

1989 JUNE 20

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1989 June 20 at 7:30 p.m.

PRESENT: Acting Mayor D.P. Drummond, (In the Chair)
Alderman R.G. Begin
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman J.M. Sawicki
Alderman J. Young

ABSENT: Mayor W.J. Copeland
Alderman D.R. Corrigan
Alderman F.G. Randall

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. TEXT AMENDMENT "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 31, 1989" - BYLAW NO. 9189

The purpose of the proposed rezoning bylaw amendment is to amend the regulations of the R4 and R5 Districts to allow small lot development when the block front has small lot character.

A petition dated 1989 June 11 was received containing 23 signatures of abutting residents in opposition to this rezoning application. The text of the petition is as follows:

"The majority (not minority) of properties in our block, namely 4800 SMITH AVENUE, BURNABY, are fifty foot frontage (50 ft.) or larger, we wish to maintain this standard.

To this end we OPPOSE any zoning of this block that would permit subdivision of existing properties to allow lot frontage of less than this standard of fifty feet."

The Director Planning and Building Inspection submitted a memorandum dated 1989 June 20 to the Mayor and Council regarding Bylaw No. 9186 which appears on the 1989 June 20 Public Hearing agenda and which reads as follows:

"In order to provide the opportunity for subdivisions related to outstanding R9 rezoning applications (noted in Item 22, Manager's Supplementary Report No. 43 on the 1989 June 19 Council agenda) to be completed prior to Zoning Bylaw text amendments to the R9 district being implemented, provisions should be made for Section 8 of Bylaw No. 9186 to come into effect 1989 November 01.

This will require Council approval of the appropriate amendment at the time of Second Reading of the Bylaw."

Gerd Evans, 6541 - 12th Avenue, addressed the members of Council and advised that if the text amendment is adopted it would exclude her property from qualifying for subdivision. In the speaker's opinion, the block front characteristics of the 6500 block 12th Avenue should allow subdivision if the owner so desires.

In conclusion, the speaker stated her opposition to the proposed text amendment.

James Mitchell, 1379 Charter Hill Drive, Coquitlam, addressed the members of Council and expressed concern with respect to the fact that there is no consistency with respect to small lot development in Burnaby. The speaker was of the opinion that the proposed text amendment should allow some flexibility with respect to subdivision potential.

In conclusion, the speaker stated his opposition to the proposed text amendment.

Frank Anderson of Park Georgia Realty, residing at 7323 Capistrano Drive, addressed the members of Council and advised that he was representing the owner of 6675 Union Street who's lot size of 95.8' by 120' would not qualify for subdivision under the proposed text amendment. The speaker stated that there is a history of small lot development in the area.

Pat Mellesmoen, 7157 - 10th Avenue, addressed the members of Council and advised that the proposed text amendment would not allow him to subdivide his property, however, there is a history of small lot development in the neighbourhood.

Orest Moysiuk, 7931 Rosewood Avenue, addressed the members of Council in support of the proposed text amendment which attempts to resolve the problems associated with R9 Residential District development.

Duncan Tidmarsh, 4236 Graveley Street, addressed the members of Council in support of the proposed text amendment.

James Ross, 6791 Yeovil Place and owner of duplex lots on Graveley Street addressed the members of Council in support of the proposed text amendment which would allow for redevelopment and upgrading in the Graveley Street area.

Antero Uunila, 7223 - 17th Avenue, addressed the members of Council and advised that individual block owners should be made aware of the affect which the proposed text amendment would have on them.

Denise Mellesmoen, 7157 - 10th Avenue, addressed the members of Council and inquired whether special provision was being given to the 4200 - 4400 block Graveley Street?

Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, advised that as a result of the Public Review process, (Item 1 of Municipal Manager's Report No. 32, 1989 May 01) Section 4.2 Concerns Related to Formula addresses this matter and was in fact adopted by Council at the regular Council meeting held 1989 May 01.

Donald A. Shaw, 8260 - 16th Avenue, addressed the members of Council and advised that he is representing a client who owns a 70' lot on McGregor Avenue who, after receiving correspondence with respect to the text amendment, are of the opinion that they will be permitted to subdivide their property.

In conclusion, Mr. Shaw stated his support for the text amendment.

Brij Chadha, 5555 Willingdon Avenue, addressed the members of Council and advised that the proposed text amendment has created confusion for the owners of property on Woodsworth Street between Godwin Avenue and Douglas Road. The proposed text amendment would allow one side of Woodsworth to qualify for subdivision while the other side of Woodsworth would not be allowed to subdivide their property.

In conclusion, the speaker requested that consideration be given so that both sides of Woodsworth Street between Godwin Avenue and Douglas Road would be permitted to subdivide their property.

George Heinrich, 1223 Blaine Drive, addressed the members of Council and suggested that the residents in the immediate block front should be allowed to decide if a subdivision is to occur within the block front.

The Advisory Planning Commission wish to advise Council that following its consideration of this matter, a decision was reached to SUPPORT the text amendment.

