

1996 JUNE 26

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

PRESENT: Acting Mayor D.N. Johnston (In the Chair)
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor D.A. Lawson
Councillor L.A. Rankin (Arrived 7:40 p.m.)
Councillor C. Redman
Councillor J. Young

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

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

The Public Hearing was called to order at 7:36 p.m.

1. "BURNABY COMMUNITY PLAN BYLAW 1987,
AMENDMENT BYLAW 1996

The purpose of the proposed Bylaw Amendment is to amend the Official Community Plan to include the "Simon Fraser University Official Community Plan".

A letter dated 1996 May 16 was received from Jennifer Atchison, 2625 Noel Drive, Burnaby, V3J 1J2 requesting that more opportunity for public information and meetings be provided for development of the SFU lands.

A letter dated 1996 May 14 was received from John Appler, 207 - 9867 Manchester Drive, Burnaby, V3N 4P6 advising that while he has no objection to the concept of the S.F.U. plan he is concerned about the public input process without regard to the severity of future implications to the environment.

A letter dated 1996 June 11 was received from Mr. Tom Hetherington, 7344 Barnet Road, Burnaby, V5A 1E4 urging Council to rethink and slow down approval for the S.F.U. Community Plan.

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A letter dated 1996 June 17 was received from Nancy Hackett, #3023 - Hamilton Hall, S.F.U. providing comment on the retail/commercially zoned lands. The writer questions, firstly, if the proposed commercial site is large enough and secondly, why all the commercial land is concentrated into only one block -- far away from student housing.

A letter dated 1996 June 14 was received from Amanda McLean, Area Director, Young Life in Burnaby, #102 - 3787 Pender Street, Burnaby, V5C 2L2 registering her support for this initiative.

A letter dated 1996 June 12 was received from the City Clerk, the City of North Vancouver, 141 West 14th Street, North Vancouver, V7M 1H9 advising that at its meeting of 1996 June 10 City of North Vancouver Council received and filed the City of Burnaby report entitled "Burnaby Community Plan Bylaw - Simon Fraser University Official Community Plan".

A letter dated 1996 June 13 was received from Manager of Planning, The Corporation of the District of North Vancouver, advising that the District of North Vancouver has no objections to the proposed bylaw as it has no significant impact on that municipality and further; that two of the basic principles of the S.F.U. Official Community Plan are in keeping with the District's environmentally-oriented development principles and are strongly endorsed.

A letter dated 1996 June 24 was received from the Acting City Clerk, The Corporation of the City of New Westminster, 511 Royal Avenue, New Westminster, V3L 1H9 advising that at its meeting of 1996 June 24 City Council resolved that it has no objections to the adoption of Bylaw No. 10391.

A letter dated 1996 June 24 was received from the Deputy City Clerk, City of Richmond, 6911 No. 3 Rd., Richmond, V6Y 2C1 advising that on 1996 June 24 City Council resolved to advise Burnaby City Council that Bylaw No. 10391, which establishes the Simon Fraser Official Community Plan, has no direct impact on the City of Richmond.

A letter dated 1996 June 24 was received from the City Clerk, City of Coquitlam, 1111 Brunette Ave., Coquitlam, V3K 1E9 advising that at its 1996 June 17 meeting Coquitlam City Council resolved that the City of Burnaby be notified :

- “1. THAT the City of Coquitlam is concerned about the potential traffic impact of residential development proposed under the Simon Fraser Official Community Plan on the North Road Corridor, which is already experiencing unacceptable levels of congestions; and
2. THAT if the OCP proceeds the City of Coquitlam be kept apprised of the planning process for development under the OCP.”

** Councillor Rankin entered the Council Chamber at 7:40 p.m. and took his place at the Council table.

A letter dated 1996 June 21 was received from Steve Cotter, #21 - 355 Duthie Ave., Burnaby expressing concern that the addition of 4,536 residential units will adversely affect the North Burnaby area and was specifically concerned about the process involved in making this change.

