

CITY OF BURNABY

1995 JULY 25

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1995 July 25 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Councillor D.R. Corrigan  
Councillor D.P. Drummond  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor C. Redman (Arrived 7:53 p.m.)

ABSENT: Councillor D.A. Lawson  
Councillor L.A. Rankin  
Councillor J. Young

STAFF: Mr. K. Ito, Acting Assistant Director Current Planning  
G. McCaskie, Committee Secretary

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

1. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 25, 1995" - BYLAW NO. 10237

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to provide minor refinements to the Zoning Bylaw and zoning boundary affecting single and two family areas.

No appeared in connection with this Text Amendment.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment to provide minor refinements to the Zoning Bylaw and zoning boundary affecting single and two family areas.

There were no further submissions received in connection with this Text Amendment.

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10237 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 26, 1995" - BYLAW NO. 10238

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to permit mushroom growing in a non-manure based medium in certain industrial zoning district.

No one appeared in connection with this Text Amendment.

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT the Text Amendment to provide minor refinements to the Zoning Bylaw and zoning boundary affecting single and two family areas.

There were no further submissions received in connection with this Text Amendment.

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10238 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 27, 1995" - BYLAW NO. 10239

Rezoning Reference #64/94

**6580 Thomas Street** - located at the southwest corner of Thomas Street and Kensington Avenue half a block south of Sprott Street and half a block north of the Trans-Canada Highway along the west side of Kensington Avenue

1995 JULY 25

Lot B, D.L. 79, Grp. 1, NWD, Plan 78764

From: CD Comprehensive Development District (based on P3 Park and Public Use District guidelines)

To: "Amended" CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines) and in accordance with the Development Plan entitled "Church at 6580 Thomas Street, Burnaby, B.C.." prepared by Kingsley K. Lo. Architect

The purpose of the proposed zoning bylaw amendment is to permit the development of a church and hall.

A letter dated 1995 July 18 was received from Tam Chi Woon, 6255 Imperial Street, Burnaby expressing support for the rezoning application.

A letter dated 1995 July 14 was received from Karen and Paul Chiang, 8416 Gilley Avenue, Burnaby expressing support for the rezoning application.

A letter dated 1995 July 16 was received from Pat and Rebecca Fung, 8522 Timber Court, Burnaby expressing support for the rezoning application.

An undated letter was received from Choi Mou Dan, 3988 Pine Street, Burnaby expressing support for the rezoning application.

An undated letter was received from Cindy Cheung, 5219 Canada Way, Burnaby expressing support for the rezoning application.

A letter dated 1995 July 18 was received from Maggie Lau, 6902 Kitchener Street, Burnaby expressing support for the rezoning application.

A letter dated 1995 July 17 was received from Lennart Osterlind, President, Scandinavian Community Centre Society, 6540 Thomas Street, Burnaby expressing opposition to the rezoning application.

A letter dated 1995 July 17 was received from Julie Kong, 8669 Gilley Avenue, Burnaby expressing support for the rezoning application.

A letter dated 1995 July 17 was received from Frances and Eleanor Loo, 1301 - 4350 Beresford Street, Burnaby expressing support for the rezoning application.

1995 JULY 25

A letter dated 1995 July 13 was received from Carmen Chan, 6536 Broadway, Burnaby expressing support for the rezoning application.

An undated letter was received from Kam Fai and Sanki Cho, 6695 Union Street, Burnaby expressing support for the rezoning application.

A letter dated 1995 July 17 was received from Sharon Leung, 5460 Shelby Court, Burnaby expressing support for the rezoning application.

A letter dated 1995 July 18 was received from Michael Lau, 6040 Grant Street, Burnaby expressing support for the rezoning application.

A letter dated 1995 July 25 was received from Grace Chang, 1406 - 5790 Patterson Avenue, Burnaby expressing support for the rezoning application.

