

1994 DECEMBER 20

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1994 December 20 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Councillor D.G. Evans  
Councillor D.A. Lawson  
Councillor D.N. Johnston  
Councillor J. Young

ABSENT: Councillor D.R. Corrigan  
Councillor D.P. Drummond  
Councillor L.A. Rankin  
Councillor C. Redman

STAFF: Mr. D.G. Stenson, Director Planning and Building  
Ms. G. McCaskie, Committee Secretary

The Public Hearing was called to order at 7:35 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 54, 1994" - BYLAW NO. 10147

Rezoning Reference #67/94

8603/07/13/17/23/27/33/37/43/47/55/59/63/65 Tenth Avenue; 8602/03/06/07/12/13/16/17/22/23/26/27/32/33/36/37/42/43/46/49/54/55/58/59/65/66/69/70/75/79/85/91 Eleventh Avenue; 8602/03/06/07/12/13/16/17/22/23/26/27/32/33/36/37/42/43/48/49/55/56/58/59/64/65/68/69/74/75/78/79/84/85/91 Twelfth Avenue; 7743/53/63/7833 Coquitlam Street; 8522/23/30/31/3637/42/43/48/49/54/55/60/61/66/67/72/73/78/79/84/85/90/91/97 Karrman Avenue; 7755/7809/17/33 Langley Street; 7719/26/31/45/46/55/62/65/75/78/85/90/95 Taylor Place - roughly bounded by Langley Street, the Crest Shopping Centre, Tenth Avenue, Coquitlam Street, the lane south of Karrman Avenue, the easterly boundary of properties on Cumberland Street and the southerly boundary of properties on Armstrong Avenue

Pcl. A, Lot 33, Bik. 4, Plan 3046; Easterly 50.33 ft. Lot 33, Bik. 4, having a frontage on 10th Avenue, by full depth of said lot and adjoining Lot 32, Plan 3046; Lots 32/31/30/29, Bik. 4, Plan 3046; Lots 16/15/14/13/12/11/10/9/1/2/3/4/5/6/7/8, Plan 13716; Lots 91/72/92/93/74/95/76/77/78/88/35/55/56/38/58/40/60/61/44/63/45/65/46/66/68/50/51/70/71/89, Biks. 4 to 6, Plan 13983; Lots 73/94/75/96/53, Bik. 4, Plan 13983; Lots 79/80/83/84/86/87/34/54/36/37/57/39/42/48/49/69/52, Biks. 4, 5 and 6, Plan 13983; Lots 81/82/41/62/43/64, Bik. 5, Plan 13983; Lots 85/90/67, Bik. 6, Plan 13983; Lots 59/47, Biks. 5 and 6, Plan 13983; Lots 15/16/17, Plan 17520; Lots 16/28/25/24/23/22/21/20/19/18/17, Plan 14231; Lots 32/33/34/35/36/37/38/39/40/41/42/43/44, Plan 17751; Lots A and B, Plan 14824; Lots 6/14/5/13/12/7/11/8/10/9, Plan 17520; Lots 9/10/11, Plan 18154, all of D.L. 13, Grp. 1, NWD

From: R3 Residential District

To: R10 Residential District

The purpose of the proposed zoning bylaw amendment is to limit the permitted bulk of single-family dwellings.

A letter dated 1994 December 13 was received from Greg Andronik, 8603 - 12th Avenue, Burnaby, B.C., V3N 2M1 expressing support for the rezoning proposal but urges rezoning for the entire area under consideration.

A letter dated 1994 December 20 was received from Mrs. Gayle Gibson, 8523 - 11th Avenue, Burnaby, B.C., V3N 2P6 expressing support for the rezoning proposal but requesting their block be included in the R10 rezoning.

A letter dated 1994 December 20 was received from Mrs. Carrie Marsh, 8588 Eleventh Avenue, Burnaby, B.C., V3N 2P7 expressing support for the rezoning proposal but requesting their block be included in the R10 rezoning.