A letter dated 1996 June 25 was received from Mary Barbosa, 61 S. Ranelagh Ave., Burnaby requesting that Council have particular care in ensuring that what is decided is practical and workable and leave the university the flexibility it needs to develop the agreed lands to its financial advantage as well as in the best interests of all those for whom the maintenance of S.F.U. as a first-class educational institution is an important and permanent goal.

A letter dated 1996 June 24 was received from Doug Rempel, Solace Energy Centre, 4025 E. Hastings Street, Burnaby, V5C 2J1 advising that it is in the best interest of the community and conducive to the ongoing viability of the university to move forward on this initiative.

A letter dated 1996 June 24 was received from V.R. Munday, 4661 Southlawn Drive, Burnaby, V5C 3S5 expressing concern about the destruction of the forest within the ring road by S.F.U.

A letter dated 1996 June 26 was received from the City Clerk, City of Port Moody advising its Council on 1996 June 24 adopted the following resolution:

“THAT

1. while the City of Burnaby Official Community Plan Amendment Bylaw No. 10391 is supported in general, the concentration of higher density residential development in the East Neighbourhood overlooking the City of Port Moody is of concern, and in particular, the potential for ten story apartment towers to pose a major visual impact and detract from the natural viewscape of the east flank of Burnaby Mountain;
2. prior to finalizing the Simon Fraser University Official Community Plan a viewscape analysis be conducted to assess the visual impact of the proposed development and determine the applicability of guidelines aimed at reducing maximum building heights, achieving building forms that step up the slope, greater tree cover retention to visually screen developments or other appropriate mitigative measures; and

3. Simon Fraser University be requested to advise the City of Port Moody of any public consultation process concerning their proposed development.”

John Stubbs, President, Simon Fraser University, appeared before the members of Council, speaking as the University's President and only permanent resident living within the ring road, to advise of his support for the proposed application. Mr. Stubbs considers the proposal to be a resolution that will benefit both the University and the local community. The community will receive 800 acres of parkland and in exchange S.F.U. will receive the opportunity to create a unique model community within the ring road that will meet the test of urban sustainability; integrate work and residential uses; provide improved student housing; and promote conservation of electrical power, transportation, safety and recycling initiatives. The speaker offered assurance that Simon Fraser University is fully committed to environmental stewardship and believes that the University will not be a conventional developer as they have only one opportunity to build the kind of community that will bring a range of benefits to the institution and its neighbours over the long-term. Mr. Stubbs further assured Council that the faculty, staff and students of S.F.U. will not tolerate inappropriate development of these lands and that Simon Fraser and will continue to work in close partnership with City officials to ensure that proper safeguards are respected.

Mr. Stubbs concluded that it is the intention of Simon Fraser University to create a world-class development within its ring road.

Jim Moodie, 555 W. 12th, Vancouver, Planning Consultant for Simon Fraser University appeared before members of Council and advised that he has worked for the past six months with S.F.U. and the City of Burnaby on creation of this Community Plan Amendment. The speaker pointed out that this is only a Development Plan Concept which will require further development, build-out and refinement over the coming months and years. The key elements of the proposal, which plans for two residential neighbourhoods, include; the east neighbourhood being a higher density capable of accommodating towers up to 10 storeys in height; and the south neighbourhood, lower in density, with buildings two to four storeys in height; both planned to be self-sufficient with provision for school sites, park space and community recreation opportunities. Mr. Moodie further advised that the minimum level of residential development that could take place would be 2,000 units and the maximum could be 4,500 units. The speaker explained that a minimum number of living units would be required in order to attain the critical mass to sustain neighbourhood principles such as schools and parks.

Mr. Moodie then provided Council with a copy of a request for amendments and refinements to the Community Plan Amendment and Zoning Bylaws. A copy of this document is on file in the Office of the City Clerk.

