

## PUBLIC HEARING

*2006 June 27*

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2006 June 27 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan, In the Chair  
Councillor P. Calendino (*Arrived 7:37 p.m.*)  
Councillor S. Dhaliwal  
Councillor G. Evans  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor L.A. Rankin  
Councillor N.M. Volkow

ABSENT: Councillor G. Begin

STAFF: Mr. Basil Luksun, Director Planning & Building  
Ms. Ann Lorentsen, Administrative Officer Operations

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 23, 2006" - BYLAW NO. 12102

Rez. #06-13

5150, 5279 & 5324 Riverbend Drive, and 8255, 8355 & 8360 Wiggins Street

Lot 1, D.L. 167, Group 1, NWD Plan 72187; Lot 1, D.L. 167, Group 1, NWD Plan 18016; Lot 48 Except: Part Road on Ref. Pl. 58599, D.L. 155, Group 1, NWD Plan 57656; Lot 48 Except: Firstly: Parcel "A" (Bylaw Pl 70015); Secondly: Part Subdivided by Plan 72187; D.L. 167, Group 1, NWD Plan 48061; Lot 43, D.L. 167, Group 1, NWD Plan 25676; Lot 49, D.L. 167, Group 1, NWD Plan 48061

From: M3 Heavy Industrial District and CD Comprehensive Development District

To: CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District, M3 Heavy Industrial District and Big Bend Development Plan guidelines, and in accordance with the comprehensive plan of development entitled "Riverbend Drive – West", dated 2006 April, prepared by the City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to provide a basis for future amendment CD rezoning approval for new development or change of use in the subject area consistent with City objectives outlined within this report and to continue to permit existing legally conforming uses and development in a wholly conforming manner.

The Advisory Planning Commission advises it SUPPORTS Rez. #06-13, Bylaw No. 12102.

A letter dated 2006 May 19 was received from Emily Mak, Borden Ladner Gervais, legal counsel for Norampac Inc., owners of 5279 Riverbend Drive and 8255 and 8360 Wiggins Street (subject properties) advising the owners are vigorously opposed to the proposed rezoning. This letter was circulated to Council prior to first reading of the bylaw.

A letter dated 2006 May 24 was received from the President, Burnco, co-owners of 5324 Riverbend Drive (one of the subject properties) providing Council with a letter to City staff outlining a number of objections to the subject application. This letter was circulated to Council prior to first reading of the bylaw.

A letter dated 2006 June 16 was received from the President, Vancouver Regional Construction Association advising Council of its opposition to the subject application and calling on Council to support the construction industry and other sectors that rely on the supply of heavy industrial property.

The writer suggests the proposed rezoning will have serious deleterious impact on the future of a reliable supply of land zoned for heavy industrial use which is important to a strong, responsive and efficient construction industry.

A letter dated 2006 June 21 was received from V.P & District Manager, PCL Constructors Westcoast Inc. urging Council to maintain the M3 zoning that currently exists for the subject properties. The writer advises that the current intensive construction activity requires the need for stable supplies of construction materials situated near the construction areas and the current M3 zoning will give Burnco the stability and predictability for any future expansion to meet market demands.

A letter dated 2006 June 21 was received from Manager, Policy & Planning, Greater Vancouver Regional District, owners of the Waste-to-Energy facility located at 5150 Riverbend Drive (subject property) expressing concern about specific language contained in the proposed rezoning. In consideration of the potential for future need to expand their facility, the writer asks Council to reconsider the restrictions identified in the initial report on the proposed area rezoning as related to waste disposal and processing facilities.

A letter 2006 June 23 was received from Burnaby Mill Manager, Norampac Inc., owner of 5279 Riverbend Drive, 8255 and 8360 Wiggins Street, Burnaby (subject properties) advising of their opposition to the subject rezoning application. The writer notes the proposed "down zoning" will compulsorily take away the right of current and future owners, without compensation, to develop other uses currently allowed under M3 zoning. The rezoning process is inherently discretionary and the risk of uncertainty in obtaining approval for the development of future uses will depress the market value of the land and place additional cost and procedural restrictions which may impede or deter altogether any future development.

Councillor Calendino arrived at the Public Hearing at 7:37 p.m.

In conclusion the writer stresses industry is essential to the economy and businesses, like Norampac, bring steady employment and sustainable growth and revenue to the communities in which they are located and; accordingly, urges the Mayor and Council to reject the proposed down zoning of industrial land. Attached to this letter are Schedule A: a list of existing industrial uses in the area subject to the proposed down-zoning and; Schedule B: a list of uses that will be lost as a result of the proposed down-zoning.

