, D.L. 151/153; Lot 12 N1/2, Pl. 2660, D.L. 153; Lot 1, Pl. 4991, D.L. 153; Lot 2, Pl. 4991, D.L. 153; Lot 3, Pl. 4991, D.L. 153; Ptn. of Pcl. "A", Lot 5, Pl. 2370, D.L. 153; Lot 4 W1/2, Pl. 2370, D.L. 153; Pcl. "A", Lot 3, Plan 2370, D.L. 153; Pcl. "A", Lot 2, Pl. 2370, D.L. 153; Lot 1 W1/2, Plan 2370, D.L. 153; Lot 1, Blk. 14, Pl. 6429, D.L. 151/153; Lot 2, Pl. 6429, D.L. 151/153; Lot 3, Pl. 6429, D.L. 153; Ptn. of Lot 4, Blk. 14, Pl. 6429, D.L. 153 exc. Pl. SK10108 (S. 345.5'); Ptn. of Lot 23, Pl. 2660, D.L. 153; Lot 22, Pl. 2660, D.L. 151/153; Lot 21, Pl. 2660, D.L. 151/153; Lot 20, Block 13, Pl. 2660, D.L. 153; Lot 19, Pl. 2660, D.L. 153; Lot 18, Pl. 2660, D.L. 153; Lot 17, Pl. 2660, D.L. 153; Lot D, Pl. 4979, D.L. 153

Ptn. of 6086/90/6108/20/32/44/54/68/80/92 Willingdon Avenue; Ptn. of 6285 McKay Avenue and Ptn. of 6088/91/94/97/6106/07/16/19/28/31/38/43/50/55/60/79 Cassie Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate civic facilities encompassing the Metrotown Resource Library, a public parking facility and a civic square.

6. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (RM3 GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 54, 1988" - BYLAW NO. 9074

Rezoning Reference #36/88

Lots 2, 3, 4, 5, 6 and 7, D.L. 98, Plan 10835

7308, 7326, 7342, 7358, 7376 and 7392 Royal Oak Avenue

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

7. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (RM5 GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 55, 1988" - BYLAW NO. 9075

Rezoning Reference #46/88

S 1/2 of Lot 4, S 1/2 of Lot 6 and N 1/2 of Lot 6 exc. West 10', Plan 2278; Lots "D" and "E" exc. West 10', Plan 16196; Lots "B" and "C" exc. West 10', Plan 10111; Lots 8, 11, 12, 13, 14, 15, 16 and 17 exc. East 10', Block 7, Plan 1229; Lot "D" exc. East 10', Plan 18261: All of District Lot 32

6115/31/49/59/75/93/6207 Miller Avenue and 6128/38/50/60/70/76/94/6222/36 McMurray Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the development of site for a high rise residential building.

8. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED UPON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 56, 1988" - BYLAW NO. 9076

Rezoning Reference #51/88

Pcl. "A" (Plan with fee deposited 25860F) exc. pt. subdivided by Pl. 70703, Block 19, D.L. 30, Group 1, NWD, Plan 3036

7111 Canada Way

The purpose of the proposed rezoning bylaw amendment is to permit construction of a 32 bed addition to the intermediate care wing of the Canada Way Lodge and Care Centre.

9. FROM R5 RESIDENTIAL DISTRICT TO M5 LIGHT INDUSTRIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1988" - BYLAW NO. 9077

Rezoning Reference #57/88

Lot 43, D.L. 69, Plan 51271; Lots 5, 6, 7 and 8, Block 10, D.L. 69, Plan 1321

4050, 4076, 4092 Myrtle Street; 4077, 4091 Regent Street

The purpose of the proposed rezoning bylaw amendment is to provide for construction of a multi tenant industrial building.