Carrie Marsh, 8588 11th Avenue, Burnaby appeared before Council to advise that she was disappointed that their block was not included in the R10 zoning. The speaker advised that a subsequent survey of the street was taken by the residents and the results strongly indicate that their block should be included in the R10 rezoning.

Gayle Gibson, 8523 - 11th Avenue, Burnaby appeared before Council requesting that their block be included in the R10 rezoning. The speaker questioned the survey process, proposing that some of the non votes remain excluded from the total amount of homes on the block, and that reference be made to the City's survey to locate responses that were missed, especially the non-contact owners and that the renter's votes be included. The speaker also suggested that 7870 Cumberland Street should not be included in the survey, however, if this block was to be rezoned R10 and a new house was built on the Cumberland lot and the owner wishes to turn the house around and use an 11th Avenue address then that home would be built according to the R10 rezoning bylaw.

Mr. Ward Evans, 7790 Taylor Place, Burnaby appeared before Council expressing a number of concerns as to when the rezoning was initiated and if permits could be issued for new construction while the rezoning was under review. The speaker queried if the location of the area was going behind Armstrong or going down lane behind Armstrong. The speaker expressed his opposition to the larger homes blocking views and which are not in character with the rest of the area. Mr. Evans is in favour of the R10 rezoning but is requesting that Armstrong Avenue be included.

Bev Bentham, 7729 Langley Street, Burnaby appeared before Council noting that Armstrong Avenue was not included in the rezoning. The speaker pointed out that the whole area should be zoned R10 and noted that the residents were advised that their vote counted for Langley Street, however, as shown on the survey map, they are included in the Armstrong group. They are concerned about Armstrong being included in the rezoning because of the size of the new home being built at 8696 Armstrong and how it could affect the value of their property, limit the amount of sun and privacy in backyards.

Dave Blackwell, 8602 11th Avenue, Burnaby appeared before Council advising that the residents were promised there would be a moratorium on building in the area but houses were still constructed. Two houses at the end of Karrman have been included in the Cumberland side. The speaker is requesting a more unified approach. The house at the corner of Armstrong and Taylor has a garage and alley in back but one has to back out of garage onto Armstrong across the sidewalk. The speaker is in favour of rezoning the whole area R10, not just certain areas and suggested that Burnaby repoll all the houses in the area.

Richard Johnston, representing Marie Johnston, owner of 666 - 11th Avenue appeared before Council and expressed support for the rezoning but suggested that the excluded areas as well as Wedgewood and 19th area be reviewed.

Ron Garrett, 7762 Cumberland Street, Burnaby appeared before Council in support of the R10 rezoning. The speaker advised that the 7700 Block Cumberland has not been included and he would be in favour of having the entire area rezoned R10, not just certain areas.

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 8603/07/13/17/23/27/33/37/43/47/55/59/63/65 Tenth Avenue; 8602/03/06/07/12/13/16/17/22/23/26/27/32/33/36/37/42/43/46/49/54/55/58/59/65/66/69/70/75/79/85/91 Eleventh Avenue; 8602/03/06/07/12/13/16/17/22/23/26/27/32/33/36/37/42/43/48/49/55/56/58/59/64/65/68/69/74/75/78/79/84/85/91 Twelfth Avenue; 7743/53/63/7833 Coquitlam Street; 8522/23/30/31/36/37/42/43/48/49/54/55/60/61/66/67/72/73/78/79/84/85/90/91/97 Karrman Avenue; 7755/7809/17/33 Langley Street; 7719/26/31/45/46/55/62/65/75/78/85/90/95 Taylor Place from R3 Residential District to R10 Residential District.

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #67/94, Bylaw No. 10147 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 50, 1994" - BYLAW NO. 10143

Rezoning Reference #50/94

2388 Boundary Road - located at the northeast corner of Boundary Road and Henning Drive

Lot A Exc: Part subdivided by Plan LMP17879, D.L. 118, Grp. 1, NWD, Plan LMP2973

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on C5 Tourist Commercial District use and M5 Light Industrial District density, and in accordance with the Development Plan entitled "Stay 'N Save Motor Inn, Burnaby, B.C." prepared by John A. Dicastrl Architect)

The purpose of the proposed zoning bylaw amendment is to accommodate development of a three storey motor hotel with two skysigns.

