

1995 JUNE 20

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1995 June 20 at 7:30 p.m.

PRESENT: Councillor L.A. Rankin, Acting Mayor  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor D.A. Lawson  
Councillor J. Young

ABSENT: Mayor W.J. Copeland  
Councillor D.R. Corrigan  
Councillor D.P. Drummond  
Councillor C. Redman

STAFF: Mr. D. G. Stenson, Director Planning and Building  
Mr. S. Cleave, Committee Secretary

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 17, 1995" - BYLAW NO. 10208

Rezoning Reference #10/94

7434 Kingsway - located on the north side of Kingsway between 19th Avenue and 16th Avenue

Lot "M", D.L. 30, Grp. 1, NWD, Plan 23904

From: RM2 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the conversion of existing cellar space to dwelling units.

Mr. Michael Smith, owner of 7434 Kingsway, Burnaby, B.C. and Mr. Edward de Grey, the project architect, addressed Council outlining a proposal for conversion of existing cellar storage units to 15 additional dwelling units at the Hillside Gardens rental housing complex. Mr. Smith and Mr. de Grey advised that the liveability and daylight access issues have been resolved with the Planning Department.

Mr. Simpson, 215 - 7428 19th Avenue, Burnaby, B.C. addressed Council expressing concern regarding Hillside Gardens tenants that cross through the property at 7428 - 19th Avenue to access 19th Avenue.

Arising from the discussion, Council introduced the following motion:

MOVED BY COUNCILLOR YOUNG  
SECONDED BY COUNCILLOR LAWSON

"THAT staff prepare a report regarding the issue of pedestrian access from Hillside Gardens rental housing complex to 19th Avenue."

CARRIED UNANIMOUSLY

Mr. Paul McGown, 316 - 7428 19th Avenue, Burnaby, B.C. addressed Council expressing the same concerns as the previous speaker regarding nuisance foot traffic from Hillside Gardens rental housing complex.

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 7434 Kingsway from RM2 Multiple Family Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines).

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #10/94, Bylaw No. 10208 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 19, 1995" - BYLAW NO. 10217

Rezoning Reference #61/94

3249 North Road, Ptn. 3355 North Road; Ptn. 9812 Sullivan Street - located on North Road between Cameron Street and Sullivan Street

Lot 2 Exc.: Pcl. B (Reference Plan 33125), Plan 4155; Ptn. Lot A, Plan 77707; Ptn. Lot 87, Plan 68034, all of D.L. 6, Grp. 1, NWD

From: R2 Residential District and CD Comprehensive Development District (based on C3 General Commercial District Guidelines)

To: CD Comprehensive Development District (based on P5 Community Institutional District use and RM3 Multiple Family Residential District density and in accordance with the Development Plan entitled "North Road Seniors Lodge" prepared by Richard Balfour & Associates, Architect)

The purpose of the proposed zoning bylaw amendment is to permit a 106 unit seniors' congregate care residential development.

An undated letter was received from Thomas Grimm, 2520 Barton Street East, Hamilton, Ontario, owner of 9825 Cameron Street, Burnaby, B.C. opposing this rezoning application.

Council, at its meeting held on 1995 June 05, received a report from the Director Planning and Building prepared in response to Mr. Grimms concerns.

Upon consideration of the staff report Council adopted the following recommendations contained therein:

1. THAT this report and the letter from Mr. Thomas Grimm be referred to the Public Hearing for Rezoning Reference #61/94.
2. THAT copies of this report be sent to Thomas Grimm, c/o Rigets and Associates, Real Estate Inc., 545 Thetford Place, West Vancouver, B.C., V7S 1R0 and to the applicant for Rezoning Reference #61/94.

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Mr. Rick Balfour, 2638 West 14th Avenue., Vancouver, B.C., the project architect, and Mr. Bert Everett, 402 - 3rd Avenue, New Westminster, B.C., addressed Council providing an overview of the proposal with the aid of artistic renderings.

