

1993 MARCH 16

A Public Hearing was held in the Council Chambers, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1993 March 16 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.R. Corrigan (Retired at 8:55 p.m.)
Councillor D.P. Drummond
Councillor D.A. Lawson
Councillor E. Nikolai
Councillor L.A. Rankin
Councillor C. Redman (Arrived 7:47 p.m.)
Councillor J. Young

ABSENT: Councillor D.G. Evans

STAFF: Mr. A.L. Parr, City Manager
Mr. J. Belhouse, Assistant Director, Long Range Planning
Mr. R. Renger, Community Planner
Mr. C.A. Turpin, City Clerk
Mrs. A.L. Lorentsen, Administrative Officer Operations

The Public Hearing was called to order at 7 :30 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13, 1993" - BYLAW NO. 9865

Rezoning Reference #43/91

4705 Wayburne Drive
(Located at the north-west corner of Moscrop Street and Wayburne Drive between Willingdon Avenue and Royal Oak Avenue)

Lot A, District Lot 72, Group 1, N.W.D., Plan LMP5294

From: CD Comprehensive Development District (based on P2 Administration & Assembly District guidelines)

To: CD Comprehensive Development District (based on P6 Regional Institutional District guidelines, and in accordance with the Development Plan entitled "AirCare Vehicle Inspection Centre BC-4", prepared by UMA Engineering Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit a Vehicle Emissions Inspection Station and offices.

A letter dated 1993 March 07 was received from Ronald and Shaleen Singh, 4679 Garden Grove Drive, Burnaby, B.C. V5G 3X2, expressing opposition to the proposed rezoning application.

A letter dated 1993 March 12 was received from Mr. and Mrs. John D. McLeod, 4866 Colbrook Court, Burnaby, B.C., V5G 3Y4, expressing support for the proposed rezoning application.

A letter dated 1993 March 12 was received from Mr. John Watson, President, B.C. Institute of Technology, 3700 Willingdon Avenue, Burnaby, B.C., V5G 3H2 expressing support for the proposed rezoning application.

A letter dated 1993 March 11 was received from David S. Bruce, Executive Director, Automotive Retailers Association, #120 - 4281 Canada Way, Burnaby, B.C., V5G 4P1 expressing support for the proposed rezoning application.

A letter dated 1993 March 12 was received from Marion Keys, Executive Vice President, Automobile Dealers Association of Greater Vancouver, 3657 Wayburne Drive, Burnaby, B.C., V5G 3L1 expressing support for the proposed rezoning application.

A letter dated 1993 March 15 was received from Linda P. Stewart, 4536 Garden Grove Drive, Burnaby, B.C., V5G 3Y5 expressing opposition to the proposed rezoning application.

A letter dated 1993 March 16 was received from Abby Anderson, General Manager, Burnaby Chamber of Commerce, #149 - 9855 Austin Avenue, Professional Wing, Lougheed Mall, Burnaby, B.C., V3J 1N4 expressing support for the proposed rezoning application.

A letter dated 1993 March 16 was received from Allyne Darnel, 4733 Fernglen Court, Burnaby, B.C., V5G 3V9 expressing opposition to the proposed rezoning application.

A letter dated 1993 March 16 was received from Anthea Bussey, 4856 Hickory Court, Burnaby, B.C., V5G 4A9 expressing opposition to the proposed rezoning application.

Mr. David Fairey, 4778 Fernglen Place, Burnaby, B.C. appeared before the members of Council to express his opposition to the proposed rezoning application. Mr. Fairey advised he had voiced concerns to Council during the previous rezoning process that were still relevant to the current application. The speaker noted the speed limit along Wayburne Drive, the lack of a crosswalk across Moscrop from the bus stop and no traffic light at the intersection of Moscrop and Wayburne as points of concern. It was Mr. Fairey's opinion that this facility would be better located in an industrial area.

In conclusion the speaker asked Council to vote against the proposed bylaw.

Councillor Redman entered the Council Chamber at 7:47 p.m. and took her place at the Council table.

Mr. Bob Mason, 4145 Staulo Crescent, Vancouver, B.C. appeared before the members of Council advising that he represented Intrawest Development. The speaker pointed out that since AirCare has been in operation for 6 1/2 months many of the initial problems with the facilities have been resolved.