A letter dated 1994 December 15 was received from Ron Emerson, Vice President, Industrial Sales & Leasing, Royal LePage Commercial Real Estate Services, Suite 400, 885 Dunsmuir Street, Vancouver, B.C. V6C 1N8 expressing support for the rezoning proposal.

A letter dated 1994 December 09 was received from Stanley Fuller, President, Earl's Restaurant, 1885 Marine Drive, North Vancouver, B.C., V7P 1V5 expressing support for the rezoning proposal.

A undated letter was received from Andrew McLaren, Vanstar Properties Ltd., 620 - 1040 West Georgia Street, Vancouver, B.C., V6E 4H1 expressing support for the rezoning proposal.

A letter dated 1994 December 14 was received from Warren Buckley, President and CEO, The British Columbian Pavilion Corporation, Suite 600, 375 Water Street, Vancouver, B.C., V6B 5C6 expressing support for the rezoning proposal.

Terry Farmer, President of Stay 'N Save Motor Inns, P.O. Box 760, Victoria, B.C. appeared before Council to provide information on the administrative operation of Stay 'N Save Motor Inns. The speaker advised that the hotel is B.C. owned and operated. Providing quality will be of utmost importance both during the design and decorating stages of construction. The speaker stressed that Burnaby is an ideal location for the Inn, specifically within Bridge Business Park and the proximity to the film studio.

Doug Porter, 3782 Thurston St., Burnaby appeared before Council inquiring as to how large the skysigns on the motor inn would be and whether the signs would be on top or on the side of the building. The speaker expressed concern for the natural beauty of the scenery and did not want it cluttered with signs.

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 2388 Boundary Road from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on C5 Tourist Commercial District use and M5 Light Industrial District density, and in accordance with the Development Plan entitled "Stay 'N Save Motor Inn, Burnaby, B.C." prepared by John A. Dicastri Architect).

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #50/94, Bylaw No. 10143 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 51, 1994" - BYLAW NO. 10144

Rezoning Reference #59/94

4177 Kingsway - located between Kingsway and Grange Street west of Barker Avenue

Pcl. A (Explanatory Plan 12261), Lot 11, D.L. 151, Grp. 1, NWD, Plan 1662

From: C4 Service Commercial District

To: C6b Gasoline Service Station District

The purpose of the proposed zoning bylaw amendment is to redevelop the service station with a retail grocery store.

A letter dated 1994 December 15 was received from Eleanor and Americo Valente, 1607 - 5645 Barker Avenue Burnaby, B.C., V5H 3Z5 expressing opposition to the rezoning proposal.

A letter dated 1994 December 19 was received from Michael Leroux, of Richards Buell Sutton, 300 - 1111 Melville Street, Vancouver, B.C., V6E 4H7 Lawyer for Fred Kriz and Hollyburn Estates, the owners of Burnaby Centre expressing opposition to the rezoning proposal.

A letter dated 1994 December 20 was received from James Jung, Baumgartel Gould enclosing two petitions from their client Mr. Gun Gill Chun. The first petition contained the signatures of four other store owners expressing their opposition to the rezoning proposal. The content of this petition reads as follows:

"We the owners of the business located in the vicinity of the location where Shell Canada is planning to set up a grocery store in the manner set out in their application, we hereby voice our support for Mr. Chun's opposition to the proposed plan as we share with Mr. Chun all that he has so earnestly stated above. We show our solidarity by signing below."

The second petition containing approximately 400 signatures expressing opposition to the rezoning proposal. The content of the petition reads as follows:

"I, the undersigned, wish to express the view to the City of Burnaby that I am opposed to the City's approval for another convenience store within the Shell Gas station located at 4177 Kingsway."

A letter dated 1994 December 11 was received from Mrs. W.A. Strafford, 1106 - 5645 Barker Avenue, Burnaby, B.C., V5H 3Z5 expressing support for the rezoning proposal but expresses opposition to the closure of Barker Avenue.