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 Bylaw No. 9189 be now terminated."

CARRIED UNANIMOUSLY

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 32, 1989" - BYLAW NO. 9202

Rezoning Reference #13/89

Lot 4, D.L. 171, Grp. 1, N.W.D., Plan 78941

6735 Station Hill Court

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 the property at 6745 Station Hill Court from CD Comprehensive Development District to Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #13/89 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 33, 1989" - BYLAW NO. 9203

Rezoning Reference #35/88

Lots 14, 15, 16, 17 (Exc. S.E. 10 Ft.), 30, 31, 32 and 33 (Exc. N.W. 10 Ft.), D.L. 95, Grp. 1, N.W.D., Plan 1152

7174 - 7194 Edmonds Street, 7355 Sixteenth Street, 7175 - 7187 Eighteenth Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate a low-rise apartment development in conformity with the Edmonds Station Area Plan.

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 7174 - 7194 Edmonds Street, 7355 Sixteenth Street, 7175 - 7187 Eighteenth Avenue from R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District guidelines).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #35/88 be now terminated."

CARRIED UNANIMOUSLY

- 4. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 DISTRICT USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 34, 1989" - BYLAW NO. 9204

Rezoning Reference #22/89

D.L. 34, Lots 14, 15, 16, Plan 1355

5516, 5550, 5584 Barker Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey apartment with 30 units.

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 5516, 5550, 5584 Barker 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 BEGIN:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #22/89 be now terminated."

CARRIED UNANIMOUSLY

- 5. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 35, 1989" - BYLAW NO. 9205

Rezoning Reference #86/88

Lot 4, Plan 2038, D.L. 34, Exc. Pl. RP4874 (Pcl. B); Lot 3 Exc. Firstly: S. 33' x 145' and Secondly: Pcl. B (RP4874), D.L. 34, Plan 2038; Pcl. C (663686E) of Lot 3, D.L. 34, Plan 2038

5521/35/55 and 5507 Inman Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the rezoning of the site to accommodate a 21 unit three-storey apartment.

Betty McLean, 5522 Jersey Avenue, addressed the members of Council and expressed concern that all properties within the 5500 block Inman/Jersey Avenue's were not included in the development proposal.

Darshan Brar, 8130 Greenlake Place, addressed the members of Council and advised that he had acted on behalf of United Realty Limited in assembling the Inman Avenue property for the proposed rezoning.

In conclusion, Mr. Brar stated that he is in support of the rezoning application which will be in keeping with existing development in the neighbourhood.

Gerry Blonski, 8542 Terrace Drive, Delta, addressed the members of Council and advised that he is the architect of the proposed development. Mr. Blonski further stated that there is sufficient lots remaining in order to allow for future development of the block.

Mrs. Choi, 5552 Jersey Avenue, addressed the members of Council and expressed concern with respect to the fact that the block front is not being developed as a whole.

Peter Miller, 4991 Lorraine Avenue, addressed the members of Council and advised that he is in support of the proposed comprehensive development on the site.

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 5521/35/55 and 5507 Inman Avenue from R5 Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #86/88 be now terminated."

CARRIED UNANIMOUSLY

- 6. FROM P5 COMMUNITY INSTITUTIONAL DISTRICT AND P3 PARK AND PUBLIC USE DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES) AND P3 PARK AND PUBLIC USE DISTRICT "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 36, 1989" - BYLAW NO. 9206

Rezoning Reference #105/88

Lots 93 and 94 and a portion of Lot 92, D.L. 149, Plan 57863

4341 Rumble Street, 7451 Sussex Avenue and Southerly 52' of 7401 Sussex Avenue

The purpose of the proposed rezoning bylaw amendment is to prepare a comprehensive master plan for the phased redevelopment of the site for institutional senior citizens uses presently occupied by the St. Michael's Care Centre, a portion of the L'Arche site and the Fairhaven United Church Homes facilities and to permit the development of a First Phase 90 bed addition to St. Michael's Care Centre. As part of this rezoning, it will be necessary to adjust the boundaries of David Gray Park and amend the zoning on the changed areas.

A letter dated 1989 June 11, was received from Mrs. Simone Greiner, 7384 Charlford Avenue, Burnaby, B.C., V5J 3T8 in opposition to the proposed rezoning application.

A letter dated 1989 June 08, was received from F.T. and L.G. Shears, 7350 Charlford Avenue, Burnaby, B.C., V5J 3T8 in opposition to the proposed rezoning application.

Gerald J. Herkel, Executive Director, St. Michael's Centre, 7451 Sussex Avenue, addressed the members of Council and advised that Burnaby has the highest need for Extended Care facilities within the Lower Mainland and that this proposed rezoning application is attempting to address this need.

Donald Nicholson of Hancock, Nicholson, Tamaki Architects, #503 - 134 Abbott Street, addressed the members of Council and provided an overview of the master plan concept of development.