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 3249 North Road, Ptn. 3355 North Road; Ptn. 9812 Sullivan Street from R2 Residential District and CD Comprehensive Development District (based on C3 General Commercial District Guidelines) to CD Comprehensive Development District (based on P5 Community Institutional District use and RM3 Multiple Family Residential District density and in accordance with the Development Plan entitled "North Road Seniors Lodge" prepared by Richard Balfour & Associates, Architect).

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #61/94, Bylaw No. 10217 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 20, 1995 - BYLAW NO. 10218

Rezoning Reference #76/94

491 Clare Avenue - located on the west side of Clare Avenue between Frances Street and Hastings Street

Lot 4, Blk. 6, D.L. 206, NWD, Plan 1323

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on R6 Residential District guidelines and in accordance with the Development Plan entitled "Clare Court" prepared by Dickson's Designs & Drafting)

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site and the construction of a two-unit residential development.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 491 Clare Avenue from M4 Special Industrial District to CD Comprehensive Development District (based on R6 Residential District guidelines and in accordance with the Development Plan entitled "Clare Court" prepared by Dickson's Designs & Drafting).

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 #76/94, Bylaw No. 10218 be now terminated."

CARRIED UNANIMOUSLY

4. BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 21, 1995 - BYLAW NO. 10219

Rezoning Reference #10/95

3001 Wayburne Drive - located on the west side of Wayburne Drive at Dominion and Manor Streets, just south of the Trans-Canada Highway

Lot B, Blk. 2, D.L. 73, Grp. 1, NWD, Plan LMP 14893

From: CD Comprehensive Development District (based on M5 Light Industrial District use and density)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District use and density, and in accordance with the Development Plan entitled "Canada Way Business Park" prepared by Charles Bentall Architects)

The purpose of the proposed zoning bylaw amendment is to accommodate a two-storey office development.

Mr. Mark Romanelli, 4909 Manor Street, Burnaby, B.C., addressed Council inquiring as to the proposed status of the walkway along the north side of 3001 Wayburne Drive.

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Mr. D.G. Stenson, Director Planning and Building, advised that the walkway will be preserved and enhanced.

Ms. Paris Romanelli, 4909 Manor Street, Burnaby, B.C. addressed Council expressing concern regarding the availability of parking on the subject site.

Mr. D.G. Stenson, Director Planning and Building, advised that 316 parking spaces will be provided which is considerably more than the 203 parking spaces required by the zoning bylaw.

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 3001 Wayburne Drive from CD Comprehensive Development District (based on M5 Light Industrial District use and density) to Amended CD Comprehensive Development District (based on M5 Light Industrial District use and density, and in accordance with the Development Plan entitled "Canada Way Business Park" prepared by Charles Bentall Architects).

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 #10/95, Bylaw No. 10219 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 22, 1995 - BYLAW NO. 10220

Rezoning Reference #13/95

5090 Victory Street - located on the south side of Victory Street between Dunblane Avenue and Royal Oak Avenue

Lot "A", D.L. 98, Plan 11632

From: P5 Community Institutional District

To: R5 Residential District

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The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site together with 5070 Victory Street into four R5 District zoned lots.

A letter dated 1995 June 20 was received from Jean McLean, 5160 Victory Street, Burnaby, B.C., V5J 1S6 expressing opposition to the rezoning proposal.

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 5090 Victory Street from P5 Community Institutional District to R5 Residential District.

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

MOVED BY COUNCILLOR EVANS

SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #13/95, Bylaw No. 10220 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 23, 1995 - BYLAW NO. 10221

Rezoning Reference #15/95

Ptn. of 8980 Fraserwood Court - located to the southeast of Fraserwood Court, just north of the Fraser River

Lot "G", D.L. 98, Plan 11632

From: M2 General Industrial District

To: M2r General Industrial District

The purpose of the proposed zoning bylaw amendment is to permit the development of a restaurant oriented to the surrounding industrial area.