Mr. Edwin Kong, 13 - 9000 Ash Grove Crescent, Burnaby, Pastor of the Christ Church of China, addressed Council in support of the rezoning application. The speaker advised that a Church is an integral part of a growing community and that the proposed central location of Burnaby for the church would be a definite asset. The speaker indicated that the church provides a spirituality that is demonstrated throughout the community by providing law abiding citizens who in turn create peaceful neighbourhoods and lower crime rates.

In conclusion, the speaker advised that with the third church in Burnaby, community services will be further expanded as funding permits.

Len Osterlind, 5835 - 17th Avenue, Delta, appeared before Council advising that, as the President of the Scandinavian Community Centre Society, he wished to submit a petition in opposition to the rezoning. The content of the petition reads as follows:

"A Public Hearing will be held July 25, 1995, 7:30 p.m. at Burnaby City Hall, 4949 Canada Way, with regards to the rezoning of 6580 Thomas Street. The Christ Church of China has proposed to build a 19,740 sq. ft. church and hall, in two phases. Seating will be for 360 people and there will be language classes and other activities at the site. In the first phase a building with 180 seats is proposed. However, only 36 parking spaces are indicated on the plans.

The Scandinavian Community Centre Society is in the process of purchasing the neighbouring property. We are opposed to the size and height of the proposed building because:

- there is insufficient parking for the number of people who will use the facility.

1995 JULY 25

This will lead to congestion at the entrance of Thomas Street and impair access to our events at the Roald Amundsen Centre.

- the height of the proposed building will be greater than our flag poles and will totally hide our two-storey building from view from Kensington Ave.

Therefore, we, the undersigned, are opposed to the rezoning of 6580 Thomas St. to accommodate the existing proposal"

The speaker was in opposition to the size and height of the building as it will totally block the two storey building and flag poles from Kensington Avenue. There is concern that the 36 parking spaces are not adequate for the size of the building and that it will impair access to events by way of congestion at the entrance of Thomas Street.

In conclusion, the speaker indicated that the Finnish Emmaus Lutheran Church on 6344 Sperling Avenue would be willing to sell their property to the Christ Church of China allowing the corner lot to be used for parking area and the Finnish Church would be positioned further down the acreage.

\*\* Councillor Redman arrived at the Public Hearing at 7:53 p.m. \*\*

Norman Enridge, 7243 Greenford Avenue, Burnaby appeared before Council representing the Finlandia Club of Vancouver expressing a concern that due the possibility of a growing congregation, more parking will be required on this site in the future.

The speaker was in opposition to the size and height of the proposed building due to the small number of parking spaces provided. The church will block the view of the Scandinavian Centre and flag poles from Kensington Avenue.

In conclusion, the speaker provided a petition in opposition to the rezoning proposal. The content of the petition reads as follows:

"A Public Hearing will be held July 25, 1995, 7:30 p.m. at Burnaby City Hall, 4949 Canada Way, with regards to the rezoning of 6580 Thomas Street. The Christ Church of China has proposed to build a 19,740 sq. ft. church and hall, in two phases. Seating will be for 360 people and there will be language classes and other activities at the site. In the first phase a building with 180 seats is proposed. However, only 36 parking spaces are indicated on the plans.

The Scandinavian Community Centre Society is in the process of purchasing the neighbouring property. We are opposed to the size and height of the proposed building because:

1995 JULY 25

- there is insufficient parking for the number of people who will use the facility. This will lead to congestion at the entrance of Thomas Street and impair access to our events at the Roald Amundsen Centre.
- the height of the proposed building will be greater than our flag poles and will totally hide our two-storey building from view from Kensington Ave.

Therefore, we, the undersigned, are opposed to the rezoning of 6580 Thomas St. to accommodate the existing proposal"

Sharon Leung, 5460 Shelby Court, Burnaby appeared before Council expressing support for the rezoning application. The speaker highlighted how happy she was to live in Burnaby and how the Church will help new immigrants to settle in the community.

Anders Neumuller, 1294 West 7th Avenue, Vancouver, representing the Scandinavian Centre and Swedish Press appeared before Council to express concerns with the size of the building and shortage of parking spaces.

