

1994 OCTOBER 25

A Public Hearing was held in the Small Gymnasium, Burnaby Central Secondary School, 4939 Canada Way, Burnaby, B.C. on Tuesday, 1994 October 25 at 7:30 p.m.

PRESENT: Acting Mayor C. Redman, (In the Chair)  
Councillor D.P. Drummond  
Councillor D.G. Evans  
Councillor D.A. Lawson  
Councillor D.N. Johnston

ABSENT: Mayor W.J. Copeland  
Councillor D.R. Corrigan  
Councillor L.A. Rankin  
Councillor J. Young

STAFF: D.G. Stenson, Director Planning and Building  
M. Pasqua, Administrative Officer Operations  
G. McCaskie, Committee Secretary

The Public Hearing was called to order at 7:40 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 42, 1994" - BYLAW NO. 10117

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to delete the expression "auto court" from the 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 text amendment to delete the expression "auto court" from the Zoning Bylaw.

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

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10117 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 43, 1994" - BYLAW NO. 10118

Rezoning Reference #55/94

5967 Pioneer Avenue - located on the west side of Pioneer Avenue  
between Kingsway and Grange Street.

Lot 15, D.L. 153, Grp. 1, NWD, Plan 1316

From: R5 Residential District

To: P8 Parking District

The purpose of the proposed zoning bylaw amendment is to permit the  
property to be used as a parking lot.

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 5967 Pioneer  
Avenue from R5 Residential District to P8 Parking District.

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 #55/94, Bylaw  
No. 10118 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 44, 1994" - BYLAW NO. 10119

Rezoning Reference #56/94

4000/01/08/12/14/15/17/23/27/40/49/52/58/62/66/71/88/90/91/96/99/  
4101/06/11/14/20/24/25/30/38/42/50/54/58/62/66/68/70/80/90/4203/04/  
08/16/17/20/21/26/27/33/34/37/40/45/54/55/57/60/66/70/76/82/95/98  
Hastings Street - located along Hasting Street between Madison  
Avenue and MacDonald Avenue

W. Half Lot 1, Exc: N. 20 ft. shown on Plan with Bylaw Filed 29018, Bik. 12; Lot 18, Bik. 5; E. Half Lot 1, Exc: N. 20 ft., Bik. 12; Lot 2, Exc: N. 20 ft., Plan with Bylaw Filed 29018, Bik. 12; Lot 3, Exc: N. 20 ft., Plan with Bylaw Filed 29018, Bik. 12; Lot 17, Exc: E. 16 ft., Bik. 5; W. 17 ft. of Lot 16, Bik. 5; E. 16 ft. of Lot 17, Bik. 5; E. 33 ft. of Lot 16, Bik. 5; W. 16 ft. of Lot 14, Bik. 5; E. 17 ft. of Lot 15, Bik. 5, W. 33 ft. of Lot 15, Bik. 5; E. Half Lot 4, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12, W. Half Lot 4, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12, W. Half Lot 5, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12; Lot 12, Exc: E. 34 ft. Bik. 5, Lot 13, Exc: W. 33 ft. Bik. 5, W. 33 ft. of Lot 13, Bik. 5, E. 34 ft. of Lot 14, Bik. 5; E. Half of Lot 5, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12; W. Half of Lot 6, Exc: N. 20 ft., Bik. 12; E. Half of Lot 6, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12; W. Half of Lot 7, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12; E. 34 ft. of Lot 12, Bik. 5; E. Half of Lot 7, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12; Lot 8, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12, N. Half; Lot 11, Bik. 5; Lot 9, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12; Lot 10, Bik. 5; all of D.L. 116; Plan 1236; Pcl. "One" (Ref. Pl. 14448), Lot "C", D.L. 121, Plan 10609; Lot 1, Exc: N. 20 ft. shown on Plan with Bylaw Filed 29018, Bik. 9, D.L. 121, Plan 2054; Pcl. "B" (Plan with Bylaw Filed 29018), Lot 2, Bik. 9, D.L. 121, Plan 1054; Lot 2, Exc: N. 20 ft. shown on Plan with Bylaw Filed 29018, Bik. 9, D.L. 121, Plan 1054; Lot 3, Exc: N. 20 ft. shown on Plan with Bylaw Filed 29018, Bik. 9, D.L. 121, Plan 1054; Lot "C", Exc: Pcl. "One" (Ref. Pl. 14448), D.L. 121, Plan 10609; Lots "A" and "B", D.L. 121, Grp. 1, NWD. Plan 13633; Lot 6, Exc: N. 20 ft., Bik. 9, D.L. 121, Plan 1054; Pcl. "One, Lots 5, 6, 7, 8, 9, 10, 11, Bik. 8, D.L. 121, Plan 1054; Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, Exc: N. 20 ft., Bik. 9, D.L. 121, Plan 1054; Lot 17, N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 9, D.L. 121, Plan 1054; Lot "B", Bik. 7, D.L. 121, Plan 1054; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Exc: N. 20 ft., Bik. 10, D.L. 121, Plan 1054; Lots 32, 31, 27, 25, 26, 24, 23, Bik. 7, D.L. 121, Plan 1054; Pcl. "A" (Exp. Pl. 14860), Lots 29 and 30, Bik. 7, D.L. 121, Plan 1054; Pcl. "A" (Exp. Pl. 11233), Lots 28, 29, Bik. 7, D.L. 121, Plan 1054; Pcl. "A" D.L. 121, Ref. Pl. 79414; Pcl. "A", D.L. 121, Ref. Pl. 73006; all of Grp. 1, NWD

