

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1988 September 27 at 7:30 p.m.

PRESENT: Acting Mayor, L.A. Rankin (In the Chair)  
Alderman R.G. Begin  
Alderman D.P. Drummond  
Alderman F.G. Randall  
Alderman J. Young

ABSENT: Mayor W.J. Copeland  
Alderman D.R. Corrigan  
Alderman E. Nikolai  
Alderman J.M. Sawicki

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

The Public Hearing was called to order at 7:31 p.m.

1. 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.

Malcolm F. Elliott, 649 Thirteenth Avenue, Vancouver, addressed the members of Council and advised that he is the architect of the proposed development. It is the intent of Mr. Elliott's client to construct a three storey commercial building which would be an asset to the area. The speaker then went on to provide the specifics with respect to the proposed development which will include a pedestrian link to the Brentwood Mall.

In conclusion, the speaker stated his support for the rezoning application.

Gary J. Morrey, 7989 Government Street, addressed the members of Council in support of the rezoning application. However, the speaker stated his objection to the closure of the lane south of Buchanan Street and west of Willingdon Avenue.

Mr. K. Ito, Planner III, advised that the community plan for the area indicates that the lane closure will occur when further lot consolidation is accomplished for the lots north of Loughheed Highway and west of Willingdon Avenue.

Dr. Neil McIntyre, 6356 Caulwynd Place, addressed the members of Council and advised that he is a businessman at 4431 Loughheed Highway. The speaker expressed concern with respect to the lane closure which provides an ingress/egress to his place of business.

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 4462, 4472 Buchanan Street and 1911, 1933 Willingdon Avenue from R5 Residential District to CD Comprehensive Development District (Based on C2 Community Commercial District Guidelines and the Brentwood Town Centre Area Plan).

In addition, the Advisory Planning Commission also put forward the following recommendation for Council's consideration:

"THAT Council give serious consideration to Rezoning Reference #71/87, Bylaw No. 9068, with respect to requesting a staff report reviewing the possible closure of Buchanan Street at Willingdon Avenue, including a review of ingress/egress of Buchanan Street at Willingdon Avenue."

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

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #71/87 be now terminated."

CARRIED UNANIMOUSLY

2. FROM R4 RESIDENTIAL DISTRICT TO R4A RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 50, 1988" - BYLAW NO. 9070

Rezoning Reference #162/87

Lot 9, D.L. 132, Plan 74448

6921 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 6921 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 BEGIN:  
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #162/87 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R4 RESIDENTIAL DISTRICT TO R4A RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 52, 1988" - BYLAW NO. 9072

Rezoning Reference #168/87

Lot 3, D.L. 132, Plan 76314

6865 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 zoning.

A letter dated 1988 September 20 was received from Jean Tuplin, 6850 Kitchener Street, Burnaby, B.C., V5B 2J9, 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 6865 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 #168/87 be now terminated."

CARRIED UNANIMOUSLY

4. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 60, 1988" - BYLAW NO. 9085

The purpose of the proposed rezoning bylaw amendment is to ensure that all retail liquor outlets in Burnaby be assessed for suitability of location through a rezoning process.

A letter dated 1988 September 27 was received from Dennis P. Coates of Mair Janowsky Blair, Barristers & Solicitors, 700 - 275 Lansdowne Street, Kamloops, B.C., V2C 6H6, enclosing copies of letters previously sent to the Corporation of the District of Burnaby, dated 20th day of July, 1988 and 19th day of August, 1988 which the writer requested be placed before the Public Hearing this evening.

In summary, it is the position of Mr. Coates' clients, namely Delaney's Place Neighbourhood Pub and Mountain Shadow Inn, that the property rezoning is not necessary in order to provide the required protection for the Municipality and the neighbourhood operation of beer and wine stores at either Delaney's or Mountain Shadow.

Andrea Penfold, 71-7455 Woodbrook Place, addressed the members of Council in support of the proposed text amendment. The speaker commended the Municipality for the amendment itself and our licensing procedures which are justifiably admired by other municipalities. The speaker concurred with the planners statement that wine and beer stores are too new to properly assess and suggested that the Municipality of Burnaby approach the concept with great caution.

Arthur Steinmann, Executive Director Alcohol-Drug Education Services, residing at 166 West Thirteenth Avenue, Vancouver, addressed the members of Council in support of the proposed text amendment. Mr Steinmann stated that he is extremely concerned with respect to the effect alcohol has on young people and the fact that it is easier for young people to purchase alcohol from private outlets. In addition, Mr. Steinman stated that the availability of alcohol affects consumption and the associated related problems.

