

1990 AUGUST 28

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1990 August 28 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Alderman R.G. Begin  
Alderman D.R. Corrigan  
Alderman D.P. Drummond  
Alderman L.A. Rankin (Arrived 7:50 p.m.)  
Alderman J.M. Sawicki  
Alderman J. Young

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

STAFF: Mr. A.L. Parr, Director Planning & Building Inspection  
Mr. D.G. Stenson, Deputy Director Planning & Building Insp.  
Mr. C.A. Turpin, Municipal Clerk  
Mr. S. Cleave, Committee Secretary

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

1. FROM R5 RESIDENTIAL DISTRICT, P2 ADMINISTRATION AND ASSEMBLY DISTRICT, C1 NEIGHBOURHOOD COMMERCIAL DISTRICT AND M2 GENERAL INDUSTRIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (UTILIZING THE EDMONDS STATION AREA DEVELOPMENT PLAN AS A GUIDELINE)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 53, 1990" - BYLAW NO. 9455

Rezoning Reference #36/90

Portion of 7355 19th Street and 7375, 7445/85, 7509/11, 7625 19th Street; 7566, 7640/50 20th Street, 6902/10/20/21/26/30/31/40/41/48/49/61 15th Avenue; 6907/15/18/21/28/37/38/40/49/54/59/64/71/72/80/81/90/93 Southpoint Drive; 6860/80, 6910 21st Avenue; part of right-of-way; 7586 20th Avenue; 7610 Griffiths Avenue; Road 1; Road 2; Road 3

The purpose of the proposed rezoning bylaw amendment is to provide for headquarters offices for B.C. Hydro; fully enclosed service yard and warehouse functions for B.C. Hydro; and other privately constructed offices and ancillary commercial facilities to complement the B.C. Hydro complex.

A letter dated 1990 August 27 was received from Mr. and Mrs. McAtee, 7350 Salisbury Avenue, expressing support for the rezoning application.

A letter dated 1990 August 24 was received from S. Malek, Station Hill Park Development Corporation, expressing support for the rezoning application.

A letter 1990 August 23 was received from Carol Norman, 308 - 6750 Station Hill Court, expressing opposition to the B.C. Hydro rezoning application.

A letter dated 1990 August 17 was received from Stephen K. Raynor, Senior Vice President, Urban Group, Cambridge Western Leaseholds Limited, expressing opposition to the rezoning application.

Council introduced several concerns to be addressed by B.C. Hydro during development of the new facilities.

Council's concerns include the following:

1. Phasing of the development;
2. Provide project visualization in order to view development in relationship to the rest of the community;

3. Landscaping amenities;
4. Landscape setbacks along 19th Street;
5. Grants-in-lieu of taxes;
6. Densities in Areas 3 and 4;
7. Daycare provisions;
8. Public recreation participation;
9. Effects of development on ravine;
10. Parking requirements;
11. Heights of towers;
12. Reciprocal easement;
13. Landbridge;
14. Community facilities;
15. Southern Rails' decision not to lower the grade of the track;
16. Retail component of development.

Mr. Frank Klassen, Vice President - Finance, B.C. Hydro addressed members of Council to provide an overview of the development proposal and to explain B.C. Hydro's objectives in locating the development in the Edmonds area.

Mr. Randy Fasan, Aitken Wreglesworth Associates Architects Limited, addressed the members of Council providing a planning overview of the proposed development.

Mr. David Aiken, Aitken Wreglesworth Associates Architects Limited addressed the members of Council requesting that all phases of the proposed development be approved.

Alderman Rankin entered the Council Chambers at 7:50 p.m. and took his place at the Council table.

Mrs. Gerd Evans, 6541 - 12th Avenue, Burnaby, addressed the members of Council requesting further information on the taxes paid to the Municipality by B.C. Hydro, the effect of the development on local ravines and expressing concern with regard to the adequacy of the parking to be provided with the development.