From: C3, C3a General Commercial District and C4 Service Commercial District

To: C8 Hastings Village Core Commercial District

The purpose of the proposed zoning bylaw amendment is to permit new low rise commercial developments with medium density multiple family dwellings located above the business premises, in accordance with C8 Hastings Village Core Commercial District (Rezoning Reference #56/94) and C8a Hastings Village Non-Core Commercial District (Rezoning Reference #57/94), as well as to permit new developments to include small scale, infill type 2-1/2 storey townhouse projects, in accordance with the RM6 Hastings Village Multiple Family Residential District (Rezoning Reference #58/94), all as designated in the Hastings Street Area Plan.

A letter dated 1994 October 22 was received from Linda Johnston, Secretary, Gilmore Community Association listing concerns targeting four areas of the rezoning proposals:

A letter dated 1994 October 20 was received from Giovanna and Ornella Bombino, 4160 Albert Street, Burnaby, B.C., expressing opposition to the rezoning proposal.

A letter dated 1994 October 25 was received from Charles Conrod, 3890 Cambridge Street, Burnaby, B.C., expressing support for the rezoning proposal.

Steve Walker, 303 - 3809 Albert Street, Burnaby addressed Council as a local resident and a member of the Advisory Planning Commission. Mr. Walker spoke in support of the rezoning and suggested it was a great deal better than the previous plan for highrise development.

Karaleen Reid addressed Council on behalf of Karen E. Kidd, Baxter and Kidd Holdings Limited, 328 South Gilmore Avenue, owners of properties located at 4106 Albert Street and 4111 Hastings Street. The speaker indicated that their properties had been purchased based on the 1969 Community Plan for the Hastings Street area which permitted highrise density. Ms. Reid suggested that the new plan is an unfair approach to down-sizing and is inappropriate for the reasons of traffic flow, service and retail needs and future community development.

Claudia Campana, Executive Director, Heights Business Improvement Area Association, 102 - 4011 Hastings Street, Burnaby addressed Council for the purpose of lending support for the rezoning proposal on behalf of the Hastings Merchants' Association. Ms. Campana commented that the rezonings will have a positive effect on redevelopment and revitalization of the Hastings Street community.

Jeremy Trigg, Manager, Facilities, Vancouver City Savings Credit Union, addressed Council on behalf of the Credit Union's Burnaby Branch located at 4302 Hastings Street. At present, this property is zoned C3 and is proposed to be rezoned to C8a. The speaker indicated that the C8a designation is seen as a downzoning and will have a negative impact on the Credit Union's property in terms of the frontage limitation of 4.5 metres. Mr. Trigg concluded by requesting Council reconsider the frontage limitations of the C8a zoning designation.

