

1996 NOVEMBER 26

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1996 November 26 at 7:30 p.m.

PRESENT: Acting Mayor L.A. Rankin (Arrived 7:50 p.m.)
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson
Councillor C. Redman
Councillor J. Young

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

STAFF: Mr. D. G. Stenson, Director Planning and Building
Mrs. A.L. Lorentsen, Administrative Officer I
M. Manifold, Planning Analyst

The meeting agreed that Councillor Doreen Lawson would assume the Chair.

The Public Hearing was called to order at 7:45 p.m. with Councillor Lawson in the Chair.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 56, 1996" - BYLAW NO. 10487

Rezoning Reference #33/96

3765/75/85/91 Albert Street - located on the northwest corner of Albert Street and Esmond Avenue, half a block east of Boundary Road in the Hastings Street Area Plan

The applicant for this rezoning application has requested that this proposal be withdrawn from tonight's Public Hearing agenda.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1996" - BYLAW NO. 10488

Rezoning Reference #45/96

310 Madison Avenue - located on the southeast corner of Albert Street and Madison Avenue, half a block north of Hastings Street in the Hastings Street Area Plan.

1996 NOVEMBER 26

Lot "A", D.L. 121, Grp. 1, NWD, Plan 8161

From: R5 Residential District

To: CD Comprehensive Development District (based on P8 Parking District and the Hasting Street Area Plan as guidelines and in accordance with the Development Plan entitled "Public Parking Lot" prepared by the City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to permit the development of a public surface parking lot.

A letter dated 1996 November 20 was received from M. Decario, Decario Enterprises Ltd., owners of property located at 4411 - 4427 Hastings Street expressing opposition to additional off-street parking at Hastings/Albert/Madison until parking problems are resolved at Hastings/Albert/Rosser.

Claudia Leroye, Executive Director, The Heights Merchants Association appeared before members of Council to express the Association's support for the proposed rezoning application. Ms. Leroye advised that the Merchants Association were appreciative of Council's support in providing additional parking in this community, especially in light of the opening of the HOV lanes on Hastings Street.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #45/96, Bylaw No. 10488.

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 #45/96, Bylaw No. 10488 be now terminated."

CARRIED UNANIMOUSLY

** Acting Mayor L.A. Rankin arrived at 7:50 p.m. and assumed the Chair. Councillor Lawson retired from the Chair and took her place at the Council table.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 58, 1996" - BYLAW NO. 10489

Rezoning Reference #47/96

3726/36/46/56/66/88/98/3826/36/46/56/66/76/86/96 Rumble St.; 3705/15/18/27/28/37/38/
49/50/59/60/71/72/3825/26/35/36/45/46/55/56/65/96/3915/25/26/35/36/41/44/55/58/67/68
Southwood St.; 3705/06/15/16/27/28/37/38/49/52/59/60/71/72/3816/25/26/35/36/45/46/55/
56/4012/15/25/35/45/53/61/69/77 Clinton St.; 7903/07/13/17/18/22/23/27/32/33/37/40/43/
49/50/55/58/59/65/66/69/73/76/79/83/89/95 Suncrest Dr., 3705/06/15/16/27/28/37/38/49/
50/59/60/71/72 Portland St.; 3705/15/37/49/61/71/91 Carson St.; 7620/40/7750 Boundary
Rd.; 7615/25/35/7709/10/29/30/49/50/69/70/89/90/7815/16/50/51/83/84/7910/11/30/37/50/
61/70/87/90/8012/15/38/49/62/83/88/8110/11/30/31/49/50/70/71/80/89/8207/08/22/25/36/
43/48/57/62/75/78/91/92 Joffre Ave.; 7650/61/87 Greenall Ave.; 7709/29/49/69/89/7825/75
/7929/49/69/89 Patterson Ave. - generally bounded by Rumble Street to the north, Boundary
Road to the west, Marine Drive to the south and Patterson Avenue to the east.