Maggie Lau, 6902 Kitchener Street, Burnaby appeared before Council expressing her views as to the needs, fears and problems facing new immigrants. The speaker felt that a Chinese Church in the community will provide the help and support immigrants need in a language they understand.

\*\* Councillor Corrigan retired from the meeting at 8:10 p.m. \*\*

Francis Loo, 1301 - 4415 Beresford Street, Burnaby appeared before Council on behalf of his family expressing support for the rezoning application. The local church would provide a shorter commuting distance. The speaker feels that the growing Asian community is in need of a church facility in this area.

In conclusion, the speaker encouraged Council to consider the social needs of the area.

\*\* Councillor Corrigan returned to the meeting at 8:15 p.m. \*\*

Greta Enridge, 7243 Greenford Avenue, Burnaby appeared before Council expressing opposition to the rezoning application. The speaker expressed concerns as to the size of the proposed church and stressed that the height was too high and that the flag poles on the Scandinavian Centre would not be seen from Kensington Avenue.

Peter Chu, Pastor, Burnaby Evangelical Chinese Church, 6125 Nelson Avenue, Burnaby appeared before Council expressing support for the rezoning application. The speaker indicated that the City of Burnaby was a more spacious location for the Church and that the residential neighbourhood was a favourable location due to the low density.

1995 JULY 25

In conclusion, the speaker felt that Burnaby would prosper with the Church located in this area.

Pat Fung, 8522 Timber Court, Burnaby appeared before Council expressing support for the rezoning application as a way to accommodate the growing Asian population and that the location in central Burnaby was a favourable location.

Jouko Toikka, 213 - 3896 Laurel Street, Burnaby addressed Council expressing opposition to the rezoning application due to the size of the building and the lack of parking facilities.

Eric Unheim, 2660 Standish Drive, North Vancouver appeared before Council advising that since their community centre was destroyed by a fire they have joined together to develop a property for the Scandinavian people. The speaker expressed concern that Thomas Street has always been crowded and the area will certainly be unable to accommodate more people and traffic.

In conclusion, the speaker commented that he was in opposition to the height of the building and the shortage of parking spaces allocated for the size of the church.

Jordan Leung, 5460 Shelby Court, Burnaby appeared before Council in support of the rezoning application. The speaker addressed the concerns regarding a shortage of parking and indicated that not all functions will be held at the same time. The speaker indicated that the size of the building was approved by the City of Burnaby.

Boris Persson, 7290 Willingdon Avenue, Burnaby appeared before Council to express opposition to the rezoning application due to the limited number of parking spaces and the problems this will create during inclement weather conditions. Mr. Persson indicated his concern that the church building will block the view of the Scandinavian Centre.

Len Osterland, 5835 - 17A Avenue, Delta addressed Council encouraging the Christ Church of China to relocate into the Finnish Church leaving the corner lot empty to be consolidated with the existing property.

Magnus Ericson, 3135 Mathers Avenue, West Vancouver appeared before Council in opposition to the size of the Church as it will obstruct the view of the Scandinavian Centre and aggravate the limited parking situation.

Coby Leung, 5460 Shelby Court, Burnaby appeared before Council to express appreciation that his mother Church would be located in Burnaby. The speaker indicated that as a Canadian his Chinese language skills are diminishing, so there is a need for a Chinese School in Burnaby.

1995 JULY 25

Parking requirements during the week will be minimal and the only time parking will be congested will be on Sunday and perhaps Fridays. If the Church moves to the site of the Finnish Church there will still be parking problems.

Thomas Adlin, 4100 Briceland Place, Richmond appeared before Council to express opposition to the rezoning application and expressed concerns regarding Thomas Street being completely blocked along with the parking lot when there is a meeting held during the week.

Elsa Baylin, 1394 McNair Drive, North Vancouver appeared before Council expressing concern for the lack of handicapped parking for seniors adjacent to the church.

Kingsley K. Lo, Architect, 203 - 1545 West 8th Avenue, Vancouver appeared before Council in support of the rezoning application and responded to some of the concerns expressed by previous speakers.

B. Marklund, 920 Chestnut Street, New Westminster appeared before Council in opposition to the rezoning application due to shortage of parking and the infrequent bus schedule.