Alex and Theresa Chow, 2770 Charles Street, Vancouver, B.C. addressed Council advising that they own a delicatessen in the business district where this rezoning is proposed. In their opinion, the area can not economically support an additional restaurant at this time.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of a portion of the property at 8980 Fraserwood Court from M2 General Industrial District to M2r General Industrial 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 #15/95, Bylaw No. 10221 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 24, 1995 - BYLAW NO. 10222

Rezoning Reference #18/95

8216/24/28/36/44/48/56/62/70/74/80 Wedgewood Street; 8222/23/26/27/36/37/44/45/49/50/56/57/62/63/70/71/75/78 - 19th Avenue; 8222/25/28/29/30/31/35/36/38/39/48/49/55/56/62/63/66/69/72/75/78/84/90 - 18th Avenue; 8222/23/27/28/36/37/44/45/48/49/54/57/63/64/69/72/75/80/85/86/91/92/8326/34/42/48/56/64/72/8408/16/24/30/36/42/48/54/62/68/74/80/88 - 17th Avenue; 7225/41/57/75/91/7307/25/41/57/75/91/7465/7506/14/24/32 Newcombe Street; 7507/15/22/25/28/33/38 Wright Street - roughly bounded by Wedgewood Street, Newcombe Street, Seventeenth Avenue, Cumberland Street and the lanes to the rear of Sixteenth Avenue and First Street

Lots 1/2/3, D.L. 27, Plan 1049; Lots 7/6/5/4/3/2/1, D.L. 25 & 27, Plan 15138; Lot 6, D.L. 25, Plan 15138; Lot 36, Blk. "B", D.L. 25, Plan 14945; Lots 1/2/3/4, Blk. 38, D.L. 25 & 27, Plan 14904; Lots 1/2/3/4/5, Blk. 37, D.L. 25 & 27, Plan 14904; Lots 5/6/8, Blk. 38, D.L. 25, Plan 14904; Lots 6/8/9, Blk. 37, D.L. 25, Plan 14904; Lot 7, Blk. 38, D.L. 25 & 27, Plan 14904; Lot 7, Blk. 37, D.L. 25 & 27, Plan 14904; Lot 10, Blk. 34, D.L. 25, Plan 1223; Lots 1 & 2, Blk. 22, D.L. 27, Plan 1049; Lots 8/7/6, Blk. 27, D.L. 27, Plan 1049; Lots 1/3/4, D.L. 25, Plan 14200; Lot 89, D.L. 25 & 26, Plan 30685; Lot 2, D.L. 25 & 27, Plan 14200; Lot 90, D.L. 25, Plan 30685; Lot A, D.L. 25, Plan 12645; Lots 80 & 81, D.L. 25, Plan 27683; Westerly Half of Lot "C", Pcl. "One" (BY68629E), Lot "C", D.L. 25, Plan 13617; Lots 12/11/10, Blk. 35, Plan 1223; Lots "B" Exc.: Pcl. "One" (Expl. Plan 14258) & Pcl. "One" (Expl. Plan 14258), D.L. 25, Plan 13564; Lots 38 & 39, Blk. "H", D.L. 25, Plan 14945; Lot 7, D.L. 27, Plan 14537; Lot 18, Blk. 22, D.L. 25 & 27, Plan 14537; Lot 19, Blk. 22 & 35, D.L. 27, Plan 14537; Lot 8, Blk. 12 & 21, D.L. 27, Plan 14537; Lots 9/21/26, Blk. 2, D.L. 27, Plan 14537; Lot 20, Blk. 22 & 35, D.L. 25 & 27,



