

1990 OCTOBER 23

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1990 October 23 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)

Alderman R.G. Begin  
Alderman D.P. Drummond  
Alderman E. Nikolai  
Alderman L.A. Rankin  
Alderman J. Young

ABSENT: Alderman D.R. Corrigan  
Alderman F.G. Randall  
Alderman J.M. Sawicki

STAFF: Mr. D.G. Stenson, Deputy Director Planning & Building Insp.  
Ms. M. Pasqua, Acting Administrative Officer II

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

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT BASED ON P2 USE AND DEVELOPMENT PLAN CONCEPT GUIDELINES (SITE A) AND M5 USE AND DEVELOPMENT PLAN CONCEPT GUIDELINES (SITES B, C AND D) AND IN ACCORDANCE WITH THE DEVELOPMENT PLANS ENTITLED "A TRAMMELL CROW DEVELOPMENT/LOUGHEED AND BOUNDARY" PREPARED BY HAMILTON DOYLE ARCHITECTS  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 55, 1990" - BYLAW NO. 9470

Rezoning Reference #107/88

Lot 1, D.L. 118, Plan 76093

3700 - 4000 Lougheed Highway

The purpose of the proposed rezoning bylaw amendment is to provide for development of the subject site as an office and R & D Industrial Park including a motor hotel.

A letter dated 1990 October 23 was received from the Property Manager of Reimer Express Enterprises Ltd., 1214 Elle Street, Winnipeg, Manitoba, owners of the land adjacent to this proposed rezoning development. The writer advised that Reimer Express Enterprises is in support of the rezoning application as a result of the developer's commitment to plant and maintain trees that will provide a year-round visual barrier between the properties.

Mr. Larry Doyle, representing Hamilton, Doyle Architects, residing at #1100 - 1861 Beach Avenue, Vancouver, addressed Council in his capacity as the architect for the rezoning proposal. Mr. Doyle advised that there was one minor alteration to the proposal which he would like to have read into the record, that being the reduction of one building by 33,000 sq.ft. (four storeys) and the increase of the other building by 31,000 sq.ft. (an extra floor).

In response to an enquiry from Council regarding the height of the two buildings, Mr. Doyle advised that the four storey building will be 48 feet high and the 3 storey building will be 36 feet high.

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 3700-4000 Lougheed Highway from CD Comprehensive Development District to Amended CD Comprehensive Development District.

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #107/88 be now terminated."

CARRIED UNANIMOUSLY

2. FROM M2 GENERAL INDUSTRIAL DISTRICT AND C1 NEIGHBOURHOOD COMMERCIAL DISTRICT TO A2 SMALL HOLDINGS DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 56, 1990" - BYLAW NO. 9471

Rezoning Reference #43/90

Rem. 22, Plan 30431; Lots 5, 6 & 24, Plan 4231; Lots 2 & 3, Plan 24399; all of D.L. 1 and Rem. Lot 2, Plan 3044, D.L. 2

7281 & 7351 North Road; Portions of 9286 & 9354 Trans Canada Highway, 9388, 9412 & 9424 Trans Canada Highway

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the site into conformity with the adopted Cariboo Heights Community Plan.

Mr. Larry Seyda, Regional Manager, Burlington Northern Railway, 2100 1st Interstate Centre, 999 3rd Avenue, Seattle, Washington addressed members of Council in opposition to this rezoning application.

Mr. Seyda advised that Burlington Northern have determined that they may require the use of additional rights-of-way at this location and the rezoning of the property in question would, in effect, eliminate the possibility of using the property for Burlington Northern's purposes.

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 7281 & 7351 North Road; Portions of 9286 & 9354 Trans Canada Highway and 9388, 9412 & 9424 Trans Canada Highway from M2 General Industrial District and C1 Neighbourhood Commercial District to A2 Small Holdings District.

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

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #43/90 be now terminated."

CARRIED UNANIMOUSLY

3. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 GUIDELINES) AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN PREPARED BY INTERPLAN ARCHITECTS ENTITLED WILLINGDON PARK PHASE III, BUILDING 1503, 4260 STILL CREEK DRIVE, SLOUGH ESTATES CANADA

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 57, 1990" - BYLAW NO. 9472

Rezoning Reference #44/90

Lots E and F, D.L.'S 69 and 70, Plan 71013

4260 Still Creek Drive

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a five-storey office building.