Mr. David Fairey, 4778 Fernglen Drive, Burnaby addressed the members of Council questioning various aspects of the development including the timeframe for the phasing of the development, whether or not any aspects of the development will be privatized, the relationship of the employment provided by B.C. Hydro to the housing component of the development, the impact of the development on local traffic and the social impacts of the development on the community.

Mr. Martin McColl, Cambridge Western Leaseholds Limited, 97 Wellington Street W., Suite 300, Toronto, Ontario addressed the members of Council expressing strong opposition to the proposed development. Mr. McColl expressed the view that creation of the B.C. Hydro development would create two town centres which would place undue hardship on the developments already present in Metrotown. The speaker concluded by requesting that the application be referred back to the Planning Department for further amendment.

Wynne J. LeRoux, 6750 Station Square Court, Burnaby addressed the members of Council expressing concern with regard to the impact of the parking in the area.

Mr. Craig T. Wilson, 7377 Salisbury Avenue, Burnaby addressed the members of Council advising that the development is not acceptable to the citizens of Edmonds. Mr. Wilson expressed concern with the creation of shadows through construction of the high-rise towers and problems relative to the reduction in parking for the development.

Kelly Hargitt, #214 - 2078 14th Avenue, Burnaby addressed the members of Council to express concern with regard to the parking requirements for the development and the impact on already busy traffic along 19th Street.

Marnie Chapman, #211 - 7377 Salisbury Street, Burnaby addressed the members of Council expressing a desire to see the high-rises proposed for the development reduced in height. The speaker advised that she is not opposed to the development per se, but does not wish to see the neighbourhood circled by high-rises.

Mr. Shahrar Malek, Station Hill Park Development Corporation addressed the members of Council in support of the proposed 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 following properties: Portion of 7355 19th Street and 7375, 7445/85, 7509/11, 7625 19th Street; 7566, 7640/50 20th Street, 6902/10/20/21/26/30/31/40/41/48/ 49/61 15th Avenue; 6907/15/18/21/28/37/38/40/49/54/59/64/71/72/80/81/90/93 Southpoint Drive; 6860/80, 6910 21st Avenue; part of right-of-way; 7586 20th Avenue; 7610 Griffiths Avenue; Road 1; Road 2; Road 3 from R5 Residential District, P2 Administration and Assembly District, C1 Neighbourhood Commercial District and M2 General Industrial District to CD Comprehensive Development District (utilizing the Edmonds Station Area Development Plan as a guideline).

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #36/90 be now terminated."

CARRIED UNANIMOUSLY

2. FROM P6 REGIONAL INSTITUTIONAL DISTRICT AND R4 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON OAKALLA DEVELOPMENT PLAN GUIDELINES) AND P3 PARK AND PUBLIC USE DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 39, 1990" - BYLAW NO. 9422

Rezoning Reference #100/89

Parcel F Exc. part subdivided by Plan 56859, D.L.'s 83, 84, 93 & 94, Ref. Pl. 55300; Part of Parcel C (427684E), Grp. 1, D.L. 94

5700 and 5964 Royal Oak Avenue (Oakalla lands)

The purpose of the proposed rezoning bylaw amendment is to rezone the subject lands in conformance with the Oakalla Development Plan and establish the major components of the Development Plan including the road network, parkland and development areas.

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN SAWICKI:

"THAT this Public Hearing relating to Rezoning Reference #100/89 be now adjourned."

CARRIED UNANIMOUSLY

3. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 40, 1990" - BYLAW NO. 9429

The purpose of the proposed rezoning bylaw amendment is to increase the parking standards in Multiple Family Residential Districts, exempt co-operative and non-profit housing developments from such increase and provide for a car wash stall in Multiple Family Residential Districts.

Mr. Ken Isbister, 4323 Pine Street addressed members of Council expressing opposition to the exemption of co-operative developments from the increases in parking standards. Mr. Isbister advised that co-operatives need more parking space.

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

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Bylaw No. 9429 be now terminated."