Lots 9/10/11/12/13/14, Plan 15597; Lots 19/18/17/16/15/9, Plan 18657; Lots 2/3/4/5/6/7/8/
9/16/47/15/48/14/49/13/50/12/27/26/56/25/57/24/58/23/59/54/53/52/42/43/44/45/46/10/11,
Plan 11511; Lots ½/3/4/5/6/7/8, Plan 12205; Lots "B/C/D/E/F/G", Plan 12120; Pcl. One
(Exp. Pl. 15714), Lot "H", Plan 14241; Lots 1&2, Plan 23121; Lot 55, Except: The West 13
Ft., Plan 27987, Plan 11511; Lots 41/40/39/38/37/36/35/30/31/32/33/34, Plan 11466; Lots
60/61/62/63/64/65/66/107/106/105/104/78/79/77/80/76/81/75/82/74/83/73/84/72/85/67/68/
69/110/111/70/112/71/113/86/114/87/115/116/88/117/89/118/90/119/120/91/121/92/93/122
/123/94/124/95/96/125/126/97/127/98/128/99/129/100/101, Plan 11579; Lots 192/193/191,
Plan 40362; Lot "K", Plan 14480; Pcl. "A": (Exp. Pl. 14483), Plan 11750; Lot "G" Exc.:
Pcl. "One" (Exp. Pl. 15819) Plan 17313; Lots 1&2, Plan 21675; Lots 10/9/8/7/6, Plan
12176; Lots 3/4/5/6/26/27/7/28/9/10/29/11/12/30/13/31/14/15/32/16/17/33/18/19/20/21/2/1/
25/24/23/22, Plan 11750; Lot 8 Exc.: Pcl. "A" (Exp. Pl. 14483) and Road; Plan 11750; Lots
146/145/144/143/142/141/140, Plan 16320; Lot "A", Blk 2, Plan 12120; Lots 1&2, Plan
LMP21350; Lots ½/3/5, Plan 11844; Lot 4, North East Quarter, Plan 11844; all of D.L. 175,
Grp. 1, NWD

From: R2 Residential District

To: R10 Residential District

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

A letter dated 1996 November 19 was received from Paul J. Goldberg, 7937 Suncrest Drive, Burnaby expressing opposition to the proposed zoning change.

A letter dated 1996 November 18 was received from Raymond J. Lee, 7640 Boundary Road, Burnaby expressing concern with the method by which streets have been included or excluded from the rezoning proposal and further, suggesting that the R10 zone be adapted to allow subdivision into smaller lots which will achieve the desired size of house on each lot.

A letter dated 1996 November 19 was received from Douglas and C. Weston, 3816 Clinton Street, Burnaby advising that they are in favour of the proposed rezoning.

A letter dated 1996 November 25 was received from M. & R. Magus, 7386 Dow Avenue, Burnaby, owners of 3935 Southwood Street, advising they are very much opposed to the rezoning of their property and would like it to remain zoned as R2.

A letter dated 1996 November 25 was received from Frank and Tammy Lee, 7750 Boundary Road, Burnaby expressing strong opposition to the proposed rezoning.

A letter dated 1996 November 22 was received from Tom and Susana Wong, 7650 Greenall Avenue, Burnaby expressing concern about how Neighbourhood 4 was broken up into sub-areas and that the whole neighbourhood should either be all R10 or all R2 with the writers' preference to stay with R2 zoning.

A letter dated 1996 November 25 was received from Ken Whitehead on behalf of Alice Whitehead, 3728 Clinton Street, Burnaby expressing their desire that the current R2 zone not be changed.

A letter dated 1996 November 19 was received from Paul J. Goldberg, 7937 Suncrest Drive, Burnaby requesting that all the properties located in the Suncrest Drive Neighbourhood retain their present R2 District zoning.

A letter dated 1996 November 26 was received from Chris and Sandra Lowe, 7950 Suncrest Drive, Burnaby requesting that City Council rezone the South Slope area west of Patterson Avenue from R2 to R10.

A letter dated 1996 November 25 was received from Glenn and Ann Gytenbeek, 7942 Suncrest Drive, Burnaby expressing support for the R10 zoning for the area bordered by Imperial, Patterson, Marine and Boundary.

A letter dated 1996 November 25 was received from Eric C. Vance, 7 Wildwood Drive, Port Moody, owner of 3759 Southwood Street, expressing opposition to the zoning bylaw amendment.

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A letter dated 1996 November 26 was received from Roy and Violet Gordon, 7687 Greenall Avenue, Burnaby advising they are not in agreement with the rezoning application and requesting that they be allowed to opt out as other residents have.