In conclusion, the speaker stated that the text amendment is a sound and justifiable piece of legislation.

The Advisory Planning Commission wish to advise Council that following its consideration of the text amendment, a decision was reached to SUPPORT Bylaw No. 9085.

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 Bylaw No. 9085 be now terminated."

CARRIED UNANIMOUSLY

5. FROM P8 PARKING DISTRICT TO C4 SERVICE COMMERCIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 61, 1988" - BYLAW NO. 9086

Rezoning Reference #149/87

Lot 5, except north 10 feet as shown on Plan 6168, Block 22, D.L.  
30, Group 1, NWD, Plan 3036

7665 Edmonds Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of a commercial 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 7665 Edmonds Street from P8 parking District to C4 Service Commercial District.

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

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #149/87 be now terminated."

CARRIED UNANIMOUSLY

6. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD  
COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 AND RM2 MULTIPLE  
FAMILY RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 62, 1988" - BYLAW NO. 9087

Rezoning Reference #33/88

Portion of Lot 71, D.L. 171, Group 1, NWD, Plan 34756

Portion of 6850 Twentieth Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate apartment development.

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 a portion of 6850 Twentieth Avenue from CD Comprehensive Development District to Amended CD Comprehensive Development District (Based on RM3 and RM2 Multiple Family Residential District Guidelines).

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

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #33/88 be now terminated."

CARRIED UNANIMOUSLY

7. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 63, 1988" - BYLAW NO. 9088

Rezoning Reference #4/88

Lots 49, 50, 51, 52 and 27, 28, 29 and 30, D.L. 95, Group 1, NWD, Plan 1643

7006, 7018, 7030 and 7042 Seventeenth Avenue and 7007, 7019, 7029 and 7043 Sixteenth Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of a four storey apartment 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 7006, 7018, 7030 and 7042 Seventeenth Avenue and 7007, 7019, 7029 and 7043 Sixteenth Avenue from R5 Residential District to CD Comprehensive Development District (Based on RM3 Multiple Family Residential District Guidelines).

The Advisory Planning Commission also put forward the following recommendation for Council's consideration:

"THAT Council be advised that there appears to be some question as to the number of co-operative housing developments in the immediate area and staff should be directed to review the matter and report to Council, a copy of which should be made available to the Advisory Planning Commission."

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

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #4/88 be now terminated."

CARRIED UNANIMOUSLY

8. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED UPON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 64, 1988" - BYLAW NO. 9089

Rezoning Reference #54/88

Lot 1, D.L. 153, Plan 74451; Lots 2, 3, 4, 8, 9 and 10, D.L.'s 151 and 153, Plan 8362

4605, 4611, 4613 Hazel Street and 4582, 4596, 4606 and 4616 Grange Street

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

A letter dated 1988 September 16 was received from Erling & Gunnel Weholm, 4630 Sardis Street, Burnaby, B.C., V5H 1B1, in opposition to the rezoning application.

A letter dated 1988 September 16 was received from Mrs. L.J. Bryant, 5629 Pioneer Avenue, Burnaby, B.C., V5H 2X5, in opposition to the rezoning application.

A letter dated 1988 September 15 was received from Mrs. Susan M. Bond, 5630 Willingdon Avenue, Burnaby, B.C., V5H 2T6, in opposition to the rezoning application.

A letter dated 1988 September 24 was received from D.C. & A.R. Carrell, 5662 Booth Avenue, Burnaby, B.C., V5H 3A7, in opposition to the rezoning application.

A letter dated 1988 September 26 was received from Nathan Fox, Metro Centre Hotel, 4561 Kingsway, Burnaby, B.C., V5H 2B3, in support of the rezoning application.

An undated petition containing 52 signatures of area residents in support of the rezoning application was submitted by Vern H. Delgatty, Architect, on behalf of Executive Properties Ltd., 6112 Sussex Avenue, Burnaby, B.C., V5H 3C3, the text of which is contained hereunder:

"I/We the undersigned property owner/resident at listed address neighbouring above mentioned project, have reviewed architect's drawings showing 92 units are in support of architects rezoning submission. We understand that the submission conforms to approved Metrotown Core development guidelines and we favour the unobstructed openness of the landscaped ground level plaza."

A letter dated 1988 September 27 was received from Bong Jun and Sung Mye Chung, 5611 Booth Avenue, Burnaby, B.C., V5H 3A6, in opposition to the rezoning application.

An undated letter was received from P. & B. Minness, 5661 Booth Avenue, Burnaby, B.C., V5H 3A6, in opposition to the rezoning application.

