

1991 JUNE 25

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1991 June 25 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Alderman D.G. Evans  
Alderman D.A. Lawson  
Alderman E. Nikolai  
Alderman L.A. Rankin (arrived 7:40 p.m.)  
Alderman C. Redman  
Alderman J. Young (arrived 8:45 p.m.)

ABSENT: Alderman D.R. Corrigan  
Alderman D.P. Drummond

STAFF: Mr. A.L. Parr, Director Planning & Building Inspection  
Ms. S. Lum, Long Range Planner  
Mrs. M. Pasqua, Administrative Officer

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

1. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 22, 1991" - BYLAW NO. 9590"

The purpose of the proposed Zoning Bylaw Text Amendment is to create a new zoning district, R10 RESIDENTIAL DISTRICT to provide for low-scale development in mature single family areas with a consistent low-scale character.

Tony Wong, 4837 Westlawn Drive, Burnaby addressed Council and made inquiries with respect to the role of the Advisory Planning Commission.

John S. Inkster, 4624 Napier Street, Burnaby addressed Council and noted that the Advisory Planning Commission does not support the text amendment and further recommended amendment to the Director Planning and Building Inspection's report which in effect would increase all heights by 5 ft. Mr. Inkster questioned what effect this recommendation would have on Council's decision.

Alderman Rankin arrived at the Public Hearing (Zoning) at 7:40 p.m. and took his place at the Council table.

Kim Chan, 4821 Southlawn Drive, Burnaby addressed Council in support of the text amendment providing for low scale development in mature single family areas. Mr. Chan was concerned however with recommendations being made with respect to the fact that basements built in ground will be counted as living space and that the second floor maximum is 50% of the first floor. Mr. Chan was of the opinion of that the total floor area above ground has no effect on how the home will look from the street based on the other changes being recommended such as height, front yard setback, front fences and front driveways.

In conclusion, Mr. Chan applauded Council for their efforts to maintain the character of the Brentwood area.

Vern Taylor, 4668 Southlawn Drive, Burnaby addressed Council and advised that he was not in agreement with the previous speaker's comments as his suggestion would result in homes being pushed back towards the lane to accommodate increased square footage. Mr. Vernon advised Council that he was in support of the text amendment as presented.

The Advisory Planning Commission wish to advise Council that following its consideration of this text amendment, a decision was reached to NOT SUPPORT the creation of a new zoning district, R10 Residential District to provide for low scale development in mature single family areas with a consistent low scale character.

Arising from the discussion of Bylaw No. 9590, the Commission adopted the following motion:

"THAT in the case of a steeply sloping lot where the front of the dwelling is at the high point of the land, the front of the dwelling shall not exceed one and one half stories in height and the rear of the dwelling shall not exceed three stories in height; and further

THAT Section 2, subsection (1) of Attachment B of the report of the Director Planning and Building Inspection be amended to read as follows:

'Notwithstanding the existing definition of 'height' in the Zoning Bylaw, the height of a principal building would be determined by:

- (a) calculating the average elevation of the finished grade along the exterior face of the building facing the front lot line;
- (b) calculating the average elevation of the finished grade along the exterior face of the building facing the rear lot line;
- (c) measuring height from the lower or higher average elevation calculated in (a) or (b) above in the following way:
  - (i) For a principal building with a predominant roof pitch of 4 in 12 or greater and on a lot with a slope of less than 13 percent as measured across the depth of the principal building:

the height would not exceed 29.93 ft. measured from the lower average elevation to the highest point of the structure;
  - (ii) For a principal building with a predominant roof pitch of 4 in 12 or greater and on a lot with a slope of 13 percent or greater as measured across the depth of the principal building:

the height would not exceed 29.93 ft. measured from the lower average elevation to the highest point of the structure located within the lower one-half depth of the building and would not exceed 23.04 ft. measured from the higher average elevation to the highest point of the structure located within the higher one-half depth of the building;
  - (iii) For a principal building with a predominant roof pitch of less than 4 in 12 and on a lot with a slope of less than 13 percent as measured across the depth of the principal building:

the height would not exceed 24.02 ft. measured from the lower average elevation to the highest point of the structure located within the lower one-half depth of the building and would not exceed 17.13 ft. measured from the higher average elevation to the highest point of the structure located within the higher one-half depth of the building."

There were no further submissions received in connection with this text amendment.