Angela Barr, 4449 Southwood Street, addressed the members of Council and expressed concern with respect to the proposed encroachment into David Gray Park by this development. The speaker stated that there is a definite need for long term care facilities in Burnaby but was extremely concerned with respect to what happens to David Gray Park.

Simone Greiner, 7384 Charlford Avenue, addressed the members of Council and suggested that greater notification of the proposed rezoning should have been given to residents of the South Slope. The speaker was of the opinion that the proposed development would not be in keeping with existing neighbourhood characteristics and expressed concern with respect to a portion of David Gray Park being allocated for this development.

In conclusion, the speaker stated her opposition to the rezoning application and submitted a petition containing the signatures of 200 abutting residents in opposition to the rezoning application. The text of the petition is as follows:

"Re: Rezoning Reference #105/88
Lots 93 and 94 and a portion of Lot 92
D.L. 149, Plan 57863
4341 Rumble Street, 7451 Sussex Avenue
and southerley 52' of 7401 Sussex Avenue

We, the undersigned, make strong and vehement objection to the proposition regarding alterations to David Gray Park and surroundings, as laid out in the Rezoning Reference #105/88. Although we highly commend all levels of the municipal government for their care and concern for the infirm and elderly; we suggest that allowing development of such a large scale along side and including a very small neighbourhood park will forever destroy the character of this neighbourhood. These changes are wrong for this location and do not conform to existing bylaws.

The area north of Rumble Street is primarily zoned R4 (e.g. single and two family use). The area south of Rumble Street is zoned R2 (single family residential).

The Planning and Building Inspection Rezoning Reference #105/88 from January 23, 1989 clearly states under #3.2:

"The purpose of the proposal is to develop a plan for MAJOR senior residential and care facilities... The plan is basically to redevelop and add to the existing facilities although a SLIGHT northward expansion into the L'Arche property by moving the St. Michael's boundary northward 52' is proposed. This rezoning approach will permit the various legal lots which encompass the site to be considered on an integrated basis for planning and density calculation purposes."

Under point 3.5 it states the clear intention of the developer to exceed even the standards of the proposed new zoning bylaws.

"...to be rezoned CD (P5) density (max 0.8 F.A.R.) and zoning standards although a SLIGHT increase in the building heights to accommodate THREE STOREY BUILDINGS toward the center of the buildings is being studied by the architectural consultants.

The P5 zoning is intended to require that institutional developments be designed to be at a scale and character that is compatible with adjacent single family dwelling neighbourhoods."

The Zoning Bylaw CD (P5) says under article 505.3, Height of buildings:

"The height of a building shall not exceed 12.0 m (39.37 feet) NOR 2 storeys."

The suggested plans are definitely not in line with the character of a detached residential housing area especially as by regarding the whole as one legal property all the minimum requirements of green space between buildings is eliminated and we feel that the dimensions of the building plans are destroying the character of our neighbourhood and park.

The areas for exchange in the parkland may be of the same dimensions but they are definitely not of the same recreational value; especially as the south east corner will be an easement leading from Sussex Avenue to the Park:

The proposed 15.5 m by 55 m (approx. 50' by 180' - a full size building lot) which St. Michael's Centre wants from the park protrudes approx. 1/3 right into the quiet and shady part of the park east of the tennis courts. Not only will the section under the trees be lost and vital trees themselves but also will the tranquility and privacy of the park and adjacent homes.

The area to be given in return to the park is a narrow strip of grassland along the project border; the major part of which lays adjacent to the proposed easement access to the park from Sussex Avenue and is of no recreational value due to the high thru traffic of people entering the park.

If there was sufficient green space and desperately important trees in Burnaby for the ever-burgeoning populace, this may be a different matter. Rezoning application #105/88 also eliminates green space between buildings and will instead be concrete paths and parking spaces.

We respectfully request that you bring to the attention of those whom we have elected into office and the Parks Board Management, that we retain David Gray Park - designated parkland, as is - so that all people; residents including the elderly and visitors may retain the enjoyment of the view, grassland and trees.

We feel that the dimension of the building plans may cause further encroachment of our Park in the future. Suggested plans will be detrimental to the present quality of life, particularly those living adjacent to the Park by eliminating privacy; low traffic and noxious fumes; parking problems and the relative quiet which is the reason most of the undersigned living adjacent to the Park, bought property here to start with. There is no doubt that the resale value will be diminished - especially those of us on the east side - and taxes will remain high.

We also feel that rezoning for medium to high rise development was recently adopted north of Imperial Street - as well as the high-density Metrotown, there should remain an area for free, detached family dwellings. By allowing 2-3 storey enterprises such as St. Michael's and the Fairhaven townhouse complex for an entire 2 block length; should not have been given consideration.

It is our regret that even though you have known the facts for months - the mailing of the proposition was left until such a late date - that it is impossible to rally a reasonable, democratic request to alter building plans by the contractor. Because of this we ask both the Council and the Parks Board to give immediate and thoughtful consideration to our request.

With more time many signatures could have been collected to offer more persuasion to this very important matter. Prkland is to be inviolate."