Linda Johnston, 3734 McGill Street, Burnaby addressed Council on behalf of the Gilmore Community Association. Although the speaker supported C8 zoning on Hastings, the following major concerns were offered:

- a) lack of future community input into major changes in the streetscape of our most important commercial district

- b) no acknowledgement or preservation of existing Heritage buildings
- c) no way of ensuring the Village character that currently exists to blend with the historic, distinctive flavour of the community
- d) no street amenities for the community, including new sidewalks, street lighting, courtyards, under-grounding of wires, street trees, etc.

Donna Horvain, 3756 Pandora Street, Burnaby addressed Council with concerns regarding preservation of green space and parks. The speaker advised that the only two parks in the immediate area are Confederation Park and the "Reservoir" and therefore suggested that, with a growing population, more parks would be required.

Mondee Redman, 4136 Eton Street, Burnaby addressed Council in support of the rezoning proposals and advised that the three rezonings compliment the intention of the Hastings Street Community Plan to preserve and enhance the village character.

Pauline Mudrakoff, 201 - 3961 Albert Street, Burnaby addressed Council in support of the rezonings within the Hastings Street area. Ms. Mudrakoff outlined the history of the community plan, the review process conducted by the Hastings Street Advisory Committee and the public input process which ultimately lead to the revised Hastings Street Community Plan.

Larry French, 1835 Harbour Drive, Coquitlam addressed Council as the owner of Robertson's Home Hardware, 4052 Hastings Street, and a member of the Heights Merchants' Association. Mr. French expressed his support for the rezonings and suggested that new development which has already taken place based on the Community Plan and the Business Improvement Area initiative have improved business for the merchants along Hastings Street.

Jack Kuyer, owner of Valley Bakery, 4058 Hastings Street, Burnaby addressed Council advising he was a member of the Hastings Street Advisory Committee and is a member of the Heights Merchants' Association. Mr. Kuyer felt that the new Community Plan is the best thing that has ever happened to the neighbourhood and that Hastings Street is seen as being the window to the surrounding community.

Douglas Porter, 3782 Thurston Street, Burnaby addressed Council with a concern that the "prezoning" aspect of RZ #56/94, #57/94 and #57/94 preclude any future public input into development proposals for the 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 properties at 4000/01/08 /12/14/15/17/23/27/40/49/52/58/62/66/71/88/90/91/96/99/4101/06/11/14 /20/24/25/30/38/42/50/54/58/62/66/68/70/80/90/4203/04/08/16/17/20/21 /26/27/33/34/37/40/45/54/55/57/60/66/70/76/82/95/98 Hastings Street from C3, C3a General Commercial District and C4 Service Commercial District to C8 Hastings Village Core Commercial District.

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

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #56/94, Bylaw No. 10119 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 45, 1994" - BYLAW NO. 10120

Rezoning Reference #57/94

4106 Albert Street; 3700/22/30/36/50/60/62/84/3807/15/21/25/45/47/49 /51/61/91/3901/15/25/31/41/51/59/75/93/4301/02/18/27/30/35/40/41/49/ 54/62/63/71/80/4403/11/29/31/37/40/49/53/54/63/72 Hastings Street; 4485 Pender Street - located along Hastings Street between Madison Avenue and Willingdon Avenue and between MacDonald Avenue and Boundary Road as well as along Willingdon Avenue between Hastings Street and Pender Street and on the southeast corner of Gilmore Avenue and Albert Street