Michael Leroux, lawyer representing the owners of Burnaby Centre appeared before Council expressing concerns that the structure will be relocated closer to Burnaby Centre and Kingsway, thereby concealing the building as the gateway to Metrotown. His client has spent funds on reglazing the office tower to make it more attractive. Portions of the office tower will look at the blank wall of a convenience store and thereby creating a canyon effect down Barker. The Scotia Bank (tenant) is opposed to the rezoning due to the area being a 'hang out' for youths and security concerns for users of the late night depository and automated teller machine. The Shell Gas Station, if moved closer to the corner, would pose a problem for the public to locate the bank along with limited availability of parking for customers. The speaker stated that there is a grocery store within Burnaby Centre and expressed concern that the tenant will be forced to vacate if yet another convenience store is approved.

Marguerite Ryan, 4160 Sardis Street, Central Park Place, Burnaby appeared before Council to inquire if the convenience store will be similar to a 7-11 dedicated to certain hours and if so, expressed concern for noise and late night disturbances. The speaker expressed concerns for the grocery store in Burnaby Centre that recently spent a large sum of money in renovations and are open from 10:00 am - 7:00 pm everyday. The speaker also asked if the crosswalk at Patterson/Kingsway and Grange was going to be replaced if Barker is closed.

John McClurg, representing Shell Canada Products Limited, appeared before Council to highlight some details with respect to the business operation of the service station. The speaker advised that the gas station has been at the location for many years long before Burnaby Centre was built. It has been a successful gas station handling ancillary sales. During a 24 hour count, over 60,000 cars were recorded as traveling by the site; and approximately 600 cars a day will be coming into the modernized site for gasoline purchases. The speaker stated that the convenience store will attract a different market from the supermarket in Burnaby Centre.

James Jung, lawyer for Baumgartel Gould was appearing on behalf of Gun Gill Chun of the King Grocery store advising of his client's opposition to the Shell convenience store. His client is concerned about the proposed amendment due to the unfair competition. His client researched the zoning bylaw before his purchase and the result indicated that there would not be another grocery store opened at the particular location in question.

Ed Striker, Property Manager, Burnaby Centre appeared before members of Council advising that Burnaby Centre has just expended \$1 million in the upgrading of the building and mall and was not pleased to hear of the plans for the Shell Station. Concern was expressed that videos games may come into the convenience store therefore contributing to increased youth problems in the mall along with the Shell Station back fronting the Scotia bank, giving the youth a place to hide. Further, Burnaby's Sign Bylaw makes it virtually impossible to put signage out on Kingsway due to the 80 ft. frontage.

In conclusion, the speaker stated that they would like to be provided with plot plan and rear elevation plans.

Doug Porter, 3782 Thurston Street, Burnaby, appeared before Council to inquire if the road exchange involved a slight widening of Kingsway. The speaker also posed other questions relating to road improvements and requested confirmation that there would be no impact on Central park.

MOVED BY COUNCILLOR YOUNG  
SECONDED BY COUNCILLOR JOHNSTON

"THAT the Public Hearing do now recess."

CARRIED UNANIMOUSLY

The Public Hearing recessed at 9:35 p.m.

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT the Public Hearing do now reconvene."

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 9:45 p.m.

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 4177 Kingsway from C4 Service Commercial District to C6b Gasoline Service Station District.

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #59/94, Bylaw No. 10144 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 52, 1994" - BYLAW NO. 10145

Rezoning Reference #60/94

5335 Kingsway - located on the north side of Kingsway between Royal Oak Avenue and Denbigh Avenue

Lot 2 Exc.:Part Subdivided by Plan 39362, D.L. 94, Grp. 1, NWD, Plan 5895

From: C4 Service Commercial District

To: C2 Community Commercial District

The purpose of the proposed zoning bylaw amendment is to permit the retail use of the site.

Tom Thompson, Urban Design Group, 900 - 815 West Hastings Street, Vancouver, Architect for the applicant appeared before Council and advised that he was present to answer any questions that Council or members of the public may have.

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 5335 Kingsway from C4 Service Commercial District to C2 Community Commercial District.