Mr. John Scott, representing InterPlan Architecture and Planning Inc. addressed members of Council as the applicant for the proposed rezoning and provided visual renderings of the site plan and the proposed building architecture. Mr. Scott advised that he was present at the Public Hearing to respond to any questions from Council or the public with respect to this 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 4260 Still Creek Drive from CD Comprehensive Development District to Amended CD Comprehensive Development District.

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #44/90 be now terminated."

CARRIED UNANIMOUSLY

4. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON DISCOVERY PARKS PLAN) AND IN ACCORDANCE WITH THE DEVELOPMENT PLANS ENTITLED "DISCOVERY PARKS NORTH-EAST PARKING LOT" PREPARED BY POON GARDNER BILLINGTON ARCHITECTS  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 58, 1990" - BYLAW NO. 9473

Rezoning Reference #45/90

Portion of Lot 145, D.L. 147, Plan 27774

Northwest portion of 8999 Nelson way

The purpose of the proposed rezoning bylaw amendment is to permit the construction of an additional group of 70 surface car parking spaces.

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 being the northwest portion of 8999 Nelson way from CD Comprehensive Development District to Amended CD Comprehensive Development District.

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

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #45/90 be now terminated."

CARRIED UNANIMOUSLY

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT USE GUIDELINES AND COMMUNITY PLAN GUIDELINES) AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROPOSED BUILDING FOR THE UNITED WAY OF THE LOWER MAINLAND" PREPARED BY CHARLES BENTALL ARCHITECTS

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 59, 1990" - BYLAW NO. 9474

Rezoning Reference #46/90

Lot 1, D.L. 70, Grp. 1, NWD, Plan 85716

3170 Willingdon Green

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a two-storey office building for the United Way.

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 3170 Willingdon Green from CD Comprehensive Development District to Amended CD Comprehensive Development District.

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #46/90 be now terminated."

CARRIED UNANIMOUSLY

6. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT USE GUIDELINES AND COMMUNITY PLAN GUIDELINES) AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BRITISH COLUMBIA AUTOMOBILE ASSOCIATION" PREPARED BY MUSSON CATTELL MACKEY PARTNERSHIP

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 60, 1990" - BYLAW NO. 9475

Rezoning Reference #47/90

Lot 2, D.L. 70, Grp. 1, NWD, Plan 85716

3158 Willingdon Green

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a five-storey office building for the British Columbia Automobile Association.

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 3158 Willingdon Green from CD Comprehensive Development District to Amended CD Comprehensive Development District.

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

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #47/90 be now terminated."

CARRIED UNANIMOUSLY

7. FROM R5 RESIDENTIAL DISTRICT TO P2 ADMINISTRATION AND ASSEMBLY DISTRICT AND M3 HEAVY INDUSTRIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 61, 1990" - BYLAW NO. 9476

Rezoning Reference #50/90

Portion of Lot 10, Blk. 16, D.L. 116, Plan 1439, Grp. 1

Portion of 904 Boundary Road South

The purpose of the proposed rezoning bylaw amendment is to permit the development of an ambulance headquarters on the R5 District zoned portion of the property, while retaining the existing industrial building.

A letter dated 1990 October 16 was received from Mr. Ted Dubnyk, 3706 Venables Street advising that he appreciated the buffer along Douglas Road and hoped that this rezoning application would not set a precedent for rezoning the rest of the buffer at a future date. Mr. Dubnyk questioned the suitability of the location for an ambulance headquarters and suggested that a spot such as Boundary Road and First Avenue, which is controlled by a traffic light, might be a more suitable location.

Mr. Gyan Gupta, 3741/43 Parker Street, addressed members of Council in opposition to this rezoning proposal. Mr. Gupta advised that the buffer is intended to provide protection from noise and unsightliness and that this rezoning application would create a gradual erosion of the original intention.

Mr. Gupta advised that the existing noise problem is evident only during peak rush hours and does not interfere with the enjoyment of the properties in the neighbourhood the rest of the time. However, an ambulance service which operates 24 hours a day would create an unbearable situation.

Mr. Ted Dubnyk, 3706 Venables Street addressed members of Council advising that he was concerned that the rezoning application would create an erosion of the buffer which they currently enjoy.

Mr. Ron Beesley, Beesley Engineering Ltd., 230 - 341 North Road, Coquitlam addressed members of Council and responded to comments made by previous speakers regarding the buffer.