Glenn Stewart, 18875 63rd Avenue, Surrey, appeared before Council members and advised that he was appearing in his capacity as environmental consultant to S.F.U. Mr. Stewart explained that the scope of his work for S.F.U. included coordinating the role of wildlife, vegetative and soil contaminant assessments and he personally conducted the fisheries assessment of the watercourses of the project. During the course of his work ten watercourses were identified which form a portion of the headwaters of the Eagle, Silver and Stoney Creeks and a number of protective measures were identified to ensure the water quality and habitat within those watercourses were protected; an on-site inspection was conducted with a biologist from the Department of Fisheries and Oceans and written approval, in principle, received; bird and wildlife habitat and corridors were identified and a detailed raptor survey was conducted. The speaker informed Council it is proposed to continue to use the Federal/Provincial Land Development Guidelines throughout the project and it is intended to follow recommendations contained in a number other reports and manuals regarding stream stewardship, storm water and surface water management.

Amanda McLean, 3787 Pender Street, Burnaby, appeared before members of Council to express her support for this initiative. The speaker believes in the credibility of S.F.U. and trusts in their integrity to honour their commitment to the environment.

Tom Hetherington, 7344 Barnet Road, Burnaby appeared before members of Council to express concern about this proposed development. The speaker questioned how self-supporting and self-reliant the development will be, with no proposed use of alternative power sources or water treatment and increased sewage discharge. Further, Mr. Hetherington questioned what financial and environmental costs will result from this proposal. Mr. Hetherington also expressed concern about the lack of opportunity and time permitted for the public input process. The speaker believes that this proposal replicates unsustainable projects of the past and that once this decision is made it will be irreversible. Lastly, Mr. Hetherington questioned what affect the development will have on the water table.

In conclusion, Mr. Hetherington suggested that Burnaby needs to start looking at development for the 21st century to ensure sustainability and that this is an opportunity to develop good, solid, practical alternatives to the current unsustainable development we currently experience.

John Appler, 207 -9867 Manchester Drive, Burnaby appeared before members of Council to advise that although he is not opposed to development in this area he is concerned about the impact development will have on watercourses, particularly Stoney Creek. The speaker is concerned that, despite assurances from S.F.U., storm water management and sediment control measures will not be satisfactory and urged Council to implement stronger sediment control regulations, such as what has been introduced in Coquitlam.

In conclusion, Mr. Appler also expressed disappointment in the public input process that has taken place; advising that public information meetings were poorly located and publicized and, therefore, not well attended.

Sharon Gregson, 7314 Dunvegan Court, Burnaby, appeared before Council to suggest that child care be included in the development proposal.

Dean Lamont, #81 - 8763 Ashgrove Crescent, Burnaby, appeared before members of Council on behalf of the Burnaby Mountain Preservation Society to speak in favour of the proposal. Mr. Lamont supports the agreement between S.F.U. and Burnaby that will see the return of 820 acres of parkland to Burnaby in exchange for development of 160 acres by S.F.U. The speaker believes the numerous safeguards written into the Community Plan, such as a significant tree retention plan, utilization of the Department of Fisheries and Oceans guidelines for watercourses, compliance with Burnaby's Environmentally Sensitive Areas Strategy and the requirement for S.F.U. to seek Preliminary Plan Approval from Burnaby will provide for sufficient environmental protection. Mr. Lamont suggested that in recent years S.F.U. has demonstrated a greater environmental sensitivity, that environmental concerns can be addressed and that this proposal is a workable compromise.

** Councillor Drummond retired from the Council Chamber at 8:30 p.m.

Elaine Golds, 5540 Yale Road, Port Moody, representing the Burke Mountain Naturalists, appeared before Council to speak against the proposed plan. The speaker advised that the bylaw, in its present form, has major deficiencies and requires modification and further suggested that after full planning details are worked out for each neighbourhood the public should be allowed the opportunity to provide comment through a public hearing process.

** Councillor Drummond returned to the Council Chamber at 8:35 p.m. and took his place at the Council table.

Ms. Golds queried whether Burnaby's intent in providing land to the University was to create an academic community or to build a full-size city providing residential and commercial facilities and whether development of such high density is compatible with the creation of a park. Environmental issues of concern identified by the Naturalists include: protection of stream habitat, comprehensive wildlife studies, recommendations about protection and diversion of watercourses, geotechnical studies and traffic implications. Ms. Golds urged Council to consider all these concerns carefully before adopting this bylaw.