Scott Burns, 3639 81A Street SW Calgary, Alberta, President, Burnco Rock Products co-owner of 5324 Riverbend Drive, Burnaby appeared before Council in opposition to the subject application. Mr. Burns provided Council with a PowerPoint presentation on who Burnco is and what they do. Burnco, explained the speaker is a supplier of aggregate, concrete, asphalt and pre-cast concrete products, with over 1000 employees, operating in British Columbia and Alberta. When selecting this site Burnco had sought a property suitable for staged development of a concrete plant, cement storage and distribution terminal, aggregate re-handing area and an asphalt plant with appropriate zoning, located along tidal water and with rail access. Mr. Burns advised Council that Burnco entered into an agreement with Graymont for co-ownership of the site and established its operation in Burnaby following extensive meetings and planning with City of Burnaby staff and based on the property's existing M3 zoning and the assumption future development plans would be allowed.

A PPA was submitted to the City in February 2005 indicating future plans for a higher capacity, more permanent, concrete plant for the site and when the PPA was issued in May 2005 the site was developed with the existing facilities with most utilities sized and installed to accommodate future development phases.

Mr. Burns concluded, Burnco is committed to long-term improvements of its sites and incorporating the best available technologies; they have enviable environmental and safety records and a lengthy history of good corporate citizenship and look forward to a long and mutually recording future of doing business in the City of Burnaby.

Basil Luk Sun, Deputy Director Planning & Building, responding to Council's request for clarification of the application, advised the purpose of the staff proposal is to ensure uses for this site conform with recent development taking place in the surrounding area. The goal, explained Mr. Luk Sun is get a handle on the types of uses permitted by excluding those uses that are detrimental and only considering uses complimentary to surrounding development. The plans for the uses Mr. Burns is proposing under their expansion have yet to be submitted, noted the speaker, and staff would need to consider the types of materials being used, noise and air emissions related to those uses.

In response to a query from Council, Mike Kask, Area Manager, Burnaby Operation, Burnco advised, at present, they have approximately 30 to 34 employees working on site, with an estimated 80 to 100 if their planned expansion takes place. Mr. Burns, responding to a query advised water access is critical to their operation as most of their material is delivered to the site by barge and also clarified, utility improvements to the site would need to be increased further but they have already been built out past current need.

Coleman Tokei, 5659 Musgrove, Richmond, appeared before Council advising he represents Euro Asia Transload Inc., a tenant business located at 5324 Riverbend Drive, the subject property. Mr. Tokei noted that his business, which provides rail/truck transfer for overseas shipments of products such as pulp and paper, is dependent on a prime location such as this; centrally located and with rail, water and highway access. The speaker urged Council to preserve the M3 zoning for this site because sites like this are rare and desperately needed in the battle to maintain foreign markets.

Stuart Somerville, 200 – 10991 Shellbridge Way, Richmond representing Graymont Ltd, co-owner of 5234 Riverbend Drive appeared before members of Council to express opposition to the proposed rezoning. The speaker advised that his company, a local, family owned business, produces precipitated calcium carbonates which are used in paper production, requiring a location close to a waste reduction facility and water access. Mr. Somerville expressed concern that a change in zoning could have a negative impact on their business and that of their co-owner.

Mr. Somerville also clarified that they are currently in discussion with the eco-waste facility located on an adjacent property

John Butterworth, 4108 Winnifred Street, Burnaby appeared before Council to express concern that this application will add to the erosion of available industrial land in Burnaby and the Lower Mainland. Mr. Butterworth noted that the proposed CD zoning includes an M5 component which he feels is not appropriate and possibly a detrimental form of development for this location. The speaker noted that M3 zoning has always been a part of the Big Bend Development Plan and with a natural separation from other sites by the railway line this is an appropriate location for an M3 zone.

Mr. Butterworth suggested that a linear park along the river is not necessary if access to the river is achievable and it is unfair to those industries that require waterfront access to be deprived of that benefit, especially since it is better to move material by water and rail rather than overloading roads with trucks. The speaker questioned where businesses such as Burnco are supposed to locate – this is a perfect location, centrally located in the Lower Mainland.

There were no further submissions in relation to Rez. #06-13, Bylaw No. 12102.