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing (Zoning) relating to the Text Amendment be now terminated."

CARRIED UNANIMOUSLY

2. PORTIONS OF LOT 1: (4935 Canada Way)  
FROM R2 RESIDENTIAL DISTRICT, A2 SMALL HOLDINGS DISTRICT AND P2  
ADMINISTRATION AND ASSEMBLY DISTRICT TO P3 PARK AND PUBLIC USE  
DISTRICT
- PORTIONS OF LOT 2: (4949 CANADA WAY)  
FROM P3 PARK AND PUBLIC USE DISTRICT TO P2 ADMINISTRATION AND  
ASSEMBLY DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 23, 1991" - BYLAW NO. 9591

Rezoning Reference #7/91

Portions of Lot 1, DL 79, 80, 83, Plan 85511; and Portions of Lot 2, DL 79, Plan 85511

Portions of Lot 1: (4935 Canada Way)  
Portions of Lot 2: (4949 Canada Way)

The purpose of the proposed amendment to the Zoning Bylaw is to bring the zoning boundaries of the two properties into conformance with the recent consolidations of the Burnaby Municipal Hall site and the Burnaby Central Secondary School site.

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 portions of Lot 1 being 4935 Canada Way and portions of Lot 2 being 4949 Canada Way from R2 Residential District, A2 Small Holdings District and P2 Administration and Assembly District to P3 Park and Public Use District, and from P3 Park and Public Use District to P2 Administration and Assembly District, respectively.

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

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #7/91 be now terminated."

CARRIED UNANIMOUSLY

3. FROM M2 GENERAL INDUSTRIAL DISTRICT TO M5 LIGHT INDUSTRIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 24, 1991" - BYLAW NO. 9592

Rezoning Reference #9/91

Lot G, D.L. 161, Pl. 78373

8980 Fraserwood Court

The purpose of the proposed amendment to the Zoning Bylaw is to permit the construction of new industrial warehouses with provision for office space as a principal use.

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 8980 Fraserwood Court from M2 General Industrial District to M5 Light Industrial District.

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

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing (Zoning) relating to Rezoning Reference #9/91 be now terminated."

CARRIED UNANIMOUSLY

4. FROM M6 TRUCK TERMINAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO M5 LIGHT INDUSTRIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 25, 1991" - BYLAW NO. 9593

Rezoning Reference #12/91

Lot A, DL 69, Plan 17722

3925 Myrtle Street

The purpose of the proposed amendment to the Zoning Bylaw is to permit the property to be used for the storage and distribution of goods.

Donald Boudewyn, #306 - 6380 Silver Avenue, Burnaby addressed Council as the applicant for the rezoning and advised of the reasons for the rezoning application which will create additional space for storage and distribution of goods.

Clifford Airth, 909 Yorth Street, New Westminster addressed Council advising that he was the owner of the property located at 3955 Myrtle Street. Mr. Airth is opposed to the condition of rezoning whereby the applicant will be required to dedicate a 1.5m strip along Still Creek Avenue and 3m x 3m corner truncations at the corners of Ingleton Avenue and Myrtle Street and Still Creek Avenue. Mr. Airth advised Council of his support for the rezoning proposal with the exception of this condition.

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 3925 Myrtle Street from M6 Truck Terminal District and R5 Residential District to M5 Light Industrial District.

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

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing (Zoning) relating to Rezoning Reference #12/91 be now terminated."

CARRIED UNANIMOUSLY

5.

FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY AND EDMONDS TOWN CENTRE SOUTH DEVELOPMENT PLAN GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "6740 STATION HILL COURT" PREPARED BY MICHAEL LEE ARCHITECTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 26, 1991" - BYLAW NO. 9594

Rezoning Reference #13/91

Lot 3, Plan 78941, DL 171

6740 Station Hill Court

The purpose of the proposed amendment to the Zoning Bylaw is to accommodate low-rise apartment development.

A letter dated 1991 June 18 was received from Daralee Richmond, 317 - 6735 Station Hill Court, Burnaby advising of her opposition to the rezoning proposal.