CARRIED UNANIMOUSLY

4. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 41, 1990" - BYLAW NO. 9443

The purpose of the proposed rezoning bylaw amendment is to permit certain types of self-improvements schools in the C2 and C3 zoning Districts.

No one appeared in connection with this rezoning application.

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

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Bylaw No. 9443 be now terminated."

CARRIED UNANIMOUSLY

5. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT  
DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND  
DENSITY)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 42, 1990" - BYLAW NO. 9444

Rezoning Reference #84/89

Lot 1, Exc. firstly: Pcl. "A" (Expl. Pl. 7429), Secondly: Pcl. "B" (Expl. Pl. 11072) D.L. 53, Grp. 1, NWD, Plan 3823; Pcl. "B" (Expl. Pl. 11072), Lot 1, D.L. 53, Grp. 1, NWD, Plan 3823; Lots 1, 2 & 3, D.L. 53, Grp. 1, NWD, Plan 23427

7005/15/19/31/33/49 Stride Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate the 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 properties at 7005/15/19/31/33/49 Stride Avenue from R5 Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density).

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #84/89 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 1990" - BYLAW NO. 9445

Rezoning Reference #28/90

Lot 6, Plan 78941, D.L. 171

6745 Station Hill Court

The purpose of the proposed rezoning bylaw amendment is to accommodate a stacked townhouse development with underground parking.

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 RM2 Multiple Family Residential use and density).

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #28/90 be now terminated."

CARRIED UNANIMOUSLY

7. FROM C1 NEIGHBOURHOOD COMMERCIAL DISTRICT TO R4 RESIDENTIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 44, 1990" - BYLAW NO. 9446

Rezoning Reference #30/90

Lot 10, D.L. 159, Plan 1393

7910 Buller Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the development of a residential dwelling.

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 7910 Buller Avenue from C1 Neighbourhood Commercial District to R4 Residential District.

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #30/90 be now terminated."

CARRIED UNANIMOUSLY

8. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3a GENERAL COMMERCIAL DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 45, 1990" - BYLAW NO. 9447

Rezoning Reference #33/90(a)

Pcl. 2, D.L. 4, NWD, Plan 58429

9600 Cameron Street (Lougheed Plaza)

The purpose of the proposed rezoning bylaw amendment is to bring the subject government liquor store into conformity with the 1988 October 11 amendment to the Burnaby Zoning Bylaw.

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 9600 Cameron Street from CD Comprehensive Development District (based on C3 General Commercial District guidelines) to Amended CD Comprehensive Development District (based on C3a General Commercial District guidelines)

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #33/90(a) be now terminated."

CARRIED UNANIMOUSLY

9. FROM C3 GENERAL COMMERCIAL DISTRICT TO C3a GENERAL COMMERCIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 46, 1990" - BYLAW NO. 9448

Rezoning Reference #33/90(b)

Lot A, D.L. 153, Grp. 1, NWD, Plan 19895

Portion of 4429 Kingsway (Old Orchard Shopping Centre)

The purpose of the proposed rezoning bylaw amendment is to bring the subject government liquor store into conformity with the 1988 October 11 amendment to the Burnaby Zoning Bylaw.

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 4429 Kingsway from C3 General Commercial District to C3a General Commercial 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 #33/90(b) be now terminated."

CARRIED UNANIMOUSLY

Alderman Young retired from the Council Chambers at 11:43 p.m.

10. FROM C3 GENERAL COMMERCIAL DISTRICT TO C3a GENERAL COMMERCIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 47, 1990" - BYLAW NO. 9449

Rezoning Reference #33/90(c)

Rem. A, D.L. 95, NWD, Exc. Pcl. 41038, Plan 21955

Portion of 7155 Kingsway (Middlegate Mall)

The purpose of the proposed rezoning bylaw amendment is to bring the subject government liquor store into conformity with the 1988 October 11 amendment to the Burnaby Zoning Bylaw.