For the information of Council Mr. Mason had contacted neighbours of three other Greater Vancouver AirCare facilities - Vancouver, North Vancouver and South Surrey and read from letters which expressed their satisfaction with the neighbouring AirCare facilities and advising that they had not experienced any problems with noise, traffic or vehicle emissions. The speaker advised that none of the other nine AirCare facilities have reported problems in their neighbourhoods.

In conclusion, Mr. Mason explained that the Burnaby station was needed to lessen the load on the Charles Street facility as well as being more centrally located for the citizens of Burnaby. Mr. Mason stressed that the Burnaby site will be accommodating to its neighbours.

In response to a query from Council Mr. Mason advised that the Vancouver AirCare facility he was referring to was located at Charles Street and Boundary Road.

Mr. Allen Blackwell, 4754 Harken Drive, Burnaby, B.C. appeared before the members of Council to advise that this proposal should not ever have come before Council as he had discovered documents contained in City staff files indicating that the Provincial Government guidelines for proposal tenders had specified that sites could not be located adjacent to parks, schools and hospitals and should not interfere with local traffic. Council now has the opportunity to rectify the Provincial Government's error. It was Mr. Blackwell's opinion that the number of vehicles going through this facility would exceed the figures suggested by Ebco-Hamilton and that this traffic will be cutting through local neighbourhoods. The speaker contends that since AirCare stations are currently handling the volume of testing required at present it should continue doing so.

In conclusion Mr. Blackwell felt that the monies expended by Ebco-Hamilton thus far should not be a consideration in this decision and urged Council to defeat the bylaw.

Mr. Blackwell submitted a petition to Council, containing the signatures of 18 area residents, the text of which is contained hereunder.

"We the undersigned oppose, the Air Care Testing Station being built at the present location, Wayburne and Moscrop."

Councillor Corrigan retired from the Council Chamber at 8:14 p.m.

Mr. Eric Claybrook, 4551 Wayburne Drive, Burnaby, B.C. resident and Dormitory Manager of Royal Oak College appeared before Council to advise that he was opposed to this rezoning application. Mr. Claybrook feels that the proximity of a facility such as AirCare would have a detrimental effect on the students of Royal Oak College. Mr. Claybrook advised that the increase in noise, the presence of more strangers in the neighbourhood and pollution concerns were his reasons for opposing this application.

Mrs. Stephanie Claybrook, 4551 Wayburne Drive, Burnaby, appeared before the members of Council advising that as an expectant mother with a young child she had concerns about the location of a facility such as this next door to her home. Mrs. Claybrook felt that she would not be safe taking her children outside if the AirCare site is located in her back yard. Mrs. Claybrook supports the idea of AirCare but feels it should not be located in a residential area.

Councillor Corrigan returned to the Council Chamber at 8:20 p.m and took his place at the Council table.

Mr. Claire Eraut, Ministry of the Attorney General, Director of AirCare Programs for the Province, appeared before the members of Council expressing support of the AirCare facility proposed for this site.

Councillor Nikolai retired from the Council Chamber at 8:25 p.m.

Mr. Eraut reviewed the process followed by the Provincial Government in tendering proposals for operation of the AirCare facilities and that the Wayburne site was included in the proposal of the successful applicant Ebco-Hamilton. Although the site was located in close proximity to both a school and a park it was felt that there were significant advantages to using this site and it was therefore accepted.

Councillor Young retired from the Council Chamber at 8:26 p.m.

In addressing concerns about air quality Mr. Eraut advised that the G.V.R.D. had not required an air emissions permit for the facility and that the expected volume of traffic would not be any more than that of the Motor Vehicle Inspection facility previously located on the site.

Councillor Nikolai returned to the Council Chamber at 8:33 p.m. and took his place at the Council table.

Mr. Eraut advised that WCB had not expressed any concerns about air quality affecting AirCare or Ebco-Hamilton staff.

Councillor Young returned to the Council Chamber at 8:37 p.m. and took his place at the Council table.

Councillor Drummond retired from the Council Chamber at 8:37 p.m.