Gordon Yew, 102 - 3183 Esmond Avenue, Burnaby appeared before Council expressing support for 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 property 6580 Thomas Street from CD Comprehensive Development District (based on P3 Park and Public Use District guidelines) to "Amended" CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines) and in accordance with the Development Plan entitled "Church at 6580 Thomas Street, Burnaby, B.C." prepared by Kingsley K. Lo, Architect.

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

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #64/94, Bylaw No. 10239 be now terminated."

CARRIED UNANIMOUSLY



1995 JULY 25

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR REDMAN

"THAT the Public Hearing (Zoning) do now recess."

CARRIED UNANIMOUSLY

The Public Hearing recessed at 9:15 p.m.

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR REDMAN

"THAT the Public Hearing (Zoning) do now reconvene."

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 9:25 p.m. with Councillor Corrigan absent.

4. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 28. 1995" - BYLAW NO. 10240

Rezoning Reference #74/94

**3777 Kingsway** - located on the northeast corner of Kingsway and Boundary Road

Lot A (X75108), D.L.'s 35 and 151, Grp. 1, NWD, Plan 51937

From: CD Comprehensive Development District (based on C3 General Commercial District guidelines)

To: "Amended" CD Comprehensive Development District (based on C3 General Commercial District guidelines, and in accordance with the Development Plan entitled "BC Tel Skysigns" prepared by Neon Products)

The purpose of the proposed zoning bylaw amendment is to permit the provision of two corporate skysigns at the top of the B.C. Tel Headquarters building.

A letter dated 1995 July 15 was received from Doug Porter, 3782 Thurston Street, Burnaby expressing opposition to the rezoning application.

Ron Snazel, B.C. Tel, Land and Building Manager, 20435 - 96B , Langley appeared before Council with regard to the rezoning but their only points of discussion were related to the rezoning prerequisites established for the skysign rezoning.

Council requested that a staff report be prepared regarding the rezoning prerequisites of the dedication.

\*\* Councillor Corrigan returned to the meeting at 9:30 p.m. \*\*

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 3777 Kingsway from CD Comprehensive Development District (based on C3 General Commercial District guidelines) to "Amended" CD Comprehensive Development District (based on C3 General Commercial District guidelines, and in accordance with the Development Plan entitled "BC Tel Skysigns" prepared by Neon Products).

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 #74/94, Bylaw No. 10240 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 29, 1995" - BYLAW NO. 10241

Rezoning Reference #20/95

**4715/25/35/45/55/65/75/89/93/95 Cambridge Street** - located north of Cambridge Street Between Gamma Avenue and Beta Avenue

Lots 29/30/31/32/33/34, Plan 15038; East 70 Ft. Lot "A", Plan 4807; Lots 12/13/14, Plan 1165; all of D.L. 188, Grp. 1, NWD

From: R2 Residential District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is for the zoning to reflect the development pattern of the block.

1995 JULY 25

A letter dated 1995 July 24, containing 5 signatures from members of the North West Capital Hill Neighbourhood Association expressed opposition to the proposed change from R2 to R5 on Cambridge Street.

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 4715/25/35/45/55/65/75/89/93/95 Cambridge Street from R2 Residential District to R5 Residential District.

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

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #20/95, Bylaw No. 10241 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:35 p.m.

Confirmed:

Certified Correct:

\_\_\_\_\_  
MAYOR

*Amcaskie*  
\_\_\_\_\_  
COMMITTEE SECRETARY

CITY OF BURNABY

1995 JULY 25

A Public Meeting was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1995 July 25 at 9:50 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Councillor D.R. Corrigan  
Councillor D.P. Drummond  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor C. Redman

ABSENT: Councillor D.A. Lawson  
Councillor L.A. Rankin  
Councillor J. Young

STAFF: Mr. K. Ito, Acting Assistant Director Current Planning  
G. McCaskie, Committee Secretary

The Public Meeting was called to order at 9:50 p.m.