A petition taking the form of 61 form letters containing 76 signatures was received. The text of the petition is as follows:

“I am the owner of property at (62 property addresses indicated), Burnaby, B.C. I do not wish to have my property rezoned from R2 to R10. The present zoning is my choice.”

A letter dated 1996 November 26 was received from Diana Mumford, 3955 Southwood Street, Burnaby reiterating her strong support for the rezoning of her neighbourhood to R10.

A letter dated 1996 November 25 was received from Helen and Dale Finlan, 3958 Southwood Street, Burnaby expressing their support of the rezoning application in this area to R10.

A letter dated 1996 November 26 was received from Debra Scott, 8088 Joffre Avenue, Burnaby expressing support for the proposed zoning change to R10.

A letter dated 1996 November 25 was received from Judy Agnew, 8110 Joffre Avenue, Burnaby advising she was in favour of the new R10 zoning.

A letter dated 1996 November 26 was received from Peter and Shelley O’Sullivan, 8171 Joffre Avenue, Burnaby advising they are in favour of having their property rezoned from R2 to R10.

Fred Webster, 7933 Suncrest Drive, Burnaby appeared before members of Council to advise that he wished to read a letter on behalf of Mr. Paul J. Goldberg, 7937 Suncrest Drive strongly urging Council to reject the request to rezone the South Slope to R10. Mr. Goldberg’s letter is on file in the City Clerk’s Office. Mr. Webster also presented a petition in the manner of form letters, containing 22 signatures and representing 21 properties. A copy of the petition is on file on the City’s Clerk’s Office and the text is as follows:

“Please be advised that I the undersigned would have no objection to the property known as (address), Burnaby, B.C. retaining its present zoning of - R2 District.

I am aware of the present rezoning proposal for Suncrest Drive Neighbourhood.”

Speaking for himself, Mr. Webster expressed further opposition to the rezoning proposal. The speaker advised that, as he and his wife were planning to downsize to a smaller home in the near future, they were interested getting the most value for their property and he believes that R10 zoning will result in a lower property value than the current R2 zoning. In this regard Mr. Webster referred to a letter he had received from Mr. Michael Ray, Royal LePage which provides this opinion. (A copy of the letter from Mr. Ray is on file in the City Clerk's Office.)

Mr. Webster also expressed frustration as to how the area to be rezoned was reduced in size from the original area petitioned for by residents. The speaker suggested that if the original area had been maintained the R10 zone proposal would not have received a majority of votes and that by excluding all those areas that showed significant opposition to the rezoning proposal an unfair advantage was given to those properties in favour of the rezoning.

In response to a request from Council, Mr. D.G. Stenson, Director Planning and Building and Ms. Margaret Manifold, Planning Department explained the process followed by staff in investigating the support for a zoning change.

Bill McLean, 3926 Southwood Street, Burnaby appeared before members of Council to speak in favour of the proposed R10 zone change. Mr. McLean advised that as a recent purchaser in this area he had also looked to purchase in the R10 zoned area immediately to the north and had found the prices and quality of the neighbourhood to be the same as this area where he ultimately purchased. The speaker further advised that he has recently renovated his home, keeping within the R10 restrictions, and was quite satisfied with its size. Mr. McLean concluded he would like the neighbourhood to maintain its present character and prevent the loss of trees that comes with construction of very large homes.

Glenn Taylor, 3856 Clinton Street, Burnaby appeared before Council members to indicate his opposition to the proposed R10 zone change. The speaker considers the R10 regulations to be too restrictive and will impair his ability to renovate his home to meet the needs of his family. Mr. Taylor feels that although the homes in the neighbourhood are very attractive, they are too similar looking and he appreciates the appearance of newer homes that have been built. Mr. Taylor suggests that a home is an owner's primary investment and that putting restrictive zoning in place will create hardship for older residents in the area.

In conclusion, Mr. Taylor inquired as to whether exclusions can be extended to other streets within the area.

Debra Scott, 8088 Joffre Avenue, Burnaby appeared before members of Council to speak in favour of the R10 rezoning proposal. The speaker feels that this proposal, which was the result of extensive consultation and input from area residents, was attempting to meet the needs of all area residents. With regard to the letter submitted by a previous speaker from a real estate agent on the value of R10 zoning, Ms. Scott suggested that property value is determined by many different factors and that since the opinion provided in the letter was based on examples using different zoning designations, lot sizes, lot locations and dates of sale, its conclusion that R10 zoning alone would devalue property was not valid.