Gordon Smith, 1781 Heathdale Drive, addressed the members of Council in support of the rezoning application.

Oskar Greiner, 7384 Charlford Avenue, addressed the members of Council and advised that the proposed rezoning application and encroachment into the park would destroy the existing neighbourhood characteristics.

In conclusion, Mr. Greiner expressed his opposition to the rezoning application.

Peter Morin, 7237 Charlford Avenue, addressed the members of Council and expressed concern with respect to the compatibility of a 2 - 3 storey structure for seniors.

In conclusion, the speaker stated his opposition to any development exceeding 2 storeys in height.

Chris Hyde, 4292 Irman Street, addressed the members of Council and expressed concern with respect to the proposed development encroaching into David Gray Park.

Joan Campbell, 7261 Charlford Avenue, addressed the members of Council and expressed concern with respect to the proposed development encroaching into David Gray Park.

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 4341 Rumble Street, 7451 Sussex Avenue and Southerly 52' of 7401 Sussex Avenue from P5 Community Institutional District and P3 Park and Public Use District to CD Comprehensive Development District (based on P5 Community Institutional District guidelines and P3 Park and Public Use 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 #105/88 be now terminated."

CARRIED UNANIMOUSLY

** Alderman Young departed from the Council Chamber at 10:00 p.m.

7. FROM R5 RESIDENTIAL DISTRICT AND CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY) "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 37, 1989" - BYLAW NO. 9207

Rezoning Reference #25/89

D.L. 171, Lot 9, Pl. 78941, Lot 9, Pcl. A (Ref. Pl. 6913), Lot 7, Lot 7 Exc. Firstly: Pcl. C (Ref. Pl. 4558), Secondly: Pcl. B (Ref. Pl. 23433), Lot 8 Exc. Firstly Portion 0.05 acre more or less as shown on sketch deposited 14408F, Secondly Pcl. A (Ref. Pl. 4343), Plan 992 Pcl. J (Statutory Right of Way Plan 22426)

6849, 6879 Stride Avenue; 7449 and 6850 20th Avenue; SK. 6913 & SK. 4343

The purpose of the proposed rezoning bylaw amendment is to establish development and subdivision guidelines and to provide for the development of the first phase apartment 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 6849, 6879 Stride Avenue; 7449 and 6850 20th Avenue; SK. 6913 & SK. 4343 from R5 Residential District and CD Comprehensive Development District (based on RM4 Multiple Family Residential District Use and Density) to Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District Use and Density).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #25/89 be now terminated."

CARRIED UNANIMOUSLY

8. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 38, 1989" - BYLAW NO. 9208

Rezoning Reference #26/89

D.L. 35, Lots 1 & 3, Plan 10422, Lots W 1/2 of 15 and E 1/2 of 15, W 1/2 of 18, 17, Plan 1198, Lot A and B, Plan 24341

3711/19/25/35/39/45/55 Thurston Street and 5360 Boundary Road

The purpose of the proposed rezoning bylaw amendment is to permit the development of the site for townhouses and stacked townhouses.

Bilan Stride, 5282 Christopher Court, addressed the members of Council in opposition to the rezoning application. The speaker expressed concern with respect to the additional traffic/parking problems this would create and also the alleged difficulty of emergency vehicles accessing the area.

**Alderman Young returned to the Council chamber at 10:10 p.m.

Peter Miller, 4991 Lorraine Avenue, addressed the members of Council and advised that he would prefer to see a larger land assembly development rather than the smaller single parcel developments.

Douglas Porter, 3782 Thurston Street, addressed the members of Council in opposition to the rezoning application. In the speakers opinion the proposed development would increase many negative factors in the neighbourhood which would result in a decrease in the quality of life presently enjoyed by those residing in the neighbourhood.

Eva Long, 3748 Thurston Street, addressed the members of Council and expressed concern that the proposed development would result in social townhouses for low rental housing.

In conclusion, the speaker expressed further concern with respect to the traffic/parking problems which would be created on Thurston Street as a result of this 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 3711/19/25/35/39/45/55 Thurston Street and 5360 Boundary Road from R5 Residential District to CD Comprehensive Development District (based on RM1 Multiple Family Residential District guidelines).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #26/89 be now terminated."

CARRIED UNANIMOUSLY

9. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1, RM1 AND P1 USE AND DENSITY) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1, RM1, RM2 AND P1 USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 39, 1989" - BYLAW NO. 9209

Rezoning Reference #28/89

Lot 95, Plan 51478, D.L. 143 & 148, (Strata Lots 29 - 39, N.W. 2175)

8601 Forest Grove Drive

The purpose of the proposed rezoning bylaw amendment is to permit conversion of commercial space into six apartments.

A letter dated 1989 June 15 was received from Jim Hart, Chairman Strata Plan NW 2350, 8800 Larkfield Drive, Burnaby, B.C., V5A 4K9 in support of the proposed rezoning application.

An unidentified resident of 1970 Ashley Grove Drive, addressed the members of Council and expressed concern that if the rezoning application were approved the Day Care facility would have to move.