Plan 14537; Lot 20, Blk. 16, D.L. 25, Plan 14537; Lots 30/31/32/34/36, Blk. 35, D.L. 25 & 27, Plan 14537; Lot 22, Blk. 2, D.L. 25, Plan 14537; Lot 33, Blk. 35, D.L. 25 & 27, Plan 14537; Lot 7, Exc. South Easterly 10 ft., D.L. 25, Plan 1339; Lots 23/24/25, Blk. 2, D.L. 25 & 27, Plan 14537; Lots 35 & 37, Blk. 35, D.L. 25, Plan 14537; Lot 11, D.L. 25, Plan 1210; Lots 35/36/37/38/39/40, D.L. 25, Plan 16403; Lots 50 & 51, D.L. 25, Plan 15792; Lots 37/38/39/40/41/42/43/44/45, D.L. 25, Plan 15166; West Half of Lot 2/East Half of Lot 2, D.L. 25, Plan 2202; Lots 35/34/33/32/31, Blk. "B", D.L. 25, Plan 14945; Lots 35/34/33/32/31/30, Blk. "D", D.L. 25, Plan 14945; Lot 5, Blk. 35, D.L. 25, Plan 1223; Lots 34/33/32/31, D.L. 25, Plan 15363; Lots 46/48/49 Exc.; Westerly 10 ft. adjoining a lane, D.L. 25, Plan 15696; Lot 47 Exc.: Westerly 10 ft. extending from Lot 46 to 48 and adjoining a lane, D.L. 25, Plan 15696; Lots 54 & 53, D.L. 25, Plan 17565; Lot 102, D.L. 25, Plan 54456

From: R3 Residential District and R5 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 1995 June 18 was received from Mr. and Mrs. King, 1350 Crestlawn Drive, Burnaby, B.C. owners of 8228 - 18th Avenue, Burnaby, B.C. expressing opposition to the rezoning proposal.

Heather Arsenault, 8249 - 19th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

Ms. Wendy Mervin, 8342 - 17th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

Mabel and Douglas Hawley, 8274 Wedgewood Street, Burnaby, B.C. addressed Council supporting the rezoning application.

Sharon Brock, 7506 Newcombe Street, Burnaby, B.C. addressed Council supporting the rezoning application.

Patty Mudie and Randy Milne, 8254 - 17th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

Harold Houghton, 8256 Wedgewood Street, Burnaby, B.C. addressed Council supporting the rezoning application.

Mrs. Dodman, 8236 - 17th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

Mr. and Mrs. Vergarra, 8223 - 17th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

Gerry Reitze, 8278 - 19th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

Mr. Gomolka, 8236 - 19th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

William Balmer, 8244 Wedgewood Street, Burnaby, B.C. addressed Council supporting the rezoning application.

Mr. Preissl, 8237 - 19th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

Sheilla Foster, 8269 - 18th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

Robert Arsenault, 8249 - 19th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

C.J. Foster, 8269 - 18th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

Monica Macdonald, 8271 - 19th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

Yasmin Shariff, 8263 - 19th Avenue, Burnaby, B.C. addressed Council supporting the rezoning application.

Mr. and Mrs. King, 1350 Crestlawn Drive, Burnaby, B.C., owners of 8228 - 18th Avenue, Burnaby, B.C. addressed Council in opposition to the 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 8216/24/28/36/44/48/56/62/70/74/80 Wedgewood Street; 8222/23/26/27/36/37/44/45/49/50/56/57/62/63/70/71/75/78 - 19th Avenue; 8222/25/28/29/30/31/35/36/38/39/48/49/55/56/62/63/66/69/72/75/78/84/90 - 18th Avenue; 8222/23/

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27/28/36/37/44/45/48/49/54/57/63/64/69/72/75/80/85/86/91/92/8326/34/42/48/56/64/72/8408/16/24/30/36/42/48/54/62/68/74/80/88 - 17th Avenue; 7225/41/57/75/91/7307/25/41/57/75/91/7465/7506/14/24/32 Newcombe Street; 7507/15/22/25/28/33/38 Wright Street from R3 Residential District and R5 Residential District to R10 Residential District.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #18/95, Bylaw No. 10222 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR YOUNG

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


CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:21 p.m.