MOVED BY COUNCILLOR JORDAN:

SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #06-13, Bylaw No. 12102 be now terminated.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 24, 2006" - BYLAW NO. 12103

Rez. #06-23

7501 Market Crossing and 5782 Marine Way

Lot 2, D.L. 155B, Group 1, NWD Plan BCP21081, and Parcel "D" Except: Part on Plan BCP22917, D.L. 155B, Group 1, NWD Plan 85194

From: CD Comprehensive Development District (based on C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, the Byrne Road and Marine Way Commercial Precinct Development Plan as guidelines, and in accordance with the development plan entitled "Completion of Marine Promenade Commercial Centre" prepared by Kasian Architecture Interior Design and Planning Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit completion of the development of the retail shopping centre by incorporating the remaining adjacent 1.1 ha (2.8 acre) parcel to the east, 5782 Marine Way, into the approved shopping centre development.

The Advisory Planning Commission advises it SUPPORTS Rez. #06-23, Bylaw No. 12103.

A letter dated 2006 June 14 was received from Director, Development, Anthem Properties, 550 Burrard St., Vancouver advising, as development managers of Big Bend Crossing, located immediately across Marine Way from the subject properties, they are in support of the subject application. The writer notes they are confident this rezoning and consolidation will strengthen the commercial node being developed at Marine and Market Crossing.

There were no further submissions in relation to Rez. #06-23, Bylaw No. 12103.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing relating to Rez. #06-23, Bylaw No. 12103 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 25, 2006" - BYLAW NO. 12104

Rez. #06-05

3855 Sunset Street

Lot G, Blk 11, D.L. 68 Group 1, NWD Plan 12189

From: C1 Neighbourhood Commercial District

To: Comprehensive Development District (based on P1 Neighbourhood Institutional District and C1 Neighbourhood Commercial District as guidelines and in accordance with the development plan entitled "3855 Sunset St., Burnaby" prepared by Matt Rodzki)

The purpose of the proposed zoning bylaw amendment is to permit the operation of a child care facility on the site, while retaining the possibility of future C1 District uses.

The Advisory Planning Commission advises it SUPPORTS Rez. #06-05, Bylaw No. 12104

Dr. Bruce Davey, 3825 Sunset Street, Burnaby appeared before Council to express his concern about parking related to the subject application. Dr. Davey advised that parking is already very restricted in this area and he does not understand how 2 drop off spots will adequately meet the needs of up to 40 parents who will be dropping off their children within a relatively short period of time, both in the morning and again in the evening. In conclusion, Dr. Davey advised he is not in favour of the application because the parking implications make it an inappropriate use. Parking for the businesses located in this area, including his own, are inadequate concluded the speaker, and the proposed use will only make the situation worse.

There were no further submissions in relation to Rez. #06-05, Bylaw No. 12104.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing relating to Rez. #06-05, Bylaw No. 12104 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 26, 2006" - BYLAW NO. 12105

Rez. #06-17

3676 Bainbridge Avenue

Block 14 Except: Firstly: Part (0.05 of an acre more or less shown on Plan with Bylaw filed 32933, Secondly: Part on Plan with Bylaw filed 58377, Thirdly: Part dedicated Road on Plan LM3433, D.L. 44, Group 1, NWD Plan 3049

From: M5 Light Industrial District

To: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and in accordance with the development plan entitled "Polaris Water – Tenant Improvements" prepared by Streamline Facility Planning Corporation")

The purpose of the proposed zoning bylaw amendment is to permit alcoholic beverages to be bottled within the existing bottling facility.

The Advisory Planning Commission advises it SUPPORTS Rez. #06-17, Bylaw No. 12105.

A letter dated 2006 June 19 was received from H. Fung, 3619 Lynndale Cres., Burnaby advising the writer's house is located 150 feet directly being the subject property. The writer notes existing problems with noise pollution related to bottling equipment, compressors and fans at this facility and requires active environmental impact enforcement. A series of correspondence between the writer, city staff and a representative of the tenant business are attached to the letter.

A letter dated 2006 June 27 was received from Peter Lee and Patricia Su, owners of 3627 Lynndale Cres., Burnaby advising they are opposed to the subject rezoning application. The writers advise they are opposed because of increased air pollution; noise, traffic and safety issues related to alcoholic beverages being produced on site and request the application to rezone be denied.

Peter Toews, 3630 Weston Court, Burnaby appeared before Council to express his opposition to the subject application. Mr. Toews advised he feels the proposed use is not appropriate for several reasons: bottling facilities are noisy – as this facility already is; depending on what type of alcoholic beverage is being bottled, unpleasant odours could be produced and; the possibility of allowing the manufacture of alcoholic beverages on site is unacceptable. This type of facility erodes the way of life for area residents noted the speaker.