In the speaker's opinion maintaining the green space of her neighbourhood was essential not only to maintain property values but for air quality and livability. In conclusion Ms. Scott presented a number of letters from area residents supporting the change to R10 zoning and these letters, noted above, are on file in the City Clerk's Office.

Ron Thurston, 3825 Southwood Street, Burnaby and owner of 3845 Southwood appeared before Council to express his opposition to the R10 zoning proposal. Mr. Thurston also expressed dissatisfaction with the exclusion of some properties from the rezoning area while others who did not petition for the zone change have been included. The speaker advised that several new, large homes have been built or renovated in the Southwood area which area residents have been happy with.

In conclusion Mr. Thurston provided Council with a map and petition containing seven signatures requesting amendment to the bylaw to exclude properties on Southwood and Rumble Streets from the R10 zoning area. Mr. Thurston advised that the map indicates the following: area to be excluded from R10 zone; properties whose owners signed the attached petition and; properties that have been renovated or rebuilt to R2 zone specifications. The map and petition are on file in the City Clerk's Office and the text of the petition is as follows:

“WE THE UNDERSIGNED RESIDENTS OF THE ABOVE NOTED AREA
REQUEST THAT:

“BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 1996" -
BYLAW NO. 10489.

AND Rezoning Reference #47/96 - Be amended before passage to delete the area 3826/36/46/56 Rumble Street, which is separated from the remainder of Rumble St. by a natural ravine and 3825/3545/55/65 Southwood St. which is again separated from the remainder of Southwood St. by a natural ravine. Further that the residences numbered 3826/36/46/56 also be deleted from the rezoning bylaw.

The reason for the request is that the initial petition that was submitted to Council to initiate this rezoning was flawed in that it misleads the signatories into believing that the ravine areas such as Kaymar Ravine Park might be developed thus losing green space. Further the petition nor the information supplied to us by the City of Burnaby advised us of the drastic effects that a rezoning from R2 to R10 would have on property values in this area. Further, that there are several homes that have been renovated or built from the ground up in compliance of the current zoning which in fact have beautified the local area. Further, that many of the homes in this area are in need of modernization and in some cases the most logical thing to do is build a new home which meets all the new building code requirements. Further that several signatories to the petition signed it twice and or are persons who have moved into the area and rebuilt their homes to R2 specifications and now do not want the remainder in the area to have the same privilege.”

Arlene Sullivan, 3750 Southwood Street, Burnaby appeared before members of Council to speak in favour of the R10 zoning application. The speaker suggested that issues such as good neighbours, smaller homes, trees, large lots are what she considered when choosing this neighbourhood to live in and does not want her quality of life to be driven by real estate profit. Under the proposed R10 regulations her home could be renovated to up to 3,700 square feet and Ms. Sullivan considers that size to be sufficient.

In conclusion, the speaker suggested that housing values can drop at any time for reasons unrelated to zoning but, overall, areas such as Suncrest will always hold value if the lovely neighbourhoods and green spaces are preserved.

Victor Goncalves, 8278 Joffre Avenue, Burnaby appeared before Council to voice his opposition to the proposed R10 zoning change. Mr. Goncalves advised he purchased his property specifically because of its R2 zoning and is opposed to the buildings restrictions of the proposed R10 zone.

The speaker was disappointed in how this proposal came to a Public Hearing as a result of reducing the size of the area to be rezoned and suggested that in the petitioning process many residents who voted in favour of R10 did not understand the technical aspects of the information nor the affect it would have on their property value or building capability.

In conclusion, Mr. Goncalves requested that the six properties at the end of Joffre Avenue be excluded from this area rezoning.

Iris Morden, 7888 Kaymar Drive, Burnaby appeared before Council members to advise she is opposed to the proposed R10 zone change. The speaker suggested that trees can be removed from properties whether a new, larger home is built or not and that not all houses built under R2 regulations will be built to the maximum.

Ms. Morden does not feel R10 zoning will improve or increase the value of her neighbourhood in any way and is relieved her street was excluded from the area to be rezoned; however, she expressed concern about what effect adjacent R10 zoning will have on her property.