A petition containing 40 signatures of the residents of "The Brambles Housing Co-operative", 6750 Station Hill Court was received in opposition to the rezoning proposal. The content of the petition reads as follows:

"We, the residents of the Brambles Housing Co-operative, 6750 Station Hill Court, Burnaby, V3N 4V2; strongly oppose the Rezoning Application, Ref.: 13/91, Lot, 3, Plan 78941, D.L. 171, 6740 Station Hill Court. We, the undersigned, moved into 6750 Station Hill Court with the understanding that this area would be restricted to RM2 zoning and are most disappointed with the current application for re-zoning for the following reasons:

1. Greater density and access only through Sandborne Avenue/Station Hill Court because Mission Avenue is a pedestrian/bike pathway, will cause increased traffic, resulting in greater safety problems for vehicles, pedestrians and neighbourhood children;
2. there will be greater noise from increased traffic and increased population;
3. greater security problems. (In the first 8 months of living here, we were outraged by 3 break-ins and vandalism.);
4. parking problem:
  - a) no on-street parking because of cul-de-sac.
  - b) street-parking on both Sandborne Avenue and Station Hill Court is already becoming a problem, and high-rise towers in area have not yet been built.
  - c) new proposal contravenes existing requirements for the minimum number of parking spaces for the project.

We feel that the original development plan Ref. No. 47/89 is more suitable to our neighbourhood because it reduces the listed problems."

A petition containing 69 signatures was received from the residents of "Sandborne Hill", 6740 Station Hill Court, Burnaby expressing opposition to the rezoning proposal. The content of the petition reads as follows:

"We, the undersigned, strongly oppose the application for rezoning, Reference #13/91, Lot 3, Plan 78941, D.L. 171, 6740 Station Hill Court, for the following reasons:

1. Many of us who purchased units in the area and moved here did so with the understanding that the above property would be developed as the original proposal, Rezoning Reference #47/89, and strongly object to the proposed rezoning;
2. the immediate area already has several developments of higher density (RM3), and is beginning to experience parking congestion and increased traffic. While this is to be expected in a growing area, we feel that these could eventually become major problems because large high-rise towers and other projects including the above property, have not yet been built. If the change in density of the new rezoning is allowed, from 62 to 89 units (an increase of 44%), there would be even greater traffic, parking, noise and safety problems;
3. because vehicle access to this property is possible only through Sandborne Avenue and Station Hill Court cul-de-sac (Mission Avenue on the south border of the above property will be just a pedestrian/bike pathway), increased traffic would result in greater safety problems for vehicles, pedestrians and particularly neighbourhood children;
4. parking problems:
  - a) there is no direct on-street parking adjacent to the above property in either the existing or new proposals because of pedestrian/bike pathway and cul-de-sac. Therefore, vehicles from this property that wish to use street parking would have to use Sandborne Avenue, Station Hill Court or Southpoint Drive, in front of existing projects which already use this street parking. As mentioned, parking on these streets is already becoming congested, and major high-rise towers and other projects in this immediate area have not yet been built;
  - b) the new proposal contravenes existing requirements for the minimum number of parking spaces for the project;
5. the new proposal includes a driveway situated along the north side of the above property, directly in front of existing developments, which is a change from the original proposal; this would cause additional problems of traffic, noise and fumes;
6. the design of the new proposal further compromises views for existing developments that abut the above property;
7. the design of the new proposal would acoustically send noise coming from the north-east (inner courtyard) side of the project directly towards the developments abutting the north-east side of the property.

We feel that the original development plan, Rezoning Reference #47/89 is more suitable to our neighbourhood because it reduces the problems of traffic, parking, safety, noise and security."

A petition containing 14 signatures was received from the residents of "Mission Woods", 6707 Southpoint Drive, Burnaby advising of their opposition to the rezoning proposal.

The content of the petition reads identical to the previous petition from Sandborne Hill.

A petition containing 35 signatures from the residents of "The Bounty", 7495 Sandborne Avenue, Burnaby was received expressing opposition to the rezoning proposal. The content of the petition reads identical to the previous petition from Sandborne Hill.

Richard Lupton, #109 - 6707 Southpoint Drive, Burnaby addressed Council in opposition to the rezoning proposal. Mr. Lupton's concerns were regarding increased density in the area, noncompliance to Council's voluntary request for accessible units, parking and traffic congestion.

Alderman Young arrived at the Public Hearing (Zoning) at 8:45 p.m. and took his place at the Council table.