In response to an inquiry about the noise coming from the facility since the installation of new equipment, Mr. Toews informed Council that he lives the next street over and can hear the noise at any time of the day because the sound carries up the slope to the residential area.

In response to a query from Council regarding noise related to the application, the Deputy Director Planning and Building, Basil Luk Sun, advised an acoustical consultant has been retained by the applicant and the findings will be presented and the problem resolved prior to adoption of the bylaw.

Joanna Banasik, 3488 Bainbridge Avenue, Burnaby appeared before Council, informing them that her home is closest to the subject facility and she is opposed to the application because noise is an ongoing, constant problem for them and others in the neighbourhood. The speaker advised that production at the subject facility goes all night and on Saturdays and holidays, making enjoyment of their home impossible; they cannot open their windows and sleep is disrupted not just from the plant but also from truck engines left running at night. Ms. Banasik informed Council that she has attempted to speak with employees at the facility when noise occurs but has had little success in making it stop.

\*\*Councillor Rankin retired from the Public Hearing at 9:11 p.m

Peter Banasik, 3488 Bainbridge Avenue, Burnaby appeared before Council to concur with what his mother has said about noise from the subject property. Mr. Banasik advised that noise, especially during the summer months, is a real problem because doors to the facility are often left open allowing even more noise out into the neighbourhood. The speaker also noted that the plant emits steam/vapour into the air several times a week making an extremely loud noise and trucks, left idling at night, add to the noise pollution.

Joanna Banasik, adding to her son's comments, advised that parking is also an issue because the employees often park in front of her home and sometimes even block off her driveway.

Basil Luk Sun, Deputy Director Planning and Building, responding to a query from Council, advised that once the acoustical work has been completed the Environmental Services staff will ensure that noise levels meet the City's bylaw requirements.

Wayne Chen, 3623 Lynndale Crescent, appeared before Council members to express his opposition to the subject application because of anticipated increased noise and traffic. The speaker noted there is already a noise problem related to the bottling facility and the tenants do not seem to care about the effect it is having on their neighbours. In response to a query from Council, Mr. Chen advised that he has lived in this area since 1998 and, while noise has been an issue for the past 5 to 6 years, recently it has been getting worse.

\*\*Councillor Rankin returned to the Public Hearing at 9:16 p.m

Hak Fung, 3619 Lynndale Crescent, Burnaby appeared before members of Council to express his opposition to the rezoning proposal. Mr. Fung advised, as he noted in his letter read earlier, noise from this facility is a problem. The speaker expressed concern that City staff has allowed new equipment to be installed in the facility that is not appropriate for "Light Industry" located adjacent to a resident neighbourhood and the noise barrier for the equipment does not suppress the noise enough. In addition to noise, Mr. Fung noted the vibration being emitted by the facility is also a problem and between the vibration and noise he is unable to use his back yard.

In responding to a question from Council, Mr. Fung advised he has lived in his home for four years but noise has only become a serious problem in the past several months. Mr. Fung also noted that the 7 foot chain link fence between his property and the subject property was built to deter the theft of bottles stored at the rear of the facility. With regard to noise prior to the recent installation of equipment, Mr. Fung noted problems with noise had related to the garbage containers not fans and equipment.

There were no further submissions in relation to Rez. #06-17, Bylaw No. 12105.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing relating to Rez. #06-17, Bylaw No. 12105 be now terminated."

CARRIED UNANIMOUSLY



5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 27, 2006" - BYLAW NO. 12106

Rez. #06-16

6036 Brantford Avenue

Lot 2, D.L. 92, Group 1, NWD Plan 70864

From: R9 Residential District

To: R4 Residential District

The purpose of the proposed zoning bylaw amendment is to permit construction of a new single-family dwelling utilizing the R4 Residential District regulations.

The Advisory Planning Commission advises it SUPPORTS Rez. #06-16, Bylaw No. 12106.

There were no further submissions in relation to Rez. #06-16, Bylaw No. 12106.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #06-16, Bylaw No. 12106 be now terminated.”

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 28, 2006" - BYLAW NO. 12107

Rez. #05-68

7170 Kingsway

Parcel 221, D.L. 95, Group 1, NWD Reference Plan 63973

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled “Kingsway Tower” prepared by Robert Ciccozzi Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a mixed-use development with high-rise apartments and ground level Kingsway fronting retail commercial which is consistent with the Council-adopted Edmonds Town Centre Plan.

The Advisory Planning Commission advises it SUPPORTS Rez. #05-68 Bylaw No. 12107.