In conclusion, Mr. Eraut advised that AirCare wants to be a good Burnaby citizen and neighbour and this location, being the corporate headquarters for AirCare, would be a showcase, and a state-of-the art facility.

Councillor Drummond returned to the Council Chamber at 8:40 p.m. and took his place at the Council table.

JoAnn Gillies, 4701 Fernglen Place, Burnaby, B.C. appeared before the members of Council to object to this facility being located in her neighbourhood. The speaker felt that an industrial site would be a more appropriate choice for a testing station.

Ms. Gillies feels that the AirCare facility will increase traffic congestion and traffic accidents, create air pollution posing a health risk and will potentially cause damage to forested areas.

In conclusion the speaker advised her neighbourhood was opposed to the location of this facility and presented a petition containing the signatures of 69 residents of Fernglen Drive, Fernglen Place, Fernglen Court, Hickory Court and Garden Grove Drive. The text of the petition is contained hereunder:

"We the undersigned oppose, the Air Care Testing Station being built at the present location, Wayburne and Moscrop."

Mr. Nicolas Dow, 3033 E. Kent Avenue, Vancouver, B.C. appeared before the members of Council advising that he was the General Manager of Ebco-Hamilton, operators of the AirCare facility and he would be speaking in favour of locating the testing station on this site.

For the benefit of Council and those in attendance Mr. Dow reviewed the development plan for the site indicating the points of access and egress, the queuing areas and providing details of the number of vehicles expected to use the facility and what services will be provided. In Mr. Dow's opinion the expected traffic volume is not considered to be a concern for this site.

In response to questions of Council Mr. Dow advised they are not anticipating long waits to use the facility as many of the initial problems have been eliminated and further the implementation of daily ICBC insurance renewals should eliminate month-end peaks. The strategic location of this site makes this proposal very important to Ebco-Hamilton. With reference to the hours of operation of the facility Mr. Dow informed Council they were proposing to be open six days a week, from 8 a.m. to 6 p.m. weekdays and from 8 a.m. to noon on Saturdays; however they were flexible on this point.

Councillor Corrigan retired from the Council Chamber at 8:55 p.m.

Ms. Joanne Parker, 4694 Fernglen Place, Burnaby, B.C. appeared before the members of Council to advise that she was opposed to this proposed rezoning application. Ms. Parker bought her home in this area four years ago because it was a quiet residential neighbourhood and sees this development as changing that. The speaker is concerned about the noise and traffic that will be generated by the AirCare facility.

Mr. Peter Demers, 4872 Hickory Court, Burnaby, B.C. appeared before the members of Council to express his opposition to the proposed AirCare facility. Mr. Demers has been a resident of the area since 1978 and does not wish to see the return of the high traffic volumes that existed when the Motor Vehicle Testing Station was located there. The speaker cited the proximity of Moscrop School, the Willingdon Church, Royal Oak College, the park and the residential areas as reasons not to locate a facility such as this on the site.

In conclusion Mr. Demers suggested that there were other suitable sites located within Burnaby that would be better suited to the AirCare facility.

Ms. Sandra Wall, 4802 Fernglen Drive, Burnaby, B.C. appeared before the members of Council to advise that she was opposed to the proposed rezoning application. The speaker related that she had spent four hours waiting for an AirCare inspection in February so the issue of long queuing lines is a concern.

Ms. Wall questioned the whole concept of AirCare if she is forced to move from this neighbourhood due to traffic congestion and air pollution.

Mr. Kikuma Yamaguchi, 3158 W. 38th Avenue, Vancouver, B.C. appeared before the members of Council advising that he was in charge of catering at Royal Oak College and was opposed to the rezoning application. Mr. Yamaguchi asked Council to consider the students are expected to eat their meals in a building adjacent to an emissions testing station and resultant fumes.

Ms. Shirley North, 4841 Fernglen Drive, Burnaby, B.C. appeared before the members of Council to express her opposition to the proposed rezoning. The speaker advised that she has seen the effect vehicle emissions have on plants and shrubs and is concerned what effect they will have on the health of neighbouring residents.

Mr. Norm Ross, 4751 Fernglen Court, Burnaby, B.C. appeared before the members of Council to advise he was opposed to the rezoning proposal. The speaker addressed a number of issues raised in correspondence submitted to Council and read at this Public Hearing.