Confirmed:

Certified Correct:

  
\_\_\_\_\_  
ACTING 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, 1995 JUNE 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. 17, 1995" - BYLAW NO. 10208

Rezoning Reference #10/94

7434 Kingsway - located on the north side of Kingsway between 19th Avenue and 16th Avenue

Lot "M", D.L. 30, Grp. 1, NWD, Plan 23904

From: RM2 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the conversion of existing cellar space to dwelling units.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 19, 1995" - BYLAW NO. 10217

Rezoning Reference #61/94

3249 North Road, Ptn. 3355 North Road; Ptn. 9812 Sullivan Street - located on North Road between Cameron Street and Sullivan Street

Lot 2 Exc.: Pcl. B (Reference Plan 33125), Plan 4155; Ptn. Lot A, Plan 77707; Ptn. Lot 87, Plan 68034, all of D.L. 6, Grp. 1, NWD

From: R2 Residential District and CD Comprehensive Development District (based on C3 General Commercial District Guidelines

To: CD Comprehensive Development District (based on P5 Community Institutional District use and RM3 Multiple Family Residential District density and in accordance with the Development Plan entitled "North Road Seniors Lodge" prepared by Richard Balfour & Associates, Architect)

The purpose of the proposed zoning bylaw amendment is to permit a 106 unit seniors' congregate care residential development.

3 "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 20, 1995 - BYLAW NO. 10218

Rezoning Reference #76/94

491 Clare Avenue - located on the west side of Clare Avenue between Frances Street and Hastings Street

Lot 4, Blk. 6, D.L. 206, NWD, Plan 1323

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on R6 Residential District guidelines and in accordance with the Development Plan entitled "Clare Court" prepared by Dickson's Designs & Drafting)

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site and the construction of a two-unit residential development.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 21, 1995 - BYLAW NO. 10219

Rezoning Reference #10/95

3001 Wayburne Drive - located on the west side of Wayburne Drive at Dominion and Manor Streets, just south of the Trans-Canada Highway

Lot B, Blk. 2, D.L. 73, Grp. 1, NWD, Plan LMP 14893

From: CD Comprehensive Development District (based on M5 Light Industrial District use and density)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District use and density, and in accordance with the Development Plan entitled "Canada Way Business Park" prepared by Charles Bentall Architects)

The purpose of the proposed zoning bylaw amendment is to accommodate a two-storey office development.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 22, 1995 - BYLAW NO. 10220

Rezoning Reference #13/95

5090 Victory Street - located on the south side of Victory Street between Dunblane Avenue and Royal Oak Avenue

Lot "A", D.L. 98, Plan 11632

From: P5 Community Institutional District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site together with 5070 Victory Street into four R5 District zoned lots.

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 23, 1995 - BYLAW NO. 10221

Rezoning Reference #15/95

Ptn. of 8980 Fraserwood Court - located to the southeast of Fraserwood Court, just north of the Fraser River

Lot "G", D.L. 98, Plan 11632

From: M2 General Industrial District

To: M2r General Industrial District

The purpose of the proposed zoning bylaw amendment is to permit the development of a restaurant oriented to the surrounding industrial area.

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 24, 1995 - BYLAW NO. 10222

Rezoning Reference #18/95

8216/24/28/36/44/48/56/62/70/74/80 Wedgewood Street; 8222/23/26/27/36/37/44/45/49/  
50/56/57/62/63/70/71/75/78 - 19th Avenue; 8222/25/28/29/30/31/35/36/38/39/48/49/55/56/  
62/63/66/69/72/75/78/84/90 - 18th Avenue; 8222/23/27/28/36/37/44/45/48/49/54/57/63/64/  
69/72/75/80/85/86/91/92/8326/34/42/48/56/64/72/8408/16/24/30/36/42/48/54/62/68/74/80/  
88 - 17th Avenue; 7225/41/57/75/91/7307/25/41/57/75/91/7465/7506/14/24/32 Newcombe  
Street; 7507/15/22/25/28/33/38 Wright Street - roughly bounded by Wedgewood Street,  
Newcombe Street, Seventeenth Avenue, Cumberland Street and the lanes to the rear of  
Sixteenth Avenue and First Street