Lot 38, D.L. 121, Plan 26639; Lots 1, 2, 5, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 9, D.L. 116, Plan 1236; Lots 3, 6, 7, 8, Exc: N. 20 ft., Bik. 9, D.L. 116, Plan 1236; Lot 4, Exc: Part Shown on Plan with Bylaw 29018, Bik. 9, D.L. 116, Plan 1236; Lot 40, D.L. 116, Plan 40535; Lots 20, 19, 18, 17, 16, 14, 13, 12, 11, Bik. 7, D.L. 116, Plan 1236; Lot 15, Bik. 7 of N. Half of D.L. 116, Plan 1236; Lots 20, 19, 18, 17, 16, 15, 14, 13, Bik. 6, D.L. 1116, Plan 1236; Pcl. 21, D.L. 116, Ref. Plan 67845; Lots 33, 34, 35, 36, 30, 29, 26, 20, 21, 22, 23, 24, 25, 19, Bik. 6, D.L. 121, Plan 1054; Lot 52, D.L. 121, Plan 48987; Lots 6, 7, 8, 14, 15, Exc: N. 20 ft., Bik. 11, D.L. 121, Plan 1054; Lot 63, D.L. 121, Plan 66565; Lot 53, D.L. 121, Plan 51177; Lots 35, 36, 30, 29, 25, 26, 27, 28, 24, 23, 22, Bik. 5, D.L. 121, Plan 1054; Pcl. "B", D.L. 121, Ref. Plan 57880; Lot 45, D.L. 121, Plan 43143; Lot 14, Exc: N. 20 ft. Bik. 12, D.L. 121, Plan 1054; Lot "A", D.L. 121, Plan 69610; Lot 55, D.L. 121, Plan 53067; all of Grp. 1, NWD

From: C3, C3a General Commercial District, C4 Service Commercial District and C6b Gasoline Service Station District

To: C8a Hastings Village Non-Core Commercial District

The purpose of the proposed zoning bylaw amendment is to permit new low rise commercial developments with medium density multiple family dwellings located above the business premises, in accordance with C8 Hastings Village Core Commercial District (Rezoning Reference #56/94) and C8a Hastings Village Non-Core Commercial District (Rezoning Reference #57/94), as well as to permit new developments to include small scale, infill type 2-1/2 storey townhouse projects, in accordance with the RM6 Hastings Village Multiple Family Residential District (Rezoning Reference #58/94), all as designated in the Hastings Street Area Plan.

A letter dated 1994 October 17 was received from Robert Traylen, Real Estate Department, Canada Safeway Limited expressing concern regarding the maximum first storey building frontage occupied by an individual user which will be restricted to 66 ft.

A letter dated 1994 October 25 was received from Jeremy Trigg, Manager of facilities, Vancouver City Savings Credit Union, 4302 Hastings Street, Burnaby, B.C., expressing concern regarding frontage limitations under the proposed C8a zoning.

Steve Walker, 202 - 3809 Albert Street, Burnaby again addressed Council speaking in support of the rezoning which will play an important role in revitalizing business along Hastings Street.

Bob Dixon, 4126 Cambridge Street, Burnaby addressed Council advising that he would prefer to see individual rezoning applications come forward for each proposed development rather than the suggestion that the only requirement for development would be preliminary plan approval.

Pauline Mudrakoff, 201 - 3961 Albert Street, Burnaby again addressed Council in support of the rezoning application. Ms. Mudrakoff suggested that the rezoning will attain the goal of the community plan to create a pedestrian oriented shopping destination.

Armand Petronio, 3756 Pandora Street, Burnaby addressed Council with a concern that Comprehensive Development designation on the south side of the 3700 block Hastings Street would allow for highrise development on only one side of the street.

Steve Farrell, 4025 Albert Street, Burnaby addressed Council questioning if there was a proposal to allow development of businesses along Albert Street. Mr. Farrell was concerned that the traffic along Albert Street is already very congested.

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 4106 Albert Street; 3700/22/30/36/50/60/62/84/3807/15/21/25/45/47/49/51/61/91/3901/15/25/31/41/51/59/75/93/4301/02/18/27/30/35/40/41/49/54/62/63/71/80/4403/11/29/31/37/40/49/53/54/63/72 Hastings Street; 4485 Pender Street from C3, C3a General Commercial District, C4 Service Commercial District and C6b Gasoline Service Station District to C8a Hastings Village Non-Core Commercial 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 #57/94, Bylaw No. 10120 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 46, 1994" - BYLAW NO. 10121