** Councillor Young retired from the Council Chamber at 9:37 p.m.

Randy Gully, 3855 Southwood Drive, Burnaby appeared before members of Council to express his opposition to the rezoning change. Mr. Gully advised that R10 zoning will negatively affect the type of house he would like to build on his lot, particularly considering the slope of his property. The speaker informed Council that if given the opportunity to choose between purchasing identical properties, one with R2 and one with R10 zoning, he would chose R2. With regard to the idea that R10 will preserve views, Mr. Gully advised that the many high trees in the neighbourhood are more responsible for blocking the views.

Glenn Gytenbeek, 7943 Suncrest Drive, Burnaby appeared before Council to speak in favour of the proposed R10 zone. The speaker advised that he had taken a long time to find a home in a neighbourhood that suited his needs and wants to protect that neighbourhood.

** Councillor Young returned to the Council Chamber at 9:45 p.m. and took his place at the Council table.

Cathy Wong, 7730 Joffre Avenue, Burnaby appeared before Council members to express opposition to the rezoning application. Ms. Wong advised they purchased a home in this neighbourhood with the expectation of sometime in the future building a home to accommodate all her family; however, with the possible implementation of R10 they were rushed into construction earlier than expected. The speaker advised that her new home is unique and lovely, with new trees being planted and she feels it fits in well with the neighbourhood.

Susana Wong, 7650 Greenall Avenue, Burnaby appeared before Council to advise that although she and her husband were originally undecided about the proposed change to R10 they are now opposed it. Ms. Wong informed Council that they do not agree with how the area has been broken up, with some properties excluded and other included, and some sub-areas too small to really be considered an "area".

Ken Adlington, 3967 Southwood Avenue, Burnaby appeared before Council to express his opposition to the rezoning proposal. The speaker advised he would not have bought a home in this area if he realized the zoning could change in this way.

Graham Youde, 3705 Carson Street, Burnaby appeared before the members of Council to express concern about split zoning throughout the neighbourhood. The speaker advised he was neither for nor against R10 zoning but felt the zoning should be the same throughout the area. Mr. Youde is opposed to the situation where his side of the street will have different zoning from the other side as would happen under this current proposal.

Florence King, 3749 Portland Street, Burnaby appeared before Council to express concern about the affect rezoning will have on the value of her property. The speaker advised that as she was an older resident of the area she would be selling her property in the near future and was concerned about its value.

Rita Rubben, 8222 Joffre Avenue, Burnaby appeared before members of Council to voice her opposition to the proposed R10 zone change. The speaker advised she wants her property excluded from the rezoning and suggested all properties bordering the ravine be excluded.

Rainer Bohl, 7790 Sussex Avenue, Burnaby appeared before Council members to express his concern about the proposed rezoning. Mr. Bohl advised that while he does not live in the affected area he is in close enough proximity to be concerned about how the change will affect the whole area. The speaker suggested that prior to any decision being made by Council on R10 zoning that some hard evidence on how R10 zoning affects property value be gathered and evaluated.

** Councillor Johnston retired from the Council Chambers at 10:07 p.m.

In conclusion, Mr. Bohl considers the proposal to be driven by people who do not want change of any kind and that concern about loss of green space is invalid because new, more size appropriate trees will take the place of those taken down.

Jim Grady, 7750 Joffre Street, Burnaby appeared before Council to voice his opposition to the rezoning proposal. Mr. Grady advised that he feels R10 zoning will not have the same value as R2 zoning and that the area should remain with its current R2 zoning.

** Councillor Johnston returned to the Council Chamber at 10:10 p.m. and took his place at the Council table.

Richard Neely, 3760 Portland Street, Burnaby appeared members of Council to advise he supports the R10 zone change. Mr. Neely believes the value of R10 zoning will be realized over the long term.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #47/96, Bylaw No. 10489.

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

1996 NOVEMBER 26

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #47/96, Bylaw No. 10489 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR JOHNSTON


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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:14 p.m.