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #60/94, Bylaw No. 10145 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 53, 1994" - BYLAW NO. 10146

Rezoning Reference #62/94

4501 North Road - located on the west side of North Road between Rochester Street and the Trans Canada Highway



Strata Lot 1, D.L. 1, Grp. 1, NWD, Strata Plan NW1901 together with an interest in the common property in proportion to the unit entitlement of the strata lot

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C3 General Commercial District and M5 Light Industrial District guidelines)

To: "Amended" CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C3 General Commercial District and M5 Light Industrial District guidelines, and in accordance with the Development Plan entitled "Woodwynn Store Rezoning N. Burnaby" prepared by Richard Balfour & Company Architect)

The purpose of the proposed zoning bylaw amendment is to permit the commercial use of one tenant space.

Rick Balfour, Balfour and Associates, 2638 West 14th Avenue, Vancouver, Architect for the applicant appeared before Council and advised that he was present to answer any questions that Council or members of the public may have.

Roger Packer, 4220 Bridgewater Crescent, Burnaby, Chairman of the Council of Owners NW 655, Village Delaponte Townhouse Development appeared before Council to express concern for the request to allow for more parking for a Woodwynn store. The speaker expressed concerns for the preservation of the greenbelt and concern for traffic problems getting out to North Road from Rochester at various times of the day. The speaker suggested that a stop sign be installed exiting from the subject site onto Rochester, to ensure patrons of the Centre stop prior to exiting the parking lot.

In conclusion, the speaker advised that when the Centre was built, high traffic flow businesses were prohibited and therefore requested that Council consider the 106 families at Village Delaponte and not agree to anything that would contribute to increased traffic flow.

Donna J. Mackerrichuer, 4251 Bridgewater Crescent, Burnaby, (Village Delaponte) appeared before Council to express concerns regarding the traffic congestion in the area. The speaker advised that the residents feel like they are being held hostage in their development. The residents can't get out of their development during certain hours and the only way to gain access to the Lougheed Highway is through the Bank of B.C. Building. The speaker requested that help be provided to the residents in this 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 4501 North Road from CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C3 General Commercial District and M5 Light Industrial District guidelines) to "Amended" CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C3 General Commercial District and M5 Light Industrial District guidelines, and in accordance with the Development Plan entitled "Woodwynn Store Rezoning N. Burnaby" prepared by Richard Balfour & Company Architect).

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR EVANS:

"THAT this Public Hearing relating to Rezoning Reference #62/94, Bylaw No. 10146 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 55, 1994" - BYLAW NO. 10155

Text Amendment

The purpose of the proposed zoning bylaw amendment is to provide for increased opportunities for mobile retail and food carts on certain properties in Burnaby.

Steve Duff, Vice President Marketing, representing Mr. Tube Steak Canada Inc., #1 - 11460 Voyageur Way, Richmond, appeared before Council to specifically draw attention to the report requesting that the 21.5 square foot limit be increased to 25 square feet due to health requirements.

In response, Mr. D.G. Stenson, Director Planning and Building, stated that an adjustment has been made to increase the square footage.

The speaker also requested that M2 and M3 be included in the bylaw.

Ken Capstick, 2201 Rosser Avenue, Burnaby appeared before Council requesting that the size of carts be allowed to be 40 sq. ft. The speaker distributed a picture of his cart which is 10' by 4' wide which is prohibited from operating in the area.

The Advisory Planning Commission wish to advise Council that following its consideration of this text amendment, a decision was reached to SUPPORT the provision for increased opportunities for mobile retail and food carts on certain properties in Burnaby.

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10155 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR EVANS


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

CARRIED UNANIMOUSLY

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

Confirmed:

Certified Correct:

  
MAYOR

  
COMMITTEE SECRETARY

CITY OF BURNABY  
ZONING BYLAW AMENDMENTS  
PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 1994 DECEMBER 20 AT 7:30 P.M.