The delegation suggested that this rezoning application not be approved in order to provide adequate Day Care facilities for the area.

Jennie Cox, Child Care Director, Burnaby Family Y.M.C.A., addressed the members of Council and advised that the Day Care has a waiting list for available space which will not be fulfilled until 1990 January. Further, there is not available space within the area to provide adequate Day Care facilities and the delegation urged that this rezoning application not be approved.

Sharon Hird, #34 - 8720 Forest Grove Drive, addressed the members of Council in opposition to the rezoning application. The delegation stated that this is the only commercial area which is within walking distance of many of the residential units within the area.

Sandra Manning, 8630 Cinnamon Drive, addressed the members of Council and advised that there is a desperate need for Day Care facilities within the area. The speaker urged Council to retain the existing commercial zoning for this property.

Deanna Fogstrum, #39 - 8650 Cinnamon Drive, addressed the members of Council in support of the rezoning application. The speaker was of the opinion that there is adequate parking within the area and a need for additional affordable housing.

Karmali Valimohamed, 7304 Montecito Drive. addressed the members of Council and advised that he was representing the Mountainside Daycare facility. The speaker further advised that United Properties Limited would be receptive to using the space for commercial purposes.

Donna Willon, 8763 Ashgrove Crescent, addressed the members of Council in support of retaining the existing commercial designation for the property.

Eugene Lesiuk, #71 -8763 Ashgrove Crescent, addressed the members of Council in support of the retention of the existing commercial zoning on the property.

Helen Phillips, 8740 Forest Grove Drive, proprietor of "Country Hair" addressed the members of Council in support of the retention of the commercial zoning on the property.

In conclusion, the delegation submitted a petition containing the signatures of 300 residents in opposition to the rezoning application. The text of the petition is as follows:

"This is a petition against the development of 8650 Cinnamon Dr. being converted into Residential from Commercial."

David Donaldson, 8675 Saffron Place, addressed the members of Council in support of the rezoning application.

Michael Craigen, representing United Properties Limited, #201 - 1195 West Broadway, addressed the members of Council and advised that he was present this evening to answer any questions with respect to the rezoning application.

Peter Capota, 8584 Woodgrove Place, addressed the members of Council and advised that he was the owner of the Pizza Shop and that there is an identified need for this service in the community.

In conclusion, the speaker urged Council to defeat the rezoning application in order to retain his business.

**Alderman Young departed from the Council Chamber at 11:17 p.m.

David Janis, 8555 Woodridge Place, addressed the members of Council and expounded on the great service provided by the commercial establishments on the site.

Laurie Molstad, #167 - 8400 Forest Grove Drive, addressed the members of Council in opposition to the rezoning application.

Further, the delegation submitted a letter dated 1989 June 19 from the Forest Grove Parents Association, 8525 Forest Grove Drive, Burnaby, in opposition to the rezoning application.

Alison Routley, 9125 Ridgemore Place, addressed the members of Council in opposition to the rezoning application.

Grant Crocker, #62 - 8763 Ash Grove Crescent, addressed the members of Council in opposition to the rezoning application.

David Donaldson, 8675 Saffron Place, again addressed the members of Council and submitted a petition containing the signatures of 34 abutting residents in opposition to the rezoning application. The text of the petition is as follows:

"Granting of the rezoning application RZ 28/89 will mean the elimination of the only space available for an Out of School Care Facility for the children of this neighbourhood. As such we ask that you give priority to the interests of our children and turn down the 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 8601 Forest Grove Drive from CD Comprehensive Development District (based on C1, RM1, RM2 and P1 Use and Density) to Amended CD Comprehensive Development District (based on C1 RM1, RM2 and P1 Use and Density)

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #28/89 be now terminated."

CARRIED UNANIMOUSLY

- 10. FROM A2 SMALL HOLDINGS DISTRICT TO R2 RESIDENTIAL DISTRICT AND P3 PARK AND PUBLIC USE DISTRICT "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 40, 1989" - BYLAW NO. 9210

Rezoning Reference #32/89

Lot 2, D.L. 59, 136, 137, Plan 12321, Rem. 6, Plan 3050, D.L. 59
7309 Lougheed Highway and 2821 Phillips Avenue

The purpose of the proposed rezoning bylaw amendment is to permit single-family residential subdivision in conformance with the guideplan for the area.

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 7309 Lougheed Highway and 2821 Phillips Avenue from A2 Small Holdings District to R2 Residential District and P3 Park and Public Use District.

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #32/89 be now terminated."

CARRIED UNANIMOUSLY

- 11. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY) "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 41, 1989" - BYLAW NO. 9211

Rezoning Reference #35/89

Lots 98 and 99, D.L. 2, Grp. 1, Plan 63609, N.W.D.
9587 and 9625 Manchester Drive

The purpose of the proposed rezoning bylaw amendment is to provide for amended plans for the development of three residential highrise buildings.