Confirmed:

Certified Correct:



ACTING MAYOR

ADMINISTRATIVE OFFICER I

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, 1996 NOVEMBER 26 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. 56, 1996" - BYLAW NO. 10487

Rezoning Reference #33/96

3765/75/85/91 Albert Street - located on the northwest corner of Albert Street and Esmond Avenue, half a block east of Boundary Road in the Hastings Street Area Plan

Lots 11/12/13/14, Blk. 1, D.L. 116, Grp. 1, NWD, Plan 1236

From: R5 Residential District

To: CD Comprehensive Development District (based on RM7 Hastings Village Multiple Family Residential District use and density and the Hastings Street Area Plan as guidelines and in accordance with the Development Plan entitled "21 Unit Family Townhouse Project" prepared by Elbe, Lock, Walls and Associates Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a non-market stacked townhouse project and retention of a Heritage House.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1996" - BYLAW NO. 10488

Rezoning Reference #45/96

310 Madison Avenue - located on the southeast corner of Albert Street and Madison Avenue, half a block north of Hastings Street in the Hastings Street Area Plan.

Lot "A", D.L. 121, Grp. 1, NWD, Plan 8161

From: R5 Residential District

To: CD Comprehensive Development District (based on P8 Parking District and the Hasting Street Area Plan as guidelines and in accordance with the Development Plan entitled "Public Parking Lot" prepared by the City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to permit the development of a public surface parking lot.

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BYLAW NO. 58, 1996" - BYLAW NO. 10489

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Southwood St.; 3705/06/15/16/27/28/37/38/49/52/59/60/71/72/3816/25/26/35/36/45/46/55/
56/4012/15/25/35/45/53/61/69/77 Clinton St.; 7903/07/13/17/18/22/23/27/32/33/37/40/43/
49/50/55/58/59/65/66/69/73/76/79/83/89/95 Suncrest Dr., 3705/06/15/16/27/28/37/38/49/
50/59/60/71/72 Portland St.; 3705/15/37/49/61/71/91 Carson St.; 7620/40/7750 Boundary
Rd.; 7615/25/35/7709/10/29/30/49/50/69/70/89/90/7815/16/50/51/83/84/7910/11/30/37/50/
61/70/87/90/8012/15/38/49/62/83/88/8110/11/30/31/49/50/70/71/80/89/8207/08/22/25/36/
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Road to the west, Marine Drive to the south and Patterson Avenue to the east.

Lots 9/10/11/12/13/14, Plan 15597; Lots 19/18/17/16/15/9, Plan 18657; Lots 2/3/4/5/6/7/8/
9/16/47/15/48/14/49/13/50/12/27/26/56/25/57/24/58/23/59/54/53/52/42/43/44/45/46/10/11,
Plan 11511; Lots 1/2/3/4/5/6/7/8, Plan 12205; Lots "B/C/D/E/F/G", Plan 12120; Pcl. One
(Exp. Pl. 15714), Lot "H", Plan 14241; Lots 1&2, Plan 23121; Lot 55, Except: The West 13
Ft., Plan 27987, Plan 11511; Lots 41/40/39/38/37/36/35/30/31/32/33/34, Plan 11466; Lots
60/61/62/63/64/65/66/107/106/105/104/78/79/77/80/76/81/75/82/74/83/73/84/72/85/67/68/
69/110/111/70/112/71/113/86/114/87/115/116/88/117/89/118/90/119/120/91/121/92/93/122
/123/94/124/95/96/125/126/97/127/98/128/99/129/100/101, Plan 11579; Lots 192/193/191,
Plan 40362; Lot "K", Plan 14480; Pcl. "A": (Exp. Pl. 14483), Plan 11750; Lot "G" Exc.:
Pcl. "One" (Exp. Pl. 15819) Plan 17313; Lots 1&2, Plan 21675; Lots 10/9/8/7/6, Plan
12176; Lots 3/4/5/6/26/27/7/28/9/10/29/11/12/30/13/31/14/15/32/16/17/33/18/19/20/21/2/1/
25/24/23/22, Plan 11750; Lot 8 Exc.: Pcl. "A" (Exp. Pl. 14483) and Road; Plan 11750; Lots
146/145/144/143/142/141/140, Plan 16320; Lot "A", Blk 2, Plan 12120; Lots 1&2, Plan
LMP21350; Lots 1/2/3/5, Plan 11844; Lot 4, North East Quarter, Plan 11844; all of D.L.
175, Grp. 1, NWD

From: R2 Residential District

To: R10 Residential District

The purpose of the proposed zoning bylaw amendment is to limit the permitted bulk and height 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, 1996 November 05 to Tuesday, 1996 November 26.

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

D.R. Comis
CITY CLERK