Vern H. Delgatty, Architect, 4012 Carson Street, addressed the members of Council and provided a synopsis of the proposed development highlighting the quality design features. The proposed design provides for the maintenance of unlimited views and, in the speakers opinion, the proposed development would be an asset to the area.

Phillip S. Herring, 5637 Booth Avenue, addressed the members of Council and advised that the high rise development in the area is affecting the residential character in the neighbourhood. In the speaker's opinion, high rises should be clustered rather than creating a "wall" affect which the proposal and the abutting proposed high rise development on Grange Street would create.

In addition, the speaker expressed concern with respect to the shadow study conducted by the architect and submitted a petition containing the signatures of 206 residents in opposition to the proposed development. The text of the petition is contained hereunder:

"We, the undersigned homeowners and residents within the area bounded by Grange Street, Willingdon Avenue, Sardis Street and Sussex Avenue object to the proposed rezoning of the area bounded by Grange Street, Sussex Avenue, Hazel Street and the northerly extension of McKay Avenue from R5 to RM5 and C3 (high rise).

Our concern arises from the environmental affects which high rise type developments will cause to our residential area in the form of hours of lost sunshine (since we are downhill and north of the proposed high rise area and therefore in the shadow zone). We are also concerned that the amenities and quality of life in our area are being continually eroded by the Metrotown development. We request protection from further environmental deterioration of our neighbourhood.

In addition, please consider the general taxpayers high cost of providing all the extra Municipal services required and the rapidly increasing traffic on already congested streets.

We ask that Council direct that the Burnaby Planning Department permanently revise the proposed rezoning of the above noted area to permit only low rise type developments and that no development permit application, or request for rezoning, be approved which will result in a high rise type of development in the proposed rezoning area."

In conclusion, the speaker stated his opposition to the rezoning application.

Delphine C. Carrell, 5662 Booth Avenue, addressed the members of Council and advised that she is opposed to high rise development in the area. In the speakers opinion, a three storey apartment type development would be compatible with existing development in the neighbourhood.

Robert Rutherford, 4821 Shepherd Street, addressed the members of Council in opposition to the rezoning application. In the speakers opinion, the proposed high rise development would further aggravate the already existing parking problems in the area.

Jack Kirk, #205-4625 Grange Street, addressed the members of Council in support of the rezoning application.

Jack Gin, 5498 Moreland Street, addressed the members of Council and advised that both he and his father, Soo Gin, owners of the apartment block at 4555 Grange Street, are opposed to the rezoning application. The speaker expressed concern with respect to the already existing high density developed in the area; the perceived reduction of sunlight; access to the proposed development off of Hazel Street; the need to expand Grange Street; additional vehicles being parked on area streets; and associated noise problems on Grange Street.

Nick Podas, 4626 Grange Street, addressed the members of Council and advised that he has resided in the area for the past 31 years. Mr. Podas stated his support for the rezoning application which, in the speakers opinion, will not be a west end type of development.

Grace M. Herring, 5637 Booth Avenue, addressed the members of Council in opposition to the rezoning application. The speaker was of the opinion that the proposed high rise development would affect the livability and stability of the neighbourhood and expressed concern with respect to the loss of privacy and shadow affect which this development would have on her home.

Alan P. Herring, 7564 Twelfth Avenue, addressed the members of Council in opposition to the rezoning application. Mr. Herring was of the opinion that the area chosen for high rise development would be more appropriate on a south sloping face.

Edith L. Markle, 5687/89 Booth Avenue, addressed the members of Council in opposition to the rezoning application. The speaker expressed concern with respect to the effect which this development would have on the already existing parking, noise and pollution problems in the neighbourhood.

Harvey Creek, 5912 Booth Avenue, addressed the members of Council in opposition to the rezoning application. The speaker expressed concern that the proposed high rise development would downgrade the livability of his property.

James Allen, 9825 Third Street, Sydney, B.C., addressed the members of Council and advised that he is in support of a well planned high rise development for the site.

John Bischoff, #101-5950 Booth Avenue, addressed the members of Council in support of the rezoning application which, in his opinion, will be a definite asset to the neighbourhood.

Axel W. Andersen, 5774 Elsom Street, addressed the members of Council and expressed his opposition to this type of development.

Ian Herring, 777 Burrard Street, Vancouver, addressed the members of Council in opposition to the 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 4605, 4611, 4613 Hazel Street and 4582, 4596, 4606 and 4616 Grange Street from R5 Residential District to CD Comprehensive Development District (Based upon RM5 Multiple Family Residential District Guidelines).

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

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #54/88 be now terminated."