An unidentified resident of #1902 - 9521 Cardston Court, addressed the members of Council and advised that he supports the rezoning application with some reservations. The delegation expressed his concerns with respect to traffic/parking in the area.

An unidentified resident of #1 - 9584 Manchester Drive, addressed the members of Council and expressed concern with respect to the traffic and parking problems in the area.

Randy Wolfert, #315 - 9857 Manchester Drive, addressed the members of Council in opposition to the rezoning application. In the speakers opinion, the approval of this rezoning application would deteriorate the existing quality of life enjoyed by residents in the area and further aggravate the existing parking/traffic problems in the area.

Paul McKeown, #424 - 9847 Manchester Drive, addressed the members of Council and urged that the site be retained in its existing state to provide a buffer to the residential development to the south.

In conclusion, the delegation submitted a petition containing the signatures of 100 abutting residents opposed to the rezoning application. The text of the petition is as follows:

"We the residents of Manchester Drive, Burnaby, British Columbia are opposed and object to the rezoning and development of Lots 98 and 99, D.L. 2, Grp. 1, Plan 63609, NWD, 9587 and 9625 Manchester Drive, Burnaby, B.C., Rezoning Reference #35/89:

We believe this development will cause much noise, more traffic congestion and take away aesthetic beauty from our neighbourhood. We believe this wooded area should be left as is."

James K.M. Cheng of James K.M. Cheng Architects Inc., #201 - 75 West Broadway, Vancouver, addressed the members of Council and advised that the proposed development will not have a negative impact on abutting developments in the area. In addition, this development will also provide street lights on Government Road and Manchester Drive.

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 9587 and 9625 Manchester Drive from CD Comprehensive Development District (based on RM5 Multiple Family Residential District) to Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District Use and Density).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #35/89 be now terminated."

CARRIED UNANIMOUSLY

12. FROM R3 RESIDENTIAL DISTRICT TO R5 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 42, 1989" - BYLAW NO. 9212

Rezoning Reference #36/89

Lot 3, D.L. 25, Plan 2202

7521 Cumberland Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of a two-family dwelling on the property.

A letter dated 1989 June 14 was received from Mr. and Mrs. W.E. Stockley, 8480 - 17th Avenue, Burnaby, B.C., V3N 1N2 in opposition to the 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 7521 Cumberland Street from R3 Residential District to R5 Residential District.

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #36/89 be now terminated."

CARRIED UNANIMOUSLY

13. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE ADOPTED DISCOVERY PARKS [WILLINGDON SITE] COMMUNITY PLAN)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 1989" - BYLAW NO. 9213

Rezoning Reference #37/89

Lot 15, D.L. 72, Plan 60616

4460 Sanderson Way

The purpose of the proposed rezoning bylaw amendment is to provide for the construction of a building for offices, communication facilities and technical production for the Open Learning Agency as well as to establish a revised Community Plan for Phase II development for the balance of the site.

Ken Isbister, 4323 Pine Street, addressed the members of Council and expressed numerous concerns with respect to the proposed rezoning application.

Ron Howard and Michael Hill of Howard/Yano Architects, #301 - 761 Cardero Street, Vancouver, addressed the members of Council and responded to the previous speakers concerns. In addition the speakers also advised that the proposed development plan had been carefully reviewed with the Planning Department in order to ensure conformance with the existing Community Plan.

Fred Hodges, 2638 Cactus Court, North Vancouver, and Vice President, Discovery Parks Inc., addressed the members of Council in support of the rezoning application which would operate as an open learning agency and undertake research and development to enhance this operation.

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 4460 Sanderson Way from CD Comprehensive Development District to Amended CD Comprehensive Development District (based on the Adopted Discovery Parks [Willingdon Site] Community Plan).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #37/89 be now terminated."

CARRIED UNANIMOUSLY

14. FROM AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARKS COMMUNITY PLAN) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARKS COMMUNITY PLAN GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 44, 1989" - BYLAW NO. 9214

Rezoning Reference #39/89

Portion of D.L. 71/72, Lot 14, Plan 59477 Exc. Pcl. A Bylaw Pl. 60615 and 60616 and 64401 and 80047

Portion of 3500 Gilmore Way

The purpose of the proposed rezoning bylaw amendment is to accommodate the construction of a two storey building for electronic components, research offices and production facilities.

Ken Isbister, 4323 Pine Street, addressed the members of Council and expressed his support for the rezoning application which is in conformance with the existing Community Plan.

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 3500 Gilmore Way from Amended CD Comprehensive Development District (Discovery Parks Community Plan to Amended CD Comprehensive Development District (Discovery Parks Community Plan Guidelines)).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #39/89 be now terminated."

CARRIED UNANIMOUSLY

15. FROM A2 SMALL HOLDINGS DISTRICT TO R2 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 45, 1989" - BYLAW NO. 9215

Rezoning Reference #41/89

Lot 2, D.L. 59 and 136, Plan 18277

7258 E. Broadway

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of this property into conformance with the single-family development pattern proposed under the existing subdivision guideplan for this area.