Mr. Beesley identified some of the ambulance headquarter locations in residential districts in the Lower Mainland. Mr. Beesley also advised that he had consulted with ambulance personnel and was advised that there was a policy on sirens where the ambulance travels at least one block out of the area before turning the sirens on and then, only if it is necessary. In conclusion, Mr. Beesley advised that many ambulance drivers sleep during the evening periods and therefore this development proposal calls for two bedrooms in the facility to accommodate this purpose. This rezoning application is as a result of the closure of the ambulance headquarters on Cassiar Street due to the road work and the current ambulance headquarters is now temporarily located in a hotel located near Hastings Street and Cassiar.

Mr. Bruce Harford, 699 Lomond Street, Coquitlam addressed members of Council advising that he was the current Unit Chief for the proposed ambulance headquarters destined for the subject location. Mr. Harford advised that he appreciated the concerns of the neighbourhood regarding the noise of sirens 24 hours a day and reassured that the employees at ambulance headquarters go out of their way to be good neighbours. Mr. Harford concluded by advising that the ambulance service is currently and temporarily located in a hotel on Hastings Street at Cassiar pending a decision on this rezoning application.

In response to an enquiry from Council regarding the volume of calls per year, Mr. Harford advised that there are roughly 5,000 calls per year with the highest percentage being during the day time.

Mr. Gyan Gupta, 3741/43 Parker Street, addressed members of Council further expressing his concern that the buffer is for the purpose of noise attenuation and that an ambulance service does not conform to that use. Mr. Gyan stated that he was not aware of any other ambulance service located in a residential area and wished to have the opportunity to identify their locations and communicate with the residents in those areas to determine their concerns. In conclusion, Mr. Gupta felt that 5,000 calls per year caused a great amount of concern in terms of frequency.

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 904 Boundary Road South from R5 Residential District to P2 Administration and Assembly District and M3 Heavy Industrial District.

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

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #50/90 be now terminated."

CARRIED UNANIMOUSLY

8. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M2 GENERAL INDUSTRIAL DISTRICT/M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M2 GENERAL INDUSTRIAL DISTRICT/M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES) AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN PREPARED BY PIMISKERN ARCHITECT ENTITLED BUILDING "A" - 3700 N. FRASER WAY, BURNABY, B.C.

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 62, 1990" - BYLAW NO. 9477

Rezoning Reference #95/89

Lot 1, D.L. 151, Plan 79633 (west portion)

3700 North Fraser Way (west portion)

The purpose of the proposed rezoning bylaw amendment is to revise the approved Comprehensive Development Plan for the westerly portion of this lot in order to revise the building design and provide additional parking on the land near Boundary Road.

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 3700 North Fraser Way (west portion) from CD Comprehensive Development District to Amended CD Comprehensive Development District.

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #95/89 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

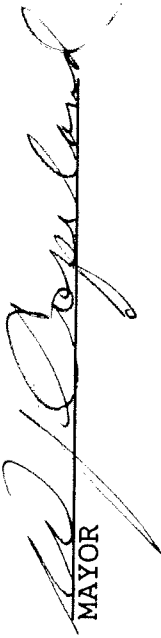
MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:30 p.m.

Confirmed: Certified Correct:



MAYOR

ACTING ADMINISTRATIVE OFFICER II

THE CORPORATION OF THE DISTRICT OF BURNABY  
ZONING BYLAW AMENDMENTS

PUBLIC HEARING

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

TUESDAY, 1990 OCTOBER 23 AT 7:30 P.M.

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

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT BASED ON P2 USE AND DEVELOPMENT PLAN CONCEPT GUIDELINES (SITE A) AND M5 USE AND DEVELOPMENT PLAN CONCEPT GUIDELINES (SITES B, C AND D) AND IN ACCORDANCE WITH THE DEVELOPMENT PLANS ENTITLED "A TRAMMELL CROW DEVELOPMENT/LOUGHEED AND BOUNDARY" PREPARED BY HAMILTON DOYLE ARCHITECTS  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 55, 1990" - BYLAW NO. 9470

Rezoning Reference #107/88

Lot 1, D.L. 118, Plan 76093

3700 - 4000 Lougheed Highway

The purpose of the proposed rezoning bylaw amendment is to provide for development of the subject site as an office and R & D Industrial Park including a motor hotel.