In the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2, to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 54, 1994" - BYLAW NO. 10147

Rezoning Reference #67/94

8603/07/13/17/23/27/33/37/43/47/55/59/63/65 Tenth Avenue; 8602/03/06/07/12/13/16/17/22/23/26/27/32/33/36/37/42/43/46/49/54/55/58/59/65/66/69/70/75/79/85/91 Eleventh Avenue; 8602/03/06/07/12/13/16/17/22/23/26/27/32/33/36/37/42/43/48/49/55/56/58/59/64/65/68/69/74/75/78/79/84/85/91 Twelfth Avenue; 7743/53/63/7833 Coquitlam Street; 8522/23/30/31/3637/42/43/48/49/54/55/60/61/66/67/72/73/78/79/84/85/90/91/97 Karrman Avenue; 7755/7809/17/33 Langley Street; 7719/26/31/45/46/55/62/65/75/78/85/90/95 Taylor Place - roughly bounded by Langley Street, the Crest Shopping Centre, Tenth Avenue, Coquitlam Street, the lane south of Karrman Avenue, the easterly boundary of properties on Cumberland Street and the southerly boundary of properties on Armstrong Avenue

Pcl. A, Lot 33, Bk. 4, Plan 3046; Easterly 50.33 ft. Lot 33, Bk. 4, having a frontage on 10th Avenue, by full depth of said lot and adjoining Lot 32, Plan 3046; Lots 32/31/30/29, Bk. 4, Plan 3046; Lots 16/15/14/13/12/11/10/9/1/2/3/4/5/6/7/8, Plan 13716; Lots 91/72/92/93/74/95/76/77/78/88/35/55/56/38/58/40/60/61/44/63/45/65/46/66/68/50/51/70/71/89, Bks. 4 to 6, Plan 13983; Lots 73/94/75/96/53, Bk. 4, Plan 13983; Lots 79/80/83/84/86/87/34/54/36/37/57/39/42/48/49/69/52, Bks. 4, 5 and 6, Plan 13983; Lots 81/82/41/62/43/64, Bk. 5, Plan 13983; Lots 85/90/67, Bk. 6, Plan 13983; Lots 59/47, Bks. 5 and 6, Plan 13983; Lots 15/16/17, Plan 17520; Lots 16/28/25/24/23/22/21/20/19/18/17, Plan 14231; Lots 32/33/34/35/36/37/38/39/40/41/42/43/44, Plan 17751; Lots A and B, Plan 14824; Lots 6/14/5/13/12/7/11/8/10/9, Plan 17520; Lots 9/10/11, Plan 18154, all of D.L. 13, Grp. 1, NWD

From: R3 Residential District

To: R10 Residential District

The purpose of the proposed zoning bylaw amendment is to limit the permitted bulk of single-family dwellings.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 50, 1994" - BYLAW NO. 10143

Rezoning Reference #50/94

2388 Boundary Road - located at the northeast corner of Boundary Road and Henning Drive

Lot A Exc: Part subdivided by Plan LMP17879, D.L. 118, Grp. 1, NWD, Plan LMP2973

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on C5 Tourist Commercial District use and M5 Light Industrial District density, and in accordance with the Development Plan entitled "Stay 'N Save Motor Inn, Burnaby, B.C." prepared by John A. Dicastrl Architect)

The purpose of the proposed zoning bylaw amendment is to accommodate development of a three storey motor hotel with two skysigns.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 51, 1994" - BYLAW NO. 10144

Rezoning Reference #59/94

4177 Kingsway - located between Kingsway and Grange Street west of Barker Avenue

Pcl. A (Explanatory Plan 12261), Lot 11, D.L. 151, Grp. 1, NWD, Plan 1662

From: C4 Service Commercial District

To: C6b Gasoline Service Station District

The purpose of the proposed zoning bylaw amendment is to redevelop the service station with a retail grocery store.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 52, 1994" - BYLAW NO. 10145

Rezoning Reference #60/94

5335 Kingsway - located on the north side of Kingsway between Royal Oak Avenue and Denbigh Avenue

Lot 2 Exc.: Part Subdivided by Plan 39362, D.L. 94, Grp. 1, NWD, Plan 5895

From: C4 Service Commercial District

To: C2 Community Commercial District