CARRIED UNANIMOUSLY

9. FROM R2 RESIDENTIAL DISTRICT TO R2A RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 65, 1988" - BYLAW NO. 9090

Rezoning Reference #7/88

Lot 1, D.L. 80, Plan 76714, Group 1, NWD

5510 Spruce Street

The purpose of the proposed rezoning bylaw amendment is to permit a total gross floor area on the site which is greater than that permitted under the prevailing zoning.

A letter dated 1988 September 22 was received from Mr. Keith Harris, 5478 Spruce Street, Burnaby, B.C., V5G 1Y6, in support of the rezoning application.

Anne Savage, 5505 Spruce Street, addressed the members of Council and advised that she and her husband Kevin Waswick are both opposed to the rezoning application. The speaker expressed concern with respect to the proposed construction occurring in the front yard which would detract from the open space concept of the entire street. The speaker urged that Council maintain the open space on the site. In addition, the speaker felt that if this rezoning application were approved it would lead to similar type of development in the neighbourhood.

Abed M. Mustafa, 5510 Spruce Street, addressed the members of Council and advised that he is the owner/applicant of the rezoning application and as such in support thereof. The speaker expressed his pride in the beauty of the lot and the surrounding landscaping.



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 5510 Spruce Street 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 BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #7/87 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN YOUNG:

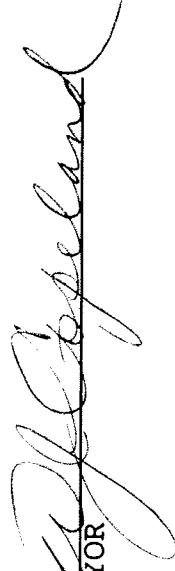
"THAT this Public Hearing (Zoning) do now adjourn."

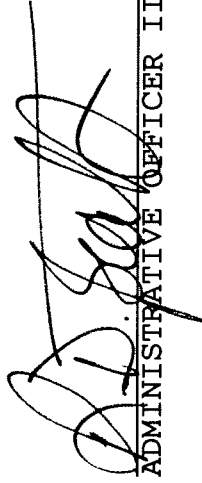
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:47 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 SEPTEMBER 27 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 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.

2. FROM R4 RESIDENTIAL DISTRICT TO R4A RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 50, 1988" - BYLAW NO. 9070

Rezoning Reference #162/87

Lot 9, D.L. 132, Plan 74448  
6921 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.

3. FROM R4 RESIDENTIAL DISTRICT TO R4A RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 52, 1988" - BYLAW NO. 9072

Rezoning Reference #168/87

Lot 3, D.L. 132, Plan 76314  
6865 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 zoning.

4. TEXT AMENDMENT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 60, 1988" - BYLAW NO. 9085

The purpose of the proposed rezoning bylaw amendment is to ensure that all retail liquor outlets in Burnaby be assessed for suitability of location through a rezoning process.

5. FROM P8 PARKING DISTRICT TO C4 SERVICE COMMERCIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 61, 1988" - BYLAW NO. 9086

Rezoning Reference #149/87

Lot 5, except north 10 feet as shown on Plan 6168, Block 22, D.L. 30,  
Group 1, NWD, Plan 3036

7665 Edmonds Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of a commercial building.

6. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 AND RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 62, 1988" - BYLAW NO. 9087

Rezoning Reference #33/88

Portion of Lot 71, D.L. 171, Group 1, NWD, Plan 34756

Portion of 6850 Twentieth Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate apartment development.

7. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 63, 1988" - BYLAW NO. 9088

Rezoning Reference #4/88

Lots 49, 50, 51, 52 and 27, 28, 29 and 30, D.L. 95, Group 1, NWD, Plan 1643

7006, 7018, 7030 and 7042 Seventeenth Avenue and 7007, 7019, 7029 and 7043 Sixteenth Avenue

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

8. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED UPON RM5 DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 64, 1988" - BYLAW NO. 9089

Rezoning Reference #54/88

Lot 1, D.L. 153, Plan 74451; Lots 2, 3, 4, 8, 9 and 10, D.L.'s 151 and 153, Plan 8362

4605, 4611, 4613 Hazel Street and 4582, 4596, 4606 and 4616 Grange Street

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

9. FROM R2 RESIDENTIAL DISTRICT TO R2A RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 65, 1988" - BYLAW NO. 9090

Rezoning Reference #7/88

Lot 1, D.L. 80, Plan 76714, Group 1, NWD

5510 Spruce Avenue

The purpose of the proposed rezoning bylaw amendment is to permit a total gross floor area on the site which is greater than that permitted under the prevailing zoning.

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

C.A. Turpin  
MUNICIPAL CLERK