Rezoning Reference #58/94

3820/36/46/3986/4010/16/24/40/58/4312/16/20/24/26/32/36/38/40/44/50/56/58/60/70/4410/12/16/34/38/46/50/52/56/60/64/70/76/78 Albert Street; 3980/3712/20/30/50/60/68/74/86 Pender Street, 530 Boundary Road S., 306/14/509 Esmond Avenue S., 325/555 MacDonald Avenue S., 304/13 Rosser Avenue S. - located abutting Albert Street and Pender Street between Boundary Road and Willingdon Avenue

Lots 3, 4, 5, Bik. 7, D.L. 116, Plan 1236; E. 17 ft. of Lot 9, W. 33 ft. of Lot 9, Bik. 6, D.L. 116, Plan 1236; Lots 2, 3, 4, 5, 6, Bik. 5, D.L. 116, Plan 1236; Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, Bik. 6, D.L. 121, Plan 1054; Lots 2, 3, 4, Bik. 5, D.L. 121, Plan 1054; Lots "A" and "B", D.L. 121, Plan 11925; Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, Bik. 5, D.L. 121, Plan 1054; Lot 9, Bik. 14, D.L. 116, Plan 1236; Lots 2, 3, 4, 5, 6, 7, 8, 9, Bik. 16, D.L. 116, Plan 1236; Lot 1, Bik. 16, D.L. 116, Plan 1236; Lots "A", "B", D.L. 116, Plan 14649; Lot 10, Bik. 6, D.L. 116, Plan 1236; Lot 10, Bik. 16, D.L. 116, Plan 1236; Lot 10, Bik. 14, D.L. 116, Plan 1236; Lot 1, Bik. 5, D.L. 121, Plan 1054; Lot 18, Bik. 6, D.L. 121, Plan 1054; all of Grp. 1, NWD

From: R5 Residential District

To: RM6 Multiple Family Residential District (2-1/2 Storey  
Townhouse Zone)



The purpose of the proposed zoning bylaw amendment is to permit new low rise commercial developments with medium density multiple family dwellings located above the business premises, in accordance with C8 Hastings Village Core Commercial District (Rezoning Reference #56/94) and C8a Hastings Village Non-Core Commercial District (Rezoning Reference #57/94), as well as to permit new developments to include small scale, infill type 2-1/2 storey townhouse projects, in accordance with the RM6 Hastings Village Multiple Family Residential District (Rezoning Reference #58/94), all as designated in the Hastings Street Area Plan. No one appeared in connection with this rezoning application.

Steve Walker, 202 - 3809 Albert Street, Burnaby again addressed Council in support of the rezoning proposal. Mr. Walker advised that the rezoning will allow for the creation of affordable housing.

Pauline Mudrakoff, 201 - 3961 Albert Street, Burnaby again addressed Council in support of the rezoning for the same reasons of the previous speaker, Mr. Walker.

Armand Petronio, 3756 Pandora Street, Burnaby again addressed Council and questioned the consistency and rationale behind allowing two and one-half storey development on one block and then three and one-half storey development on the next block.

Lina Anderson, 3822 Edinburgh Street, Burnaby addressed Council commenting on the Unattractiveness of the new townhouse development on Albert Street at Gilmore Avenue. Ms. Anderson felt the lot was too small to accommodate the development and hoped that this would not be the "norm" for further development proposals.

Abdul M. Mousa, owner of 4159 Pender Street, Burnaby addressed Council concerning R5 residential zoning being maintained for the 4100, 4200 and 4300 blocks of Pender Street. Mr. Mousa suggested that the RM6 zoning designation would be a more appropriate use of those properties.

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 3820/36/46/3986/4010/16/24/40/58/4312/16/20/24/26/32/36/38/40/44/50/56/58/60/70/4410/12/16/34/38/46/50/52/56/60/64/70/76/78 Albert Street; 3980/3712/20/30/50/60/68/74/86 Pender Street, 530 Boundary Road S., 306/14/509 Esmond Avenue S., 325/555 MacDonald Avenue S., 304/13 Rosser Avenue S. from R5 Residential District to RM6 Multiple Family Residential District (2-1/2 Storey Townhouse Zone)

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #58/94, Bylaw No. 10121 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR LAWSON

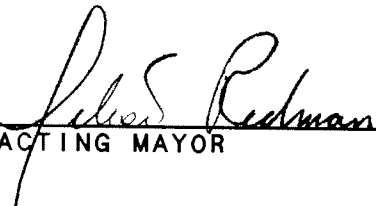
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:49 p.m.