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 7155 Kingsway from C3 General Commercial District to C3a General Commercial 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 #33/90(c) be now terminated."

CARRIED UNANIMOUSLY

11. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C2 COMMUNITY COMMERCIAL DISTRICT) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3a COMMUNITY COMMERCIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 48, 1990" - BYLAW NO. 9450

Rezoning Reference #33/90(d)

Lot A, Exc. E 33' Blk. 3, D.L. 206, Grp. 1, NWD, Plan 1071, Exc. Pcl. 16571 & 24586

6500 Hastings Street (Kensington Shopping Centre)

The purpose of the proposed rezoning bylaw amendment is to bring the subject government liquor store into conformity with the 1988 October 11 amendment to the Burnaby Zoning Bylaw.

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 6500 Hastings Street from CD Comprehensive Development District (based on C2 Community Commercial District) to Amended CD Comprehensive Development District (based on C3a Community Commercial 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 #33/90(d) be now terminated."

CARRIED UNANIMOUSLY

12. FROM C3 GENERAL COMMERCIAL DISTRICT TO C3a GENERAL COMMERCIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 49, 1990" - BYLAW NO. 9451

Rezoning Reference #33/90(e)

Lot 55, D.L. 121, Grp. 1, NWD, Plan 53067

4485 Pender Street

The purpose of the proposed rezoning bylaw amendment is to bring the subject government liquor store into conformity with the 1988 October 11 amendment to the Burnaby Zoning Bylaw.

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 4485 Pender Street from C3 General Commercial District to C3a General Commercial 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 #33/90(e) be now terminated."

CARRIED UNANIMOUSLY

13. FROM C2 COMMUNITY COMMERCIAL DISTRICT TO C2a COMMUNITY COMMERCIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 50, 1990" - BYLAW NO. 9452

Rezoning Reference #33/90(f)

Lot J, D.L. 158, Grp. 1, NWD, Plan 22652

Portion of 7651 Royal Oak Avenue

The purpose of the proposed rezoning bylaw amendment is to bring the subject government liquor store into conformity with the 1988 October 11 amendment to the Burnaby Zoning Bylaw.

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 7651 Royal Oak Avenue from C2 Community Commercial District to C2a Community Commercial 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 #33/90(f) be now terminated."

CARRIED UNANIMOUSLY

14. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON DISCOVERY PARKS GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 54, 1990" - BYLAW NO. 9456

Rezoning Reference #42/90

Portion of Lot 15 exc. Part subdivided by Plan 84820, D.L. 72, Plan 60616

Portion of 4355 Mathissi Place

The purpose of the proposed rezoning bylaw amendment is to permit the development of a three storey laboratory/office building in conformity with the Discovery Parks Community Plan.

Mr. Ken Isbister, 4323 Pine Street addressed members of Council expressing the following concerns:

1. Was this development ever posted? He suggested there should have been a posting at the two nearest streets, Willingdon and Huxley;
2. He expressed a desire for underground parking;
3. He enquired to what extent the current forestation would be affected by the project;
4. Is the site wheelchair accessible?
5. What will be the visual impact of the stainless steel ducts?
6. Will landscape screening lessen the visual impact of the garbage collection 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 4355 Mathissi Place from CD Comprehensive Development District to Amended CD Comprehensive Development District (based on Discovery Parks guidelines).

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #42/90 be now terminated."

CARRIED UNANIMOUSLY

1990 AUGUST 28

A D J O U R N M E N T

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN CORRIGAN:

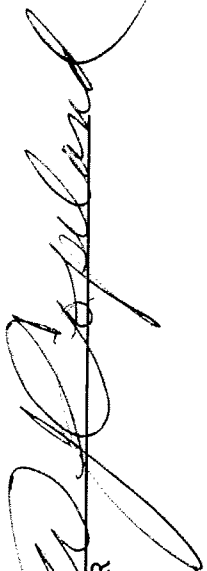
"THAT this Public Hearing (Zoning) do now adjourn."