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 7258 East Broadway from A2 Small Holdings District to R2 Residential District.

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #41/89 be now terminated."

CARRIED UNANIMOUSLY

16. FROM M2 GENERAL INDUSTRIAL DISTRICT TO P8 PARKING DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 46, 1989" - BYLAW NO. 9216

Rezoning Reference #43/89

Portion of unopened Royal Oak Avenue road allowance

Portion of Royal Oak Avenue north of Regent Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of a paved parking lot with associated landscaping and screening.

A letter dated 1989 June 13 was received from Willi Strelau, President, Regent Trailers Ltd., 5175 Regent Street, Burnaby, B.C., V5C 4H4 in opposition to the rezoning application.

A letter dated 1989 June 13 was received from William and Harold Friesen, Regent Repairs Ltd., 5211 Regent Street, Burnaby, B.C., V5C 4H4 in opposition to the rezoning application.

Jeffrey Phillips, #1804 - 6455 Willingdon Avenue, addressed the members of Council and advised that he is the accountant for Regent Repairs Ltd. who will lose access to their site if the rezoning application is approved.

Brian Strelau, 5050 Sanders Street, addressed the members of Council and stated that he was representing Regent Trailers Ltd. The speaker advised that Regent Trailers Ltd. presently use the west side of the existing road allowance for parking for 24 employees and without the parking available on the right-of-way would force these employees to find another area to park their vehicles.

In conclusion, the speaker suggested that the Corporation split the right-of-way and sell one half of the right-of-way to each of the 2 abutting properties.

Harold Friesen, 2384 Harrison Drive, Vancouver, addressed the members of Council and advised that he was representing Regency Repairs Ltd. who, if the rezoning application were approved, would not have anywhere to park trucks and vehicles waiting for repair.

Paul Berges, #106 - 275 East 13th Avenue, Vancouver, addressed the members of Council and advised that he was the Manager of Galaxie Signs Ltd. The speaker stated that he was prepared to meet with Planning Department staff and Regency Repairs Ltd. and Regent Trailers Ltd. in order to resolve the concerns of these two parties.

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 unopened Royal Oak Avenue road allowance and a portion of Royal Oak Avenue north of Regent Street from M2 General Industrial District to P8 Parking District.

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #43/89 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN SAWICKI:


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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 1:02 a.m.

Confirmed:

Certified Correct:


ACTING MAYOR


MUNICIPAL CLERK

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, 1989 JUNE 20 AT 7:30 P.M.

in the Municipal Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2, to receive representation in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. TEXT AMENDMENT "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 31, 1989" - BYLAW NO. 9189

The purpose of the proposed rezoning bylaw amendment is to amend the regulations of the R4 and R5 Districts to allow small lot development when the block front has small lot character.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 32, 1989" - BYLAW NO. 9202

Rezoning Reference #13/89

Lot 4, D.L. 171, Grp. 1, N.W.D., Plan 78941

6735 Station Hill Court

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

3. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1989" - BYLAW NO. 9203

Rezoning Reference #35/88

Lots 14, 15, 16, 17 (Exc. S.E. 10 Ft.), 30, 31, 32 and 33 (Exc. N.W. 10 Ft.), D.L. 95, Grp. 1, N.W.D., Plan 1152

7174 - 7194 Edmonds Street, 7355 Sixteenth Street, 7175 - 7187
Eighteenth Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate a low-rise apartment development in conformity with the Edmonds Station Area Plan.

4. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM3 DISTRICT USE AND DENSITY)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1989" - BYLAW NO. 9204

Rezoning Reference #22/89

D.L. 34, Lots 14, 15, 16, Plan 1355

5516, 5550, 5584 Barker Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey apartment with 30 units.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1989" - BYLAW NO. 9205

Rezoning Reference #86/88

Lot 4, Plan 2038, D.L. 34, Exc. Pl. RP4874 (Pcl. B); Lot 3 EXC. Firstly: S. 33' x 145' and Secondly: Pcl. B (RP4874), D.L. 34, Plan 2038; Pcl. C (663686E) of Lot 3, D.L. 34, Plan 2038

5521/35/55 and 5507 Inman Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the rezoning of the site to accommodate a 21 unit three-storey apartment.

- 6. FROM P5 COMMUNITY INSTITUTIONAL DISTRICT AND P3 PARK AND PUBLIC USE DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES) AND P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 36, 1989" - BYLAW NO. 9206

Rezoning Reference #105/88

Lots 93 and 94 and a portion of Lot 92, D.L. 149, Plan 57863

4341 Rumble Street, 7451 Sussex Avenue and Southerly 52' of 7401 Sussex Avenue

The purpose of the proposed rezoning bylaw amendment is to prepare a comprehensive master plan for the phased redevelopment of the site for institutional senior citizens uses presently occupied by the St. Michael's Care Centre, a portion of the L'Arche site and the Fairhaven United Church Homes facilities and to permit the development of a First Phase 90 bed addition to St. Michael's Care Centre. As part of this rezoning, it will be necessary to adjust the boundaries of David Grey Park and amend the zoning on the changed areas.