Confirmed:

Certified Correct:

  
\_\_\_\_\_  
ACTING MAYOR

  
\_\_\_\_\_  
ADMINISTRATIVE OFFICER OPERATIONS

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 OCTOBER 25 AT 7:30 P.M.

In the Small Gymnasium, BURNABY CENTRAL SECONDARY SCHOOL, 4939 Canada Way, Burnaby, B.C., V5G 1M1, to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 42, 1994" - BYLAW NO. 10117

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to delete the expression "auto court" from the Zoning Bylaw.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 43, 1994" - BYLAW NO. 10118

Rezoning Reference #55/94

5967 Pioneer Avenue - located on the west side of Pioneer Avenue between Kingsway and Grange Street.

Lot 15, D.L. 153, Grp. 1, NWD, Plan 1316

From: R5 Residential District

To: P8 Parking District

The purpose of the proposed zoning bylaw amendment is to permit the property to be used as a parking lot.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 44, 1994" - BYLAW NO. 10119

Rezoning Reference #56/94

4000/01/08/12/14/15/17/23/27/40/49/52/58/62/66/71/88/90/91/96/99/4101/06/11/14/20/24/25/30/38/42/50/54/58/62/66/68/70/80/90/4203/04/08/16/17/20/21/26/27/33/34/37/40/45/54/55/57/60/66/70/76/82/95/98 Hastings Street - located along Hasting Street between Madison Avenue and MacDonald Avenue

W. Half Lot 1, Exc: N. 20 ft. shown on Plan with Bylaw Filed 29018, Bik. 12; Lot 18, Bik. 5; E. Half Lot 1, Exc: N. 20 ft., Bik. 12; Lot 2, Exc: N. 20 ft., Plan with Bylaw Filed 29018, Bik. 12; Lot 3, Exc: N. 20 ft., Plan with Bylaw Filed 29018, Bik. 12; Lot 17, Exc: E. 16 ft., Bik. 5; W. 17 ft. of Lot 16, Bik. 5; E. 16 ft. of Lot 17, Bik. 5; E. 33 ft. of Lot 16, Bik. 5; W. 16 ft. of Lot 14, Bik. 5; E. 17 ft. of Lot 15, Bik. 5, W. 33 ft. of Lot 15, Bik. 5; E. Half Lot 4, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12, W. Half Lot 4, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12, W. Half Lot 5, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12; Lot 12, Exc: E. 34 ft. Bik. 5, Lot 13, Exc: W. 33 ft. Bik. 5, W. 33 ft. of Lot 13, Bik. 5, E. 34 ft. of Lot 14, Bik. 5; E. Half of Lot 5, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12; W. Half of Lot 6, Exc: N. 20 ft., Bik. 12; E. Half of Lot 6, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12; W. Half of Lot 7, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12; E. 34 ft. of Lot 12, Bik. 5; E. Half of Lot 7, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12; Lot 8, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12, N. Half; Lot 11, Bik. 5; Lot 9, Exc: N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 12; Lot 10, Bik. 5; all of D.L. 116; Plan 1236; Pcl. "One" (Ref. Pl. 14448), Lot "C", D.L. 121, Plan 10609; Lot 1, Exc: N. 20 ft. shown on Plan with Bylaw Filed 29018, Bik. 9, D.L. 121, Plan 2054; Pcl. "B" (Plan with Bylaw Filed 29018), Lot 2, Bik. 9, D.L. 121, Plan 1054; Lot 2, Exc: N. 20 ft. shown on Plan with Bylaw Filed 29018, Bik. 9, D.L. 121, Plan 1054; Lot 3, Exc: N. 20 ft. shown on Plan with Bylaw Filed 29018, Bik. 9, D.L. 121, Plan 1054; Lot "C", Exc: Pcl. "One" (Ref. Pl. 14448), D.L. 121, Plan 10609; Lots "A" and "B", D.L. 121, Grp. 1, NWD. Plan 13633; Lot 6, Exc: N. 20 ft., Bik. 9, D.L. 121, Plan 1054; Pcl. "One, Lots 5, 6, 7, 8, 9, 10, 11, Bik. 8, D.L. 121, Plan 1054; Lot 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, Exc: N. 20 ft., Bik. 9, D.L. 121, Plan 1054; Lot 17, N. 20 ft. (Plan with Bylaw Filed 29018), Bik. 9, D.L. 121, Plan 1054; Lot "B", Bik. 7, D.L. 121, Plan 1054; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Exc: N. 20 ft., Bik. 10, D.L. 121, Plan 1054; Lots 32, 31, 27, 25, 26, 24, 23, Bik. 7, D.L. 121, Plan 1054; Pcl. "A" (Exp. Pl. 14860), Lots 29 and 30, Bik. 7, D.L. 121, Plan 1054; Pcl. "A" (Exp. Pl. 11233), Lots 28, 29, Bik. 7, D.L. 121, Plan 1054; Pcl. "A" D.L. 121, Ref. Pl. 79414; Pcl. "A", D.L. 121, Ref. Pl. 73006; all of Grp. 1, NWD