A copy of Ms. Golds' presentation is on file in the office of the City Clerk.

** Councillor Redman retired from the Council Chamber at 8:45 p.m.

Karen Bechenbach, 924 Spence Avenue, Coquitlam appeared before Council members to express her concern about the proposed development.

** Councillor Redman returned to the Council Chamber at 8:51 p.m. and took her place at the Council table.

The speaker advised that although she understand the need for the University to find new sources of revenue she does not feel it should be at the expense of the mountain. Ms. Bechenbach suggested that the none of the most valuable natural forest habitat will be protected if the east area is to be fully developed, no strategy is in place to protect it and there is no indication of any discussion as to its importance to wildlife. The flanking of Naheeno Park by medium density housing and the necessity to divert and culvert streams in this area also posed a concern to the speaker. The ability of the University to proceed with development of the sites with flexible guidelines and without the necessity to hold further public hearings was also a source of distress to Ms. Bechenbach.

In conclusion, the speaker suggested a reduction in the maximum number of units allowed to be developed in the east neighbourhood so that a significant portion of the diverse, mixed forest may be protected and that there be a reduction in the number of units in the south neighbourhood so that no streams need to be diverted.

Diane Hanson, 7305 Barnet Road, Burnaby appeared before members of Council to express her support for the Community Plan Amendment and the proposed development at S.F.U. Ms. Hanson strongly supports Burnaby's position that an improved pedestrian/bicycle trail be developed along the utility corridor through Naheeno Park and provided further comment and suggestions with regard to watercourse and storm water management, sediment control, density, self-sufficient development, wildlife inventory and protection. The speaker believes the proposal will strengthen ties between the university and the community, will provide important green space and will generate new forms of revenue for the university. The speaker concluded by urging Council to ratify the bylaw amendment to include the Simon Fraser University Official Community Plan.

A copy of Ms. Hansen's presentation has been presented to Council and is on file in the office of the City Clerk.

** Councillor Drummond retired from the Council Chamber at 9:07 p.m.

Kim Attyama, 324 Shell House, S.F.U. appeared before Council and advised that she is currently a student at the University and is seeking assurance that safety issues will be considered and maintained on the campus. The speaker believes the increased density will result in increased crime and vandalism.

Chris Kask, 317 Shell House, S.F.U. appeared before Council and advised that, with the exception of increased student housing, he is opposed to any residential development on Burnaby Mountain. The speaker considers S.F.U. to already be a showcase for its great natural beauty and believes Burnaby Council will be able to continue to prevent any further development that will change it from being a quiet, reserved place of study. Mr. Kask considers the proposed buildings to be too high and that the development will result in increased traffic and security problems. In conclusion, the speaker urged Council not to approve this bylaw because once the environment is destroyed it is gone forever and also expressed hope that the University will provide the negotiated parkland anyway.

** Councillor Drummond returned to the Council Chamber at 9:16 p.m. and took his place at the Council table.

Greg Baker, 110 - 888 Gauthier Avenue, Coquitlam, appeared before Council members to advise that he supports this development concept. The speaker believes this proposal presents a unique opportunity; that S.F.U. has the background to do a good job in preserving the environment; and that development within the ring road in exchange for parkland is a good compromise.

Steve Mancinelli, 5610 Georgia Street, Burnaby appeared before Council and advised that he too is a member of the Burnaby Mountain Preservation Society and supports the conceptual plan as proposed by S.F.U. Mr. Mancinelli identified several concerns that he feels need to be considered along with this proposal: use of sediment ponds, hydrology, grey water technology and the preservation of natural environments. The speaker stressed that local residents, familiar with the area, need to be included in all future development to ensure that there are no environmental mistakes or accidents. Mr. Mancinelli expressed disappointment that Naheeno Park's southern boundary has not been expanded to include the intermittent streams.