- 7. FROM R5 RESIDENTIAL DISTRICT AND CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 37, 1989" - BYLAW NO. 9207

Rezoning Reference #25/89

D.L. 171, Lot 9, Pl. 78941, Lot 9, Pcl. A (Ref. Pl. 6913), Lot 7, Lot 7 Exc. Firstly: Pcl. C (Ref. Pl. 4558), Secondly: Pcl. B (Ref. Pl. 23433), Lot 8 Exc. Firstly Portion 0.05 acre more or less as shown on sketch deposited 14408F, Secondly Pcl. A (Ref. Pl. 4343), Plan 992 Pcl. J (Statutory Right of Way Plan 22426)

6849, 6879 Stride Avenue; 7449 and 6850 20th Avenue; SK. 6913 & SK. 4343

The purpose of the proposed rezoning bylaw amendment is to establish development and subdivision guidelines and to provide for the development of the first phase apartment tower.

- 8. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 38, 1989" - BYLAW NO. 9208

Rezoning Reference #26/89

D.L. 35, Lots 1 & 3, Plan 10422, Lots W 1/2 of 15 and E 1/2 of 15, W 1/2 of 18, 17, Plan 1198, Lot A and B, Plan 24341

3711/19/25/35/39/45/55 Thurston Street and 5360 Boundary Road

The purpose of the proposed rezoning bylaw amendment is to permit the development of the site for townhouses and stacked townhouses.

9. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1, RM1 AND P1 USE AND DENSITY) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1, RM1, RM2 AND P1 USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 39, 1989" - BYLAW NO. 9209

Rezoning Reference #28/89

Lot 95, Plan 51478, D.L. 143 & 148, (Strata Lots 29 - 39, N.W. 2175)
8601 Forest Grove Drive

The purpose of the proposed rezoning bylaw amendment is to permit conversion of commercial space into six apartments.

10. FROM A2 SMALL HOLDINGS DISTRICT TO R2 RESIDENTIAL DISTRICT AND P3 PARK AND PUBLIC USE DISTRICT "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 40, 1989" - BYLAW NO. 9210

Rezoning Reference #32/89

Lot 2, D.L. 59, 136, 137, Plan 12321, Rem. 6, Plan 3050, D.L. 59
7309 Lougheed Highway and 2821 Phillips Avenue

The purpose of the proposed rezoning bylaw amendment is to permit single-family residential subdivision in conformance with the guideplan for the area.

11. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENISTY)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 41, 1989" - BYLAW NO. 9211

Rezoning Reference #35/89

Lots 98 and 99, D.L. 2, Grp. 1, Plan 63609, N.W.D.
9587 and 9625 Manchester Drive

The purpose of the proposed rezoning bylaw amendment is to provide for amended plans for the development of three residential highrise buildings.

12. FROM R3 RESIDENTIAL DISTRICT TO R5 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 42, 1989" - BYLAW NO. 9212

Rezoning Reference #36/89

Lot 3, D.L. 25, Plan 2202
7521 Cumberland Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of a two-family dwelling on the property.

13. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE ADOPTED DISCOVERY PARKS [WILLINGDON SITE] COMMUNITY PLAN)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 1989" - BYLAW NO. 9213

Rezoning Reference #37/89

Lot 15, D.L. 72, Plan 60616
4460 Sanderson Way

The purpose of the proposed rezoning bylaw amendment is to provide for the construction of a building for offices, communication facilities and technical production for the Open Learning Agency as well as to establish a revised Community Plan for Phase II development for the balance of the site.

14. FROM AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARKS COMMUNITY PLAN) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARKS COMMUNITY PLAN GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 44, 1989" - BYLAW NO. 9214

Rezoning Reference #39/89

Portion of D.L. 71/72, Lot 14, Plan 59477 Exc. Pcl. A Bylaw Pl. 60615 and 60616 and 64401 and 80047

Portion of 3500 Gilmore Way

The purpose of the proposed rezoning bylaw amendment is to accommodate the construction of a two storey building for electronic components, research offices and production facilities.

15. FROM A2 SMALL HOLDINGS DISTRICT TO R2 RESIDENTIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 45, 1989" - BYLAW NO. 9215

Rezoning Reference #41/89

Lot 2, D.L. 59 and 136, Plan 18277

7258 E. Broadway

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of this property into conformance with the single-family development pattern proposed under the existing subdivision guideplan for this area.

16. FROM M2 GENERAL INDUSTRIAL DISTRICT TO P8 PARKING DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 46, 1989" - BYLAW NO. 9216

Rezoning Reference #43/89

Portion of unopened Royal Oak Avenue road allowance

Portion of Royal Oak Avenue north of Regent Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of a paved parking lot with associated landscaping and screening.

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, 1989 May 30 to 4:30 p.m. on Tuesday, 1989 June 20.

C.A. Turpin
MUNICIPAL CLERK