From: C3, C3a General Commercial District and C4 Service Commercial District

To: C8 Hastings Village Core Commercial District

The purpose of the proposed zoning bylaw amendment is to permit new low rise commercial developments with medium density multiple family dwellings located above the business premises, in accordance with C8 Hastings Village Core Commercial District (Rezoning Reference #56/94) and C8a Hastings Village Non-Core Commercial District (Rezoning Reference #57/94), as well as to permit new developments to include small scale, infill type 2-1/2 storey townhouse projects, in accordance with the RM6 Hastings Village Multiple Family Residential District (Rezoning Reference #58/94), all as designated in the Hastings Street Area Plan.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 45, 1994" - BYLAW NO. 10120

Rezoning Reference #57/94

4106 Albert Street; 3700/22/30/36/50/60/62/84/3807/15/21/25/45/47/49/  
51/61/91/3901/15/25/31/41/51/59/75/93/4301/02/18/27/30/35/40/41/49/54  
62/63/71/80/4403/11/29/31/37/40/49/53/54/63/72 Hastings Street; 4485  
Pender Street - located along Hastings Street between Madison Avenue  
and Willingdon Avenue and between MacDonald Avenue and Boundary Road  
as well as along Willingdon Avenue between Hastings Street and Pender  
Street and on the southeast corner of Gilmore Avenue and Albert  
Street

Lot 38, D.L. 121, Plan 26639; Lots 1, 2, 5, Exc: N. 20 ft. (Plan with  
Bylaw Filed 29018), BIK. 9, D.L. 116, Plan 1236; Lots 3, 6, 7, 8,  
Exc: N. 20 ft., BIK. 9, D.L. 116, Plan 1236; Lot 4, Exc: Part Shown  
on Plan with Bylaw 29018, BIK. 9, D.L. 116, Plan 1236; Lot 40, D.L.  
116, Plan 40535; Lots 20, 19, 18, 17, 16, 14, 13, 12, 11, BIK. 7,  
D.L. 116, Plan 1236; Lot 15, BIK. 7 of N. Half of D.L. 116, Plan  
1236; Lots 20, 19, 18, 17, 16, 15, 14, 13, BIK. 6, D.L. 1116, Plan  
1236; Pcl. 21, D.L. 116, Ref. Plan 67845; Lots 33, 34, 35, 36, 30,  
29, 26, 20, 21, 22, 23, 24, 25, 19, BIK. 6, D.L. 121, Plan 1054; Lot  
52, D.L. 121, Plan 48987; Lots 6, 7, 8, 14, 15, Exc: N. 20 ft., BIK.  
11, D.L. 121, Plan 1054; Lot 63, D.L. 121, Plan 66565; Lot 53, D.L.  
121, Plan 51177; Lots 35, 36, 30, 29, 25, 26, 27, 28, 24, 23, 22,  
BIK. 5, D.L. 121, Plan 1054; Pcl. "B", D.L. 121, Ref. Plan 57880; Lot  
45, D.L. 121, Plan 43143; Lot 14, Exc: N. 20 ft. BIK. 12, D.L. 121,  
Plan 1054; Lot "A", D.L. 121, Plan 69610; Lot 55, D.L. 121, Plan  
53067; all of Grp. 1, NWD