10. FROM M7A MARINE DISTRICT 2, M3 HEAVY INDUSTRIAL DISTRICT, C2 COMMUNITY
COMMERCIAL DISTRICT, R5 RESIDENTIAL DISTRICT AND A2 SMALL HOLDINGS
DISTRICT, ALL TO P3 PARK AND PUBLIC USE DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 58, 1988" - BYLAW NO. 9078

Rezoning Reference #61/88

D.L. 214, Lot 1, Pl. 49510; D.L. 214, Lot 3, Pl. 49510; D.L. 164, Blk. 10, Lot 2 exc. Pl. 28625, Pl. 2692; D.L. 164, Blk. 10, Lot 3 exc. Pl. 28625, Pl. 2692; D.L. 164, Blk. 10, Lot 4, N1/2, Pl. 2692; D.L. 164, Blk. 10, Lot 4, S1/2, Pl. 2692; D.L. 164, Blk. 10, Lot 5, N1/2, Pl. 2692; D.L. 164, Blk. 10, Lot 5, S1/2, Pl. 2692; D.L. 164, Blk. 10, Lot 6, Pl. 2692; D.L. 164, Blk. 10, Lot A exc. Pl. 28625, Pl. 3394; D.L. 162, Lot 2, Pl. 7195; D.L. 152, Lot 7, Pl. 2001; D.L. 152, Lot 27, Plan 2000; D.L. 152, Lot 9, Pl. 2000; D.L. 152, Blk. 25, Lot 30, Pl. 2000; D.L. 152, Lot 56, Pl. 25680; D.L. 152, Blk. 25, Lot 4, Pcl. D, Ref. Pl. 4797, Pl. 2000; D.L. 152, Blk. 25, Lot A, Pl. 6387; D.L. 152, Blk. 25, Rem. 5 ex. pt. on Pl. 6387, Plan 2000; D.L. 152, Lot 29, Pl. 2000; D.L. 173, Blk. 4, Lot 2, Pl. 1034; D.L. 173, Blk. 4, Lot 3, Pl. 1034; D.L. 173, Blk. 4, Lot 4, Pl. 1034; D.L. 173, Blk. 4, Lot 5, Pl. 1034; D.L. 173, Blk. 4, Lot 19, Pl. 1034; D.L. 173, Blk. 4, Lot 18, Pl. 1034; D.L. 173, Blk. 6, Lot 3, Pl. 1034; D.L. 173, Blk. 4, Lot 17, Pl. 1034; D.L. 173, Blk. 6, Lot 4, Pl. 1034; D.L. 173, Blk. 4, Lot 16, Pl. 1034; D.L. 173, Blk. 6, Lot 5, Pl. 1034; D.L. 173, Blk. 6, Lot 6, Pl. 1034; D.L. 173, Blk. 6, Lot 7, Pl. 1034; D.L. 173, Blk. 8, Lot 3, Pl. 1034; D.L. 173, Blk. 6, Lot 18, Pl. 1034; D.L. 173, Blk. 8, Lot 4, Pl. 1034; D.L. 173, Blk. 6, Lot 17, Pl. 1034; D.L. 173, Blk. 8, Lot 5, Pl. 1034; D.L. 173, Blk. 6, Lot 16, Pl. 1034; D.L. 173, Blk. 8, Lot 6, Pl. 1034; D.L. 173, Blk. 8, Lot 7, Pl. 1034

8059 Texaco Drive; 8178 Burrard Inlet; 8716/36/46/56/66/76/96 Glenlyon Avenue; 8757 McKay Avenue; 8995 Royal Oak Avenue; 6510 Fern Avenue; 4863 Imperial Street; 6609/6702/10 Jubilee Avenue; 6530 Lily Avenue; 6557/75/6749 Nelson Avenue; 6242/62/82/6318 Twelfth Avenue; 6243/63/64/83/94/6321/36/66/96 Tenth Avenue; 6250/63/80/93/6332/49/62/92 Ninth Avenue respectively.

The purpose of the proposed rezoning bylaw amendment is to designate municipally owned lands within the designated Barnet Marine Park, proposed Big Bend Golf Course, Bonsor Park, and Willard Park areas for park and public use purposes.

11. FROM R5 RESIDENTIAL DISTRICT TO P1 NEIGHBOURHOOD INSTITUTIONAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 59, 1988" - BYLAW NO. 9079

Rezoning Reference #63/88

Lot G, D.L. 53, Pl. 3037; Lot 1, D.L. 53, Pl. 3037; Portion of Lot A, D.L. 53, Pl. 3037; A portion of Lot 86, D.L. 53, Blk. Pl. 42698

7101 and 7105 - 10th Avenue; A portion of 7870 - 18th Street and a portion of 7110 - 11th Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of a locally oriented Church.

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 August 09 to 4:30 p.m. on Tuesday, 1988 August 23.

C.A. Turpin
MUNICIPAL CLERK