2. FROM M2 GENERAL INDUSTRIAL DISTRICT AND C1 NEIGHBOURHOOD COMMERCIAL DISTRICT TO A2 SMALL HOLDINGS DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 56, 1990" - BYLAW NO. 9471

Rezoning Reference #43/90

Rem. 22, Plan 30431; Lots 5, 6 & 24, Plan 4231; Lots 2 & 3, Plan 24399; all of D.L. 1 and Rem. Lot 2, Plan 3044, D.L. 2

7281 & 7351 North Road; Portions of 9286 & 9354 Trans Canada Highway, 9388, 9412 & 9424 Trans Canada Highway

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the site into conformity with the adopted Cariboo Heights Community Plan.

3. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 GUIDELINES) AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN PREPARED BY INTERPLAN ARCHITECTS ENTITLED WILLINGDON PARK PHASE III, BUILDING 1503, 4260 STILL CREEK DRIVE, SLOUGH ESTATES CANADA  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 57, 1990" - BYLAW NO. 9472

Rezoning Reference #44/90

Lots E and F, D.L.'s 69 and 70, Plan 71013

4260 Still Creek Drive

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a five-storey office building.



4. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON DISCOVERY PARKS PLAN) AND IN ACCORDANCE WITH THE DEVELOPMENT PLANS ENTITLED "DISCOVERY PARKS NORTH-EAST PARKING LOT" PREPARED BY POON GARDNER BILLINGTON ARCHITECTS  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 58, 1990" - BYLAW NO. 9473

Rezoning Reference #45/90

Portion of Lot 145, D.L. 147, Plan 27774

Northwest portion of 8999 Nelson Way

The purpose of the proposed rezoning bylaw amendment is to permit the construction of an additional group of 70 surface car parking spaces.

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT USE GUIDELINES AND COMMUNITY PLAN GUIDELINES) AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROPOSED BUILDING FOR THE UNITED WAY OF THE LOWER MAINLAND" PREPARED BY CHARLES BENTALL ARCHITECTS  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 59, 1990" - BYLAW NO. 9474

Rezoning Reference #46/90

Lot 1, D.L. 70, Grp. 1, NWD, Plan 85716

3170 Willingdon Green

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a two-storey office building for the United Way.

6. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT USE GUIDELINES AND COMMUNITY PLAN GUIDELINES) AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BRITISH COLUMBIA AUTOMOBILE ASSOCIATION" PREPARED BY MUSSON CATTELL MACKEY PARTNERSHIP  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 60, 1990" - BYLAW NO. 9475

Rezoning Reference #47/90

Lot 2, D.L. 70, Grp. 1, NWD, Plan 85716

3158 Willingdon Green

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a five-storey office building for the British Columbia Automobile Association.

7. FROM R5 RESIDENTIAL DISTRICT TO P2 ADMINISTRATION AND ASSEMBLY DISTRICT AND M3 HEAVY INDUSTRIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 61, 1990" - BYLAW NO. 9476

Rezoning Reference #50/90

Portion of Lot 10, Blk. 16, D.L. 116, Plan 1439, Grp. 1

Portion of 904 Boundary Road South

The purpose of the proposed rezoning bylaw amendment is to permit the development of an ambulance headquarters on the R5 District zoned portion of the property, while retaining the existing industrial building.

8. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M2 GENERAL INDUSTRIAL DISTRICT/M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M2 GENERAL INDUSTRIAL DISTRICT/M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES) AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN PREPARED BY PIMISKERN ARCHITECT ENTITLED BUILDING "A" - 3700 N. FRASER WAY, BURNABY, B.C. "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 62, 1990" - BYLAW NO. 9477

Rezoning Reference #95/89

Lot 1, D.L. 161, Plan 79633 (west portion)

3700 North Fraser Way (west portion)

The purpose of the proposed rezoning bylaw amendment is to revise the approved Comprehensive Development Plan for the westerly portion of this lot in order to revise the building design and provide additional parking on the land near Boundary Road.

All persons who deem their interest in property affected by the proposed bylaw who wish to register an opinion may appear in person, by attorney or by petition at the said Hearing. Submissions will not be accepted after termination of the Public Hearing.

Copies of the Director Planning and Building Inspection's reports and related information respecting the subject rezoning application are available for public examination at the offices of the Planning Division, 3rd floor, in the Burnaby Municipal Hall.

Copies of the proposed bylaw may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Tuesday, 1990 October 02 to 4:30 p.m. on Tuesday, 1990 October 23.

C.A. TURPIN  
MUNICIPAL CLERK