Lots 1/2/3, D.L. 27, Plan 1049; Lots 7/6/5/4/3/2/1, D.L. 25 & 27, Plan 15138; Lot 6, D.L.  
25, Plan 15138; Lot 36, Blk. "B", D.L. 25, Plan 14945; Lots 1/2/3/4, Blk. 38, D.L. 25 & 27,  
Plan 14904; Lots 1/2/3/4/5, Blk. 37, D.L. 25 & 27, Plan 14904; Lots 5/6/8, Blk. 38, D.L.  
25, Plan 14904; Lots 6/8/9, Blk. 37, D.L. 25, Plan 14904; Lot 7, Blk. 38, D.L. 25 & 27, Plan  
14904; Lot 7, Blk. 37, D.L. 25 & 27, Plan 14904; Lot 10, Blk. 34, D.L. 25, Plan 1223; Lots  
1 & 2, Blk. 22, D.L. 27, Plan 1049; Lots 8/7/6, Blk. 27, D.L. 27, Plan 1049; Lots 1/3/4, D.L.  
25, Plan 14200; Lot 89, D.L. 25 & 26, Plan 30685; Lot 2, D.L. 25 & 27, Plan 14200; Lot 90,  
D.L. 25, Plan 30685; Lot A, D.L. 25, Plan 12645; Lots 80 & 81, D.L. 25, Plan 27683;  
Westerly Half of Lot "C", Pcl. "One" (BY68629E), Lot "C", D.L. 25, Plan 13617; Lots 12  
/11/10, Blk. 35, Plan 1223; Lots "B" Exc.: Pcl. "One" (Expl. Plan 14258) & Pcl. "One"  
(Expl. Plan 14258), D.L. 25, Plan 13564; Lots 38 & 39, Blk. "H", D.L. 25, Plan 14945; Lot  
7, D.L. 27, Plan 14537; Lot 18, Blk. 22, D.L. 25 & 27, Plan 14537; Lot 19, Blk. 22 & 35,  
D.L. 27, Plan 14537; Lot 8, Blk. 12 & 21, D.L. 27, Plan 14537; Lots 9/21/26, Blk. 2, D.L.  
27, Plan 14537; Lot 20, Blk. 22 & 35, D.L. 25 & 27, Plan 14537; Lot 20, Blk. 16, D.L. 25,  
Plan 14537; Lots 30/31/32/34/36, Blk. 35, D.L. 25 & 27, Plan 14537; Lot 22, Blk. 2, D.L.  
25, Plan 14537; Lot 33, Blk. 35, D.L. 25 & 27, Plan 14537; Lot 7, Exc. South Easterly 10  
ft., D.L. 25, Plan 1339; Lots 23/24/25, Blk. 2, D.L. 25 & 27, Plan 14537; Lots 35 & 37, Blk.  
35, D.L. 25, Plan 14537; Lot 11, D.L. 25, Plan 1210; Lots 35/36/37/38/39/40, D.L. 25, Plan  
16403; Lots 50 & 51, D.L. 25, Plan 15792; Lots 37/38/39/40/41/42/43/44/45, D.L. 25, Plan  
15166; West Half of Lot 2/East Half of Lot 2, D.L. 25, Plan 2202; Lots 35/34/33/32/31, Blk.  
"B", D.L. 25, Plan 14945; Lots 35/34/33/32/31/30, Blk. "D", D.L. 25, Plan 14945; Lot 5,  
Blk. 35, D.L. 25, Plan 1223; Lots 34/33/32/31, D.L. 25, Plan 15363; Lots 46/48/49 Exc.;  
Westerly 10 ft. adjoining a lane, D.L. 25, Plan 15696; Lot 47 Exc.: Westerly 10 ft.  
extending from Lot 46 to 48 and adjoining a lane, D.L. 25, Plan 15696; Lots 54 & 53, D.L.  
25, Plan 17565; Lot 102, D.L. 25, Plan 54456

From: R3 Residential District and R5 Residential District

To: R10 Residential District

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

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, 1995 June 06 to Tuesday, 1995 June 20.

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

D.R. Comis  
CITY CLERK