Carol Leven, #306 - 6750 Station Hill Court, Burnaby addressed Council on behalf of residents from The Brambles and Sandborne Hill Housing Co-operatives who are opposed to the rezoning of the property to RM3 to accommodate low-rise apartment development. The speaker was of the opinion that the configuration of the development created a dramatic difference from the original RM2 proposal and that the residents support RM2 density on this site. The matter of traffic and parking congestion was also raised along with drive-way access and egress which is restricted by the cul-de-sac. In conclusion Ms. Leven questioned the proposed unit allocation which would provide for 49 one-bedroom units out of the 89 being constructed.

Steven Kelly, #304 - 6740 Station Hill Court, Burnaby addressed Council and advised of his opposition to the rezoning proposal for the reasons stated by the previous speakers.

Jeff Aadland, #407 - 6707 Southpoint Drive, Burnaby addressed Council advising that he is the Chairman of the Mission Woods Strata Council. Mr. Aadland opposed the rezoning application for reasons of existing parking congestion, the proposed height of the development and the driveway access to the development being to the side. Mr. Aadland was of the opinion that if the access were changed to the west side of the development it would offer more green space for the residents to enjoy.

Denise Lew, #311 - 7465 Sandborne Avenue, Burnaby addressed Council advising that she was the Chairman of a Strata Council representing over 120 residents in the area. Ms. Lew expressed opposition to the RM3 zoning designation for this site as the density, in her opinion was not suitable.

In conclusion, Ms. Lew submitted a petition containing the signatures of 120 residents who are in opposition to the rezoning proposal.

Jill Fawell, #302 - 6750 Station Hill Court, Burnaby addressed Council and submitted a petition containing 40 signatures of the residents of The Brambles Housing Co-operative who are opposed to the rezoning application.

Micheal Lee, Architect for the development, #200 - 2165 W. 10th Avenue, Vancouver addressed Council advising that all other housing complexes in the immediate area are zoned RM3. Mr. Lee then addressed some of the concerns raised by the previous speakers with respect to the cul-de-sac access situation, the mass of the building and green space. Mr. Lee stated that the view had been improved with the design of this proposal which also provides a green landscaped courtyard. Mr. Lee suggested that he would make available the plans and artistic renderings in order to give area residents an appreciation for what is being proposed.

Wynne Leroux, #114 - 6750 Station Hill Court, Burnaby addressed Council and suggested that they consider turning the land into a vest-pocket park. The area is already accommodated with bicycle paths and growth of natural wild flowers and it would be an asset to the neighbourhood to maintain this natural setting.

Richard Lupton, #109 - 6707 Southpoint Drive, Burnaby again addressed Council advising that he did not support the comments previously made by the architect for the development.

Arising out of the concerns raised by the speakers regarding this rezoning application, Council directed that staff prepare a report, addressing matters relating to driveway access and egress, allocation of units, landscape treatment and screening, view preservation and height, accessibility and the Mission Avenue access.

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 6740 Station Hill Court from CD Comprehensive Development District (based on RM2 Multiple Family Residential District Guidelines) to "Amended" CD Comprehensive Development District (based on RM3 Multiple Family Residential Development District Use and Density and Edmonds Town Centre South Development Plan Guidelines, and in accordance with the development plan entitled "6740 Station Hill Court" prepared by Michael Lee Architects).

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

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing (Zoning) relating to Rezoning Reference #13/91 be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) recessed at 10:00 p.m.

The Public Hearing (Zoning) reconvened at 10:10 p.m. with Aldermen Corrigan, Drummond and Rankin absent.

6. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 AND RM5 DISTRICT USE AND DENSITY, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROSPERO CENTRE PHASE II" PREPARED BY ENG AND WRIGHT PARTNERS ARCHITECTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 27, 1991" - BYLAW NO. 9595

Rezoning Reference #7/90

Lot A, DL 153, Plan 72824

4361 Kingsway

The purpose of the proposed amendment to the Zoning Bylaw is to permit a small expansion of the existing commercial development and construction of a 23-storey apartment tower in place of the previously planned office tower.

Frank Helden, #311 - 5868 Olive Avenue, Burnaby addressed Council advising that he was opposed to the rezoning application for reasons of traffic and parking congestion in the area.