- 1) Proposed Amendment to Covenant  
7437 Burris Street  
Lot 189, D.L. 86, Plan 30019

A Public Hearing was held to present an opportunity for concerned Burnaby residents to provide Council with their views related to a proposed amendment to a restrictive covenant at 7437 Burris Street.

- The existing covenant is related to a condition of the rezoning of the property to the R1(a) zoning district, and limits the development of the property to the plans for a single family dwelling which were presented at the 1991 May 28 Public Meeting.
- The owner has applied to Council to ammend the existing covenant to allow the subject property to be subdivided into two lots and the construction of a new dwelling on one lot, while retaining the existing dwelling on the other lot, both under the R1"a" District Zoning.

James Hancock, Architect for the project, Suite 100 - 207 West Hastings Street, Vancouver was in attendance to address questions regarding the proposed amendment to the restrictive covenant.

1995 JULY 25

Judith Robertson, 7485 Whelen Court, Burnaby appeared before Council to address concerns with amending the restrictive covenant. The speaker stated that perhaps this new home may be out of character for the neighbourhood and that adequate landscape buffering should be incorporated along the perimeter of the property. If Council deem it appropriate to amend the restrictive covenant and in turn allow the Approving Officer to amend the covenant and approve a two lot subdivision, it was suggested that conditions be imposed by Council on the second lot R1(a) by downsizing to R1 and that a further restrictive covenant be registered on the second lot.

There were no further submissions received in connection with this proposed amendment to the Restrictive Covenant.

MOVED BY COUNCILLOR EVANS

SECONDED BY COUNCILLOR JOHNSTON

"THAT the Public Meeting do now adjourn."

CARRIED UNANIMOUSLY

The Public Meeting adjourned at 10:04 p.m.

Confirmed:

Certified Correct:

  
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 JULY 25 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. 25, 1995" - BYLAW NO. 10237

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to provide minor refinements to the Zoning Bylaw and a process to evaluate minor amendments to zoning boundaries in single and two family areas.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 26, 1995" - BYLAW NO. 10238

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to permit mushroom growing in a non-manure based medium in certain industrial zoning districts.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 27, 1995" - BYLAW NO. 10239

Rezoning Reference #64/94

**6580 Thomas Street** - located at the southwest corner of Thomas Street and Kensington Avenue half a block south of Sprott Street and half a block north of the Trans-Canada Highway along the west side of Kensington Avenue

Lot B, D.L. 79, Grp. 1, NWD, Plan 78764

From: CD Comprehensive Development District (based on P3 Park and Public Use District guidelines)

To: "Amended" CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines) and in accordance with the Development Plan entitled "Church at 6580 Thomas Street, Burnaby, B.C." prepared by Kingsley K. Lo, Architect.

The purpose of the proposed zoning bylaw amendment is to permit the development of a church and hall.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 28, 1995" - BYLAW NO. 10240

Rezoning Reference #74/94

**3777 Kingsway** - located on the northeast corner of Kingsway and Boundary Road

Lot A (X75108), D.L.'s 35 and 151, Grp. 1, NWD, Plan 51937

From: CD Comprehensive Development District (based on C3 General Commercial District guidelines)

To: "Amended" CD Comprehensive Development District (based on C3 General Commercial District guidelines, and in accordance with the Development Plan entitled "BC Tel Skysigns" prepared by Neon Products)

The purpose of the proposed zoning bylaw amendment is to permit the provision of two corporate skysigns at the top of the B.C. Tel Headquarters building.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 29, 1995" - BYLAW NO. 10241

Rezoning Reference #20/95

**4715/25/35/45/55/65/75/89/93/95 Cambridge Street** - located north of Cambridge Street Between Gamma Avenue and Beta Avenue

Lots 29/30/31/32/33/34, Plan 15038; East 70 Ft. Lot "A", Plan 4807; Lots 12/13/14, Plan 1165; all of D.L. 188, Grp. 1, NWD

From: R2 Residential District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is for the zoning to reflect the development pattern of the block.

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 July 11 to Tuesday, 1995 July 25.

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

D.R. Comis  
CITY CLERK