In conclusion, Mr. Mancinelli advised that he would be sorry to see this area of peace taken away, however he believes that development, if not too intense, could be a good thing for Burnaby Mountain.

Robert Gunn, 6141 Patrick Street, Burnaby appeared before members of Council and advised that he is a member of BCIT, Fish and Wildlife Program and is here representing the Burnaby Lake System Project and his colleague Mr. Mark Angelo. The speaker indicated he wished to present some concerns related the OCP proposal and the potential implication this development may have to the environmentally sensitive areas within the watershed. Mr. Gunn advised, although he is supportive of some development within the ring road area, the environmental sensitivity of the surrounding area must ensure that an impeccable, detailed development plan and process is in place and, furthermore, the plan and process must be consistent with both the principles and objectives of the Burnaby's State of the Environment Report, Environmentally Sensitive Areas Strategy, S.F.U.'s Official Community Plan and the S.F.U. Development Plan Concept.

Mr. Gunn identified the following as issues of concern: the proposed Naheeno Park creek diversion is in direct conflict with many of the noted environmental principles; the designation of the western branch of Silver Creek needs to be defined and reassessed; the potential implications to downstream watercourses need to be assessed prior to any stream modification; to maintain the ecological integrity of the streams any mitigation must be kept to a minimum; sediment control programs and hydrological assessments are critical and must be sensitively and adequately addressed prior to any development proceeding, and; impending development will result in hydrological changes to all three drainage basins -- Eagle, Silver and Stoney Creeks, therefore, sediment, watercourse and stormwater management plans are critical. To deal with these many complicated issues Mr. Gunn recommends that a technical review committee be established to assess and evaluate the proposed plans, programs and mitigative strategies throughout the project. Also recommended, is an ongoing process for involving stewardship groups and other stakeholders, particularly those for Stoney, Silver and Eagle Creeks, to ensure a coordinated effort in maintaining the ecological integrity of the stream systems.

In conclusion, Mr. Gunn believes that the community wants to ensure that the best proposal, that reflects and maintains the ecological integrity of the area and adheres to the principles outlined in the plan, are followed.

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR EVANS

"THAT this meeting do now recess."

CARRIED UNANIMOUSLY

The meeting recessed at 9:35 p.m.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

“THAT this meeting do now reconvene.”

CARRIED UNANIMOUSLY

The meeting reconvened at 9:43 p.m. with His Worship, Mayor W.J. Copeland and Councillors Corrigan and Rankin absent.

Mike Baker, 7019 Apline Place, Delta, appeared before members of Council to advise he was in favour of the proposal. The speaker believes the proposal is a great compromise, environmentally and fiscally, that will provide the University the opportunity and flexibility to create a top institution. Mr. Baker suggested that if S.F.U. can be trusted with the minds of students it should be trusted with the environment.

** Councillor Rankin entered the Council Chamber at 9:46 p.m. and took his place at the Council table.

George Clulow, 6579 Oakhill Place, Burnaby representing the Vancouver Natural History Society appeared before members of Council to express support for the protection and preservation of the parkland component of the proposal, but is concerned about the speed at which the proposal has been considered. Mr. Clulow also identified the following environmental considerations he believes need to be addressed: the inventory of wildlife, particularly of birds, is inadequate; setbacks around streams are not large enough, and; what impact will the development have on the environment of Burnaby Lake and other areas outside of Burnaby Mountain. Lastly, it was suggested that the public input process for the OCP was rushed and inadequate and, in the speaker's view, building too hastily could result negatively. In conclusion, Mr. Clulow urged Council to make opportunity for a process that will guarantee environmental initiatives are met.

Don Brown, 4521 Watling Street, Burnaby appeared before members of Council to express his opposition to the proposal. Mr. Brown, in referring to the original agreement that transferred land to S.F.U., advised that the lands were to be used for university purposes only with no residential or commercial uses allowed. The speaker, although sympathetic to the needs of the university, feels it would be disastrous to permit such high density development.