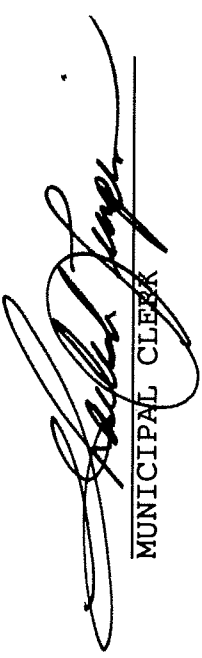
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 11:51 p.m.

Confirmed:

Certified Correct:

  
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, 1990 AUGUST 28 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, P2 ADMINISTRATION AND ASSEMBLY DISTRICT, C1 NEIGHBOURHOOD COMMERCIAL DISTRICT AND M2 GENERAL INDUSTRIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (UTILIZING THE EDMONDS STATION AREA DEVELOPMENT PLAN AS A GUIDELINE)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 53, 1990" - BYLAW NO. 9455

Rezoning Reference #36/90

Portion of 7355 19th Street and 7375, 7445/85, 7509/11, 7625 19th Street; 7566, 7640/50 20th Street, 6902/10/20/21/26/30/31/40/41/48/49/61 15th Avenue; 6907/15/18/21/28/37/38/40/49/54/59/64/71/72/80/81/90/93 Southpoint Drive; 6860/80, 6910 21st Avenue; part of right-of-way; 7586 20th Avenue; 7610 Griffiths Avenue; Road 1; Road 2; Road 3

The purpose of the proposed rezoning bylaw amendment is to provide for headquarters offices for B.C. Hydro; fully enclosed service yard and warehouse functions for B.C. Hydro; and other privately constructed offices and ancillary commercial facilities to complement the B.C. Hydro complex.

2. FROM P6 REGIONAL INSTITUTIONAL DISTRICT AND R4 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON OAKALLA DEVELOPMENT PLAN GUIDELINES) AND P3 PARK AND PUBLIC USE DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 39, 1990" - BYLAW NO. 9422

Rezoning Reference #100/89

Parcel F Exc. part subdivided by Plan 56859, D.L.'s 83, 84, 93 & 94, Ref. Pl. 55300; Part of Parcel C (427684E), Grp. 1, D.L. 94

5700 and 5964 Royal Oak Avenue (Oakalla lands)

The purpose of the proposed rezoning bylaw amendment is to rezone the subject lands in conformance with the Oakalla Development Plan and establish the major components of the Development Plan including the road network, parkland and development areas.

3. TEXT AMENDMENT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 40, 1990" - BYLAW NO. 9429

The purpose of the proposed rezoning bylaw amendment is to increase the parking standards in Multiple Family Residential Districts, exempt cooperative and non-profit housing developments from such increase and provide for a car wash stall in Multiple Family Residential Districts.

4. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 41, 1990" - BYLAW NO. 9443

The purpose of the proposed rezoning bylaw amendment is to permit certain types of self-improvement schools in the C2 and C3 zoning Districts.

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

Rezoning Reference #84/89

Lot 1, Exc. firstly: Pcl. "A" (Expl. Pl. 7429), Secondly: Pcl. "B" (Expl. Pl. 11072) D.L. 53, Grp. 1, NWD, Plan 3823; Pcl. "B" (Expl. Pl. 11072), Lot 1, D.L. 53, Grp. 1, NWD, Plan 3823; Lots 1, 2 & 3, D.L. 53, Grp. 1, NWD, Plan 23427

7005/15/19/31/33/49 Stride Avenue

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 43, 1990" - BYLAW NO. 9445

Rezoning Reference #28/90

Lot 6, Plan 78941, D.L. 171

6745 Station Hill Court

The purpose of the proposed rezoning bylaw amendment is to accommodate a stacked townhouse development with underground parking.