In conclusion, Mr. Ross suggested that because this station will be smaller than others it will result in longer lines of vehicles with more traffic congestion and vehicle emissions.

Ms. Dawne Lupton, 4720 Elmgrove Place, Burnaby, B.C. appeared before the members of Council advising that she was against the rezoning of this property. The speaker felt that the proposed use was inappropriate for this area as it was a residential neighbourhood with schools and churches in close proximity to the site. Ms. Lupton urged Council to correct the error made previously in rezoning this property.

Councillor Lawson retired from the Council Chamber at 9:14 p.m.

It is Ms. Lupton's opinion that the AirCare facility does not belong in a residential neighbourhood.

In conclusion the speaker submitted a petition containing the signatures of 42 residents of Elmgrove Place, Elmgrove Drive and Garden Grove Drive. The text of the petition is contained hereunder:

"We, the undersigned Burnaby voters and residents of Greentree Village, strongly oppose the application for an AirCare testing station in a location that is bordered by:

- single family residences
- two educational facilities
- a 1000+ member church

We believe that a vehicular service is not compatible with a 'livable community.'"

Councillor Redman retired from the Council Chamber at 9:15 p.m.

Mr. Wayne Edwards, 2726 W. 17th Avenue, Vancouver, B.C. appeared before the members of Council advising that he represented B.H. Levelton & Associates Ltd. who have been retained to assess the probable effects of motor vehicles tested at the AirCare Station on local air quality.

Mr. Edwards explained that emissions to the atmosphere will occur from motor vehicles while traveling on the driveway to the entrance to the building, while waiting testing, while being tested within the building and while traveling from the building exit to Wayburne Drive. The maximum number of nine vehicles will be within the building during testing operations. The number of vehicles waiting in the queue for testing will normally not exceed 66.

Councillor Lawson returned to the Council Chamber at 9:24 p.m. and took her place at the Council table.

Mr. Edwards explained that the scope of his work included: estimation of emissions from motor vehicles tested at the site; modeling of the concentration of carbon monoxide in the ambient air near the Royal Oak College Dormitory; and assessment of the probable effect of motor vehicle emission on air quality.

Mr. Edwards went on describe: the methodology used in assessment, the site, the air quality objectives, the existing air quality, local climatological factors, queue lengths, estimated emissions rates, atmospherical dispersion models and the modeling results.

Councillor Young retired from the Council Chamber at 9:27 p.m.

Councillor Redman returned to the Council Chamber at 9:30 p.m. and took her place at the Council table.

The speaker concluded by advising that the worst-case concentration of carbon monoxide (CO) at the dormitory on the Royal Oak College property was estimated to be 10.25 ppm (parts per million). This is 35% of the Acceptable 1-hour Objective for CO (30 ppm), and 79% of the Desirable 1 hour Objective (13 ppm). Ambient concentration of CO near the dormitory will normally be much less than the estimated worst-case levels. These worst case conditions are expected to occur very infrequently since past experience has suggested that the queues are usually minimal and winds occur from a southerly direction less than 10% of the time. Furthermore, the expected off-site concentration should be lower in subsequent years as the benefits of the AirCare program are realized in reduced vehicle emission rates.

The effects of emission of oxides of nitrogen and hydrocarbons on air quality are expected to be negligible based on the emission rates relative to carbon monoxide, and expected pollutant dispersion.

The effect on air quality of emissions from motor vehicles arriving and leaving the testing facility will be smaller than the estimated effects from the assumed queue sizes. Consequently the effects of these vehicles emissions are expected to be minor.

Mr. Dave Somerford, 4754 Laurelwood Place, Burnaby, B.C. appeared before the members of Council to advise that he was opposed to the rezoning proposal. The speaker felt that the neighbourhood was elated over the closure of the Motor Vehicle Branch and to locate a facility such as AirCare on this site would be a "step back".

In conclusion, Mr. Somerford advised Council that the livable quality of his neighbourhood would be damaged by this proposed development.

Councillor Young entered the Council Chamber at 9:37 p.m. and took his place at the Council table.