David A. Jay, #302 - 4345 Grange Street, Burnaby addressed Council and questioned the shadowing effect that the proposed development will have on homes in the area. Mr. Jay stated that in early 1970, a proposal came forward for a twelve storey office tower whereas the current proposal is for a twenty-three storey apartment tower with six suites per floor. Mr. Jay advised that he supports the original proposal for a twelve storey building as opposed to the current twenty-three storeys.



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In response to Mr. Jay's comments regarding the shadowing effect, the Director Planning & Building Inspection advised that staff will undertake a shadow study and advise Council of the result.

Mr. Gilbert Eng, Architect for the project, 1056 Alberni Street, Vancouver addressed Council and advised that the current rezoning proposal has one-half of the size of the floor plate as had been originally proposed in the early 1970's. The design of the tower is slim which is considered to be advantageous in terms of less shadowing and additional green space.

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 4361 Kingsway from CD Comprehensive Development District (based on C3 District guidelines) to "Amended" CD Comprehensive Development District (based on C3 and RM5 District Use and Density, and in accordance with the Development Plan entitled "Prospero Centre Phase II" prepared by Eng and Wright Partners Architects).

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

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing (Zoning) relating to Rezoning Reference #7/90 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:42 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER

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, 1991 JUNE 25 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. 22, 1991" - BYLAW NO. 9590"

The purpose of the proposed Zoning Bylaw Text Amendment is to create a new zoning district, R10 RESIDENTIAL DISTRICT to provide for low-scale development in mature single family areas with a consistent low-scale character.

2.

PORTIONS OF LOT 1: (4935 Canada Way)  
FROM R2 RESIDENTIAL DISTRICT, A2 SMALL HOLDINGS DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT

PORTIONS OF LOT 2: (4949 CANADA WAY)

FROM P3 PARK AND PUBLIC USE DISTRICT TO P2 ADMINISTRATION AND ASSEMBLY DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 23, 1991" - BYLAW NO. 9591

Rezoning Reference #7/91

Portions of Lot 1, DL 79, 80, 83, Plan 85511; and Portions of Lot 2, DL 79, Plan 85511

Portions of Lot 1: (4935 Canada Way)  
Portions of Lot 2: (4949 Canada Way)

The purpose of the proposed amendment to the Zoning Bylaw is to bring the zoning boundaries of the two properties into conformance with the recent consolidations of the Burnaby Municipal Hall site and the Burnaby Central Secondary School site.

3. FROM M2 GENERAL INDUSTRIAL DISTRICT TO M5 LIGHT INDUSTRIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 24, 1991" - BYLAW NO. 9592

Rezoning Reference #9/91

Lot G, D.L. 161, Pl. 78373

8980 Fraserwood Court

The purpose of the proposed amendment to the Zoning Bylaw is to permit the construction of new industrial warehouses with provision for office space as a principal use.

4. FROM M6 TRUCK TERMINAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO M5 LIGHT INDUSTRIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 25, 1991" - BYLAW NO. 9593

Rezoning Reference #12/91

Lot A, DL 69, Plan 17722

3925 Myrtle Street

The purpose of the proposed amendment to the Zoning Bylaw is to permit the property to be used for the storage and distribution of goods.

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY AND EDMONDS TOWN CENTRE SOUTH DEVELOPMENT PLAN GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "6740 STATION HILL COURT" PREPARED BY MICHAEL LEE ARCHITECTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 26, 1991" - BYLAW NO. 9594

Rezoning Reference #13/91

Lot 3, Plan 78941, DL 171

6740 Station Hill Court

The purpose of the proposed amendment to the Zoning Bylaw is to accommodate low-rise apartment development.

6. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 AND RM5 DISTRICT USE AND DENSITY, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROSPERO CENTRE PHASE II" PREPARED BY ENG AND WRIGHT PARTNERS ARCHITECTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 27, 1991" - BYLAW NO. 9595

Rezoning Reference #7/90

Lot A, DL 153, Plan 72824

4361 Kingsway

The purpose of the proposed amendment to the Zoning Bylaw is to permit a small expansion of the existing commercial development and construction of a 23-storey apartment tower in place of the previously planned office tower.

All persons who deem their interest in property affected by the proposed bylaws 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 applications are available for public examination at the offices of the Planning Division, 3rd floor, in the Burnaby Municipal Hall.

Copies of the proposed bylaws may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Tuesday, 1991 June 04 to 4:30 p.m. on Tuesday, 1991 June 25.

C.A. Turpin  
MUNICIPAL CLERK