7. FROM C1 NEIGHBOURHOOD COMMERCIAL DISTRICT TO R4 RESIDENTIAL  
DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 44, 1990" - BYLAW NO. 9446

Rezoning Reference #30/90

Lot 10, D.L. 159, Plan 1393

7910 Buller Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the development of a residential dwelling.

8. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL  
COMMERCIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE  
DEVELOPMENT DISTRICT (BASED ON C3a GENERAL COMMERCIAL DISTRICT  
GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 45, 1990" - BYLAW NO. 9447

Rezoning Reference #33/90(a)

Pcl. 2, D.L. 4, NWD, Plan 58429

9600 Cameron Street (Lougheed Plaza)

The purpose of the proposed rezoning bylaw amendment is to bring the subject government liquor store into conformity with the 1988 October 11 amendment to the Burnaby Zoning Bylaw.

9. FROM C3 GENERAL COMMERCIAL DISTRICT TO C3a GENERAL COMMERCIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 46, 1990" - BYLAW NO. 9448

Rezoning Reference #33/90(b)

Lot A, D.L. 153, Grp. 1, NWD, Plan 19895

Portion of 4429 Kingsway (Old Orchard Shopping Centre)

The purpose of the proposed rezoning bylaw amendment is to bring the subject government liquor store into conformity with the 1988 October 11 amendment to the Burnaby Zoning Bylaw.

10. FROM C3 GENERAL COMMERCIAL DISTRICT TO C3a GENERAL COMMERCIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 47, 1990" - BYLAW NO. 9449

Rezoning Reference #33/90(c)

Rem. A, D.L. 95, NWD, Exc. Pcl. 41038, Plan 21955

Portion of 7155 Kingsway (Middlegate Mall)

The purpose of the proposed rezoning bylaw amendment is to bring the subject government liquor store into conformity with the 1988 October 11 amendment to the Burnaby Zoning Bylaw.

11. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C2 COMMUNITY COMMERCIAL DISTRICT) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3a COMMUNITY COMMERCIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 48, 1990" - BYLAW NO. 9450

Rezoning Reference #33/90(d)

Lot A, Exc. E 33' Bk. 3, D.L. 206, Grp. 1, NWD, Plan 1071, Exc. Pcl. 16571 & 24586

6500 Hastings Street (Kensington Shopping Centre)

The purpose of the proposed rezoning bylaw amendment is to bring the subject government liquor store into conformity with the 1988 October 11 amendment to the Burnaby Zoning Bylaw.

12. FROM C3 GENERAL COMMERCIAL DISTRICT TO C3a GENERAL COMMERCIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 49, 1990" - BYLAW NO. 9451

Rezoning Reference #33/90(e)

Lot 55, D.L. 121, Grp. 1, NWD, Plan 53067

4485 Pender Street

The purpose of the proposed rezoning bylaw amendment is to bring the subject government liquor store into conformity with the 1988 October 11 amendment to the Burnaby Zoning Bylaw.

13. FROM C2 COMMUNITY COMMERCIAL DISTRICT TO C2a COMMUNITY COMMERCIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 50, 1990" - BYLAW NO. 9452

Rezoning Reference #33/90(f)

Lot J, D.L. 158, Grp. 1, NWD, Plan 22652

Portion of 7651 Royal Oak Avenue

The purpose of the proposed rezoning bylaw amendment is to bring the subject government liquor store into conformity with the 1988 October 11 amendment to the Burnaby Zoning Bylaw.

14. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON DISCOVERY PARKS GUIDELINES)

\*BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 54, 1990\* - BYLAW NO. 9456

Rezoning Reference #42/90

Portion of Lot 15 exc. Part subdivided by Plan 84820, D.L. 72, Plan 60616

Portion of 4355 Mathlissl Place

The purpose of the proposed rezoning bylaw amendment is to permit the development of a three storey laboratory/office building in conformity with the Discovery Parks Community Plan.

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 Division, 3rd floor, 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, 1990 August 14 to 4:30 p.m. on Tuesday, 1990 August 28.

C.A. Turpin  
MUNICIPAL CLERK