Mr. Douglas Singbeil, 4826 Greentree Place, Burnaby, B.C. appeared before the members of Council to express his opposition to the proposed rezoning application. The speaker was in agreement with previous speakers that an industrial location would be more appropriate for this type of development. Mr. Singbeil expressed concern about the number of vehicles that would pass through the facility and questioned the projected long term growth in usage.

The speaker concluded by suggesting that a more suitable location be found for the facility in the Burnaby area.

Councillor Rankin retired from the Council Chamber at 9:39 p.m.

Ms. Lee Carter, 4900 Frances Road, Richmond, B.C. appeared before the members of Council on behalf of the B.C. Automobile Association. Ms. Carter advised that she had been involved in this project from the beginning and that accessibility was a major factor in the decision to utilize this site. The speaker concluded that she was in support of the proposed rezoning application.

Councillor Rankin returned to the Council Chamber at 9:43 p.m. and took his place at the Council table.

Mr. Douglas Beveridge, President, Royal Oak College, appeared before the members of Council to express his opposition to the proposed rezoning application. Mr. Beveridge advised he was there to speak on behalf of the interests and well-being of the students and staff of the College and on behalf of the parents who have placed their children's health and well-being in the trust of the College as well as the owners of the College who wished their concerns conveyed to Council.

By way of introduction Mr. Beveridge advised that Royal Oak College is a private, technical college training students, mostly from Japan, in Canadian 2x4 house design and construction. The College in its fourth year of operation has enrolled 116 students, approximately 100 of which live in dormitories located on campus.

The speaker advised that the College's strong opposition to the development of a vehicle emissions testing facility is tied principally to its concern for the health and well being of the children, students and staff who live, eat, work and study within metres of the proposed site. Mr. Beveridge questioned the long term health effects of this emissions testing on babies and the unborn, as well as 17 and 18 year old boys and girls who are still growing and developing. Will two years of living and studying next to a vehicle emission station harm their health?

Mr. Beveridge then introduced Mr. Peter Sagert, a professional engineer and an expert on environmental matters to explain the College's cause for concern.

Mr. Peter Sagert, 5532 Cliffridge Place, North Vancouver, B.C., appeared before Council representing Cirrus Consultants who had been asked by Royal Oak College to review the environmental aspects of the proposed rezoning for the Burnaby AirCare Inspection Centre.

The speaker explained that when the Provincial Government issued its Request for Proposal for construction and operation of the AirCare Centres it indicated that sites are not to be located in close proximity to schools, parks, hospitals or other environmentally sensitive areas and one of the primary reasons for this was the potential adverse health effects from vehicle emissions.

None of the 11 other AirCare facilities are located immediately adjacent schools or hospitals. If the bylaw was adopted Royal Oak College would be the only school directly exposed to these emissions.

Mr. Sagert pointed out that although Ebco-Hamilton maintains that direct monitoring of the ambient air in the vicinity of inspection centre has produced no evidence of air quality deterioration there is no material filed with the District to support that conclusion.

The property adjacent the Royal Oak College was rezoned for combined licensing office and Ministry of Highways geotechnical and paving laboratory at the time the College's rezoning was approved by Council. Mr. Sagert had prepared a comparison of emissions from the previously approved use to the proposed Burnaby AirCare Inspection Centre. In an exhibit Mr. Sagert showed that using GVRD and U.S. Environmental Agency emission calculation procedures, which are referred to as "potential to emit", emissions from the proposed AirCare facility are substantially greater than the previously considered use.

It is his view that the proposed facility would contravene the GVRD Air Quality Management Bylaw No. 725 or the Waste Management Act as an industrial operation that discharges air contaminant without a permit. The odour of some vehicles and the discharge of air toxics need to be considered. These materials are capable of being a nuisance, capable of interfering with the normal conduct of business for the Royal Oak College.

There is also a substantial likelihood that the noise levels will exceed the Burnaby noise bylaw nighttime limit.

It is Mr. Sagert's opinion that if the proposed rezoning is approved, with its potential environmental and public health risks, it would be a reversal of the previous commitments by the District of Burnaby to the Royal Oak College.

In conclusion, the speaker advised the onus is on Ebco-Hamilton to ensure that there is no health risk prior to the rezoning approval being given to the proposed AirCare facility.