From: C3, C3a General Commercial District, C4 Service Commercial  
District and C6b Gasoline Service Station District

To: C8a Hastings Village Non-Core Commercial District

The purpose of the proposed zoning bylaw amendment is to permit new  
low rise commercial developments with medium density multiple family  
dwellings located above the business premises, in accordance with C8  
Hastings Village Core Commercial District (Rezoning Reference #56/94)  
and C8a Hastings Village Non-Core Commercial District (Rezoning  
Reference #57/94), as well as to permit new developments to include  
small scale, infill type 2-1/2 storey townhouse projects, in  
accordance with the RM6 Hastings Village Multiple Family Residential  
District (Rezoning Reference #58/94), all as designated in the  
Hastings Street Area Plan.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 46, 1994" - BYLAW NO. 10121

Rezoning Reference #58/94

3820/36/46/3986/4010/16/24/40/58/4312/16/20/24/26/32/36/38/40/44/50/56/58/60/70/4410/12/16/34/38/46/50/52/56/60/64/70/76/78 Albert Street; 3980/3712/20/30/50/60/68/74/86 Pender Street, 530 Boundary Road S., 306/14/509 Esmond Avenue S., 325/555 MacDonald Avenue S., 304/13 Rosser Avenue S. - located abutting Albert Street and Pender Street between Boundary Road and Willingdon Avenue

Lots 3, 4, 5, Bk. 7, D.L. 116, Plan 1236; E. 17 ft. of Lot 9, W. 33 ft. of Lot 9, Bk. 6, D.L. 116, Plan 1236; Lots 2, 3, 4, 5, 6, Bk. 5, D.L. 116, Plan 1236; Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, Bk. 6, D.L. 121, Plan 1054; Lots 2, 3, 4, Bk. 5, D.L. 121, Plan 1054; Lots "A" and "B", D.L. 121, Plan 11925; Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, Bk. 5, D.L. 121, Plan 1054; Lot 9, Bk. 14, D.L. 116, Plan 1236; Lots 2, 3, 4, 5, 6, 7, 8, 9, Bk. 16, D.L. 116, Plan 1236; Lot 1, Bk. 16, D.L. 116, Plan 1236; Lots "A", "B", D.L. 116, Plan 14649; Lot 10, Bk. 6, D.L. 116, Plan 1236; Lot 10, Bk. 16, D.L. 116, Plan 1236; Lot 10, Bk. 14, D.L. 116, Plan 1236; Lot 1, Bk. 5, D.L. 121, Plan 1054; Lot 18, Bk. 6, D.L. 121, Plan 1054; all of Grp. 1, NWD

From: R5 Residential District

To: RM6 Multiple Family Residential District (2-1/2 Storey Townhouse Zone)

The purpose of the proposed zoning bylaw amendment is to permit new low rise commercial developments with medium density multiple family dwellings located above the business premises, in accordance with C8 Hastings Village Core Commercial District (Rezoning Reference #56/94) and C8a Hastings Village Non-Core Commercial District (Rezoning Reference #57/94), as well as to permit new developments to include small scale, infill type 2-1/2 storey townhouse projects, in accordance with the RM6 Hastings Village Multiple Family Residential District (Rezoning Reference #58/94), all as designated in the Hastings Street Area Plan.

All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw.

The Director Planning and Building'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 Burnaby City Hall.

Copies of the proposed bylaws may be inspected at the office of the City Clerk at 4949 Canada Way, Burnaby, B.C. from 8:00 a.m. to 4:45 p.m. weekdays from Tuesday, 1994 October 04 to Tuesday, 1994 October 25.

NO REPRESENTATION WILL BE RECEIVED BY COUNCIL  
AFTER THE CONCLUSION OF THE PUBLIC HEARING

C.A. Turpin  
CITY CLERK