Karen Morcke, 1730 Sherlock Avenue, Burnaby appeared before members of Council to request they reconsider this proposal. The speaker expressed concern about what will happen to the park with all this development placed next to it and concluded she was opposed to a plan of this density.

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Steve Mancinelli, 5610 Georgia Street, Burnaby again appeared before members of Council to urge consideration of all input and to further encourage Council to take this opportunity to implement new strategies for water management.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to the Community Plan Amendment, Bylaw No. 10391 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 31, 1996" - BYLAW NO. 10392

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to provide for multi-family residential development as an alternative to University uses - S.F.U. Neighbourhood District P11 and P11e

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10392 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 32, 1996" - BYLAW NO. 10393

Rezoning Reference #6/96

8888 Barnet Road - located within the Ring Road at Simon Fraser University

1996 JUNE 26

Portions of Lot 145, Except: Firstly: Part dedicated road on Plan LMP18081; Secondly: Part dedicated road on Plan LMP18082; Thirdly: Part dedicated road on Plan LMP18083; D.L.'s 31/101/102/141/144/147/209/210/211/212/213/214, Grp. 1, NWD, Plan 27774

From: P3 Park and Public Use, P6 Regional Institutional District and CD Comprehensive Development District

To: P3 Park and Public Use, P6 Regional Institutional District and P11 and P11e S.F.U. Neighbourhood District

The purpose of the proposed zoning bylaw amendment is to permit the potential development of up to 4536 multi-family residential units with park and school sites and associated minor support commercial facilities in two neighbourhoods as an alternative to University use, to define and protect Naheeno Park as a natural area, and to adjust certain zoning boundaries related to the Ring Road.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #6/96, Bylaw No. 10393 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

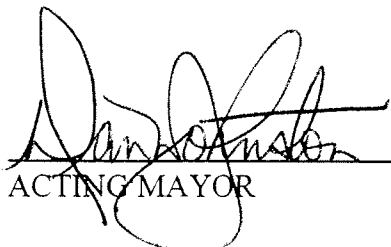
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:16 p.m.

Confirmed:

Certified Correct:


ACTING MAYOR


ADMINISTRATIVE OFFICER I

CITY OF BURNABY
ZONING BYLAW AMENDMENTS AND
OFFICIAL COMMUNITY PLAN AMENDMENT
PUBLIC HEARING

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

WEDNESDAY, 1996 JUNE 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" and the Official Community Plan:

1. "BURNABY COMMUNITY PLAN BYLAW 1987, AMENDMENT BYLAW 1996" - BYLAW NO. 10391

The purpose of the proposed Bylaw Amendment is to amend the Official Community Plan to include the "Simon Fraser University Official Community Plan".

2. "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 31, 1996" - BYLAW NO. 10392

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to provide for multi-family residential development as an alternative to University uses - S.F.U. Neighbourhood District P11 and P11e

3. "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 32, 1996" - BYLAW NO. 10393

Rezoning Reference #6/96

8888 Barnet Road - located within the Ring Road at Simon Fraser University

Portions of Lot 145, Except: Firstly: Part dedicated road on Plan LMP18081; Secondly: Part dedicated road on Plan LMP18082; Thirdly: Part dedicated road on Plan LMP18083; D.L.'s 31/101/102/141/144/147/209/210/211/212/213/214, Grp. 1, NWD, Plan 27774

From: P3 Park and Public Use, P6 Regional Institutional District and CD
Comprehensive Development District

To: P3 Park and Public Use, P6 Regional Institutional District and P11 and P11e
S.F.U. Neighbourhood District

The purpose of the proposed zoning bylaw amendment is to permit the potential development of up to 4536 multi-family residential units with park and school sites and associated minor support commercial facilities in two neighbourhoods as an alternative to University use, to define and protect Naheeno Park as a natural area, and to adjust certain zoning boundaries related to the Ring Road.

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 and Official Community Plan Amendment 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 May 28 to Tuesday, 1996 June 26.

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

D.R. Comis
CITY CLERK