Mr. Beveridge then resumed his presentation to Council by outlining his reasons for objecting to the proposed vehicle emission testing centre. In reviewing the rezoning process that established the College the speaker reminded Council that the southerly portion of the site was to be developed in a manner not having a negative impact on the proposed college and dormitories. The College would never have purchased the land if it had known a vehicle testing station was on the way. A vehicle emissions site in the quiet, academic setting is grossly incongruous and simply incompatible.

Mr. Beveridge's next point was that the Provincial Government itself concluded that it is not appropriate to place a vehicle emissions centre next to a school as indicated in the Request for Proposal document which contained specifications issued to contractors bidding to build the AirCare Centres. All other AirCare centres are located in industrial type areas and none next to a school; Royal Oak College should not be an exception.

The speaker also pointed out some local concerns that affected the entire neighbourhood not just Royal Oak College. These concerns include increased air pollution and health hazards; potential damage to forested areas, increased congestion; more traffic and traffic accidents; more strangers in the neighbourhood; increased noise and odour and reduction in property values.

In conclusion, Mr. Beveridge informed Council that he had no objection to the administrative headquarters proposed for the site; he only objects to the vehicle emissions testing aspect of the proposal. He also contends that the developer was aware of the risks of proceeding with construction of the project with a bylaw being challenged in Court and therefore this should not be a consideration when Council makes its decision. Lastly, Mr. Beveridge encouraged Council to reject this application or at the very least have the developer demonstrate why an exception should be made by placing this testing facility within metres of a school.

His Worship, Mayor W.J. Copeland retired from the Chair and the Council Chamber at 10:18 p.m.

Councillor Redman assumed the Chair.

Ms. Anthea Bussey, 4856 Hickory Court, Burnaby, B.C. appeared before the members of Council to express her opposition to the proposed rezoning application. The speaker feels there will be a potential increase in air and noise pollution and her peaceful enjoyment of her property will be adversely effected. Ms. Bussey urged City Council to reject the proposal.

His Worship, Mayor W.J. Copeland returned to the Council Chamber at 10:20 p.m. and assumed the Chair.

Councillor Redman retired from the Council Chamber at 10:20 p.m.

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

Councillor Redman returned to the Council Chamber at 10:21 p.m.

MOVED BY COUNCILLOR RANKIN
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #43/91, Bylaw No. 9865 be now terminated."

CARRIED UNANIMOUSLY

1993 March 16

A D J O U R N M E N T

MOVED BY COUNCILLOR RANKIN
SECONDED BY COUNCILLOR YOUNG

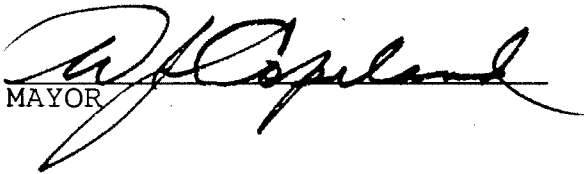
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:22 p.m.

Confirmed:

Certified Correct:


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, 1993 MARCH 16 AT 7:30 P.M.

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13, 1993" - BYLAW NO. 9865

Rezoning Reference #43/91

4705 Wayburne Drive

(Located at the north-west corner of Moscrop Street and Wayburne Drive between Willingdon Avenue and Royal Oak Avenue)

Lot A, District Lot 72, Group 1, N.W.D., Plan LMP5294

From: CD Comprehensive Development District (based on P2 Administration & Assembly District guidelines)

To: CD Comprehensive Development District (based on P6 Regional Institutional District guidelines, and in accordance with the Development Plan entitled "AirCare Vehicle Inspection Centre BC-4", prepared by UMA Engineering Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit a Vehicle Emissions Inspection Station and offices.

All persons who deem their interest in property affected by the proposed bylaw who wish to register an opinion may present letters and/or petitions addressed to the Mayor and Council, c/o Burnaby City Clerk's Department, 2nd Floor, 4949 Canada Way, Burnaby, B.C., V5G 1M2 prior to the Public Hearing or appear in person, by attorney or petition, at the said Hearing. Submissions will not be accepted after termination of the Public Hearing.

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

Copies of the proposed bylaw 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, 1993 March 02 to Tuesday, 1993 March 16.

C.A. Turpin
CITY CLERK