A letter dated 2006 June 16 was received from Richard and Elizabeth Whitney, 7288 Acorn Avenue, Burnaby expressing vehement opposition to the rezoning application. The writer's note that any building over 10 stories on the subject site will destroy their northerly view, as will even lower buildings for those residents of the northeast corner of 7288 Acorn Avenue. The writers suggest that buildings situated on Kingsway should only be permitted to be 3-4 stories and further, with four new towers coming on line on the north side of Kingsway, there is no need for another high-rise. The Whitneys' note commercial development should be encouraged for the south of Kingsway to accommodate the many seniors living on that side. In conclusion the writer's request that Council not permit this plan to proceed as it is unfair to those already living near the subject property.

A copy of a letter dated 2006 June 21 from W. Graham, 7171 Beresford Avenue, Burnaby to Ascent Real Estate Management Corp., Council Members and all condominium owners of 7171 Beresford, was sent to Burnaby Council. Mr. Graham expresses concern about the preservation of approximately 40 trees bordering their property and suggesting all the trees could be damaged unless they are carefully protected. The writer concludes that the City and developer should protect all 40 trees on the property.

Rick Gibbs, 7171 Beresford Avenue, Burnaby appeared before members of Council to express his concern about the protection and preservation of the trees the run the length of the border between 7171 Beresford and the subject property. Mr. Gibbs questioned why the trees had been tagged.

Basil Luk Sun, Deputy Director Planning & Building, advised the plan makes provision for maintenance of the trees; an arborist has been retained to inspect the trees, establish root lines and ensure their protection.

Marla Giacomazzi, 7171 Beresford Avenue, Burnaby appeared before Council advising of her opposition to the subject application. A 16 storey building will obstruct her view, as well as that of other residents, noted the speaker. Ms. Gaicomazzi does not object to the commercial component of the application but does not support the density of the residential component. The speaker also noted she is concerned about the protection of the trees along the border of the two properties.

There were no further submissions in relation to Rez. #05-68, Bylaw No. 12107.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #05-68, Bylaw No. 12107 be now terminated.”

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 29, 2006" - BYLAW NO. 12108

Rez. #06-04

3033 Beta Avenue

Lot 48, D.L. 70, Group 1, NWD Plan 62014

From: CD Comprehensive Development District (based on M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Green Business Park as guidelines and in accordance with the development plan entitled "3033 Beta Avenue" prepared by CEI Architecture Planning Interiors)

The purpose of the proposed zoning bylaw amendment is to permit office use throughout the existing building on site, with an option of allowing other M5 Light Industrial uses; increase surface parking; and alter existing landscaping.

The Advisory Planning Commission advises it SUPPORTS Rez. #06-04, Bylaw No. 12108

There were no further submissions in relation to Rez. #06-04, Bylaw No. 12108.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing relating to Rez. #06-04, Bylaw No. 12108 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 30, 2006" - BYLAW NO. 12109

Rez. #06-18

Ptn. 5750 Lougheed Highway

Ptn. of Lot 1 Except: Part in Statutory Right-of-Way Plan LMP52290, D.L. 130, Group 1, NWD Plan 84530

From: M2 General Industrial District and R2 Residential District

To: CD Comprehensive Development District (based on M2 General Industrial District, R2 Residential District and in accordance with the development plan entitled "Coastal Ford" prepared by Omicron Consulting Group)

The purpose of the proposed zoning bylaw amendment is to permit the siting of a free-standing sign within the Lougheed Highway R2 buffer area.

The Advisory Planning Commission advises it SUPPORTS Rez. #06-18, Bylaw No. 12109.

There were no further submissions in relation to Rez. #06-18, Bylaw No. 12109.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #06-18, Bylaw No. 12109 be now terminated.”

CARRIED UNANIMOUSLY

9. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 31, 2006" - BYLAW NO. 12110

Rez. #06-20

9000 Glenlyon Parkway

Lot E, D.L. 164, Group 1, NWD Plan LMP22899

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenlyon Concept Plan guidelines)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, Glenlyon Concept Plan guidelines and in accordance with the development plan entitled “Ballard - Proposed Addition of Second Floor Office Space” prepared by Kom Lynn Associates Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit development of an internal second floor expansion within the existing Ballard Power Systems laboratory and office facility.

The Advisory Planning Commission advises it SUPPORTS Rez. #06-20, Bylaw No. 12110

There were no further submissions in relation to Rez. #06-20, Bylaw No. 12110.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #06-20, Bylaw No. 12110 be now terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing do now adjourn.”

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:40 p.m.

Confirmed:

  
MAYOR

Certified Correct:

  
ADMINISTRATIVE OFFICER OPERATIONS