

PUBLIC HEARING

2011 SEPTEMBER 20

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2011 September 20 at 7:00 p.m.

PRESENT: Mayor D.R. Corrigan, In the Chair
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor A. Kang
Councillor D.N. Johnston
Councillor C. Jordan
Councillor P. McDonell
Councillor N.M. Volkow

ABSENT: Councillor R. Chang

STAFF: Mr. Basil Luksun, Director Planning and Building
Mr. Ed Kozak, Senior Current Planner
Mr. Sid Cleave, Acting Deputy City Clerk
Ms. Eva Prior, Acting Administrative Officer 1

The Public Hearing was called to order at 7:00 PM.

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 26, 2011 – BYLAW NO. 12980

Rez. #04-09

4600 Kingsway, 6200 McKay Avenue

Lot 1, D.L. 153, Group 1, NWD Plan 76673, Lot B Except: Firstly: Part on Plan 77784 and Secondly: Part on Plan 79182, D.L. 153, Group 1, NWD Plan 77781

From: CD Comprehensive Development District (based on C3 General Commercial District and P6 Regional Institutional District guidelines)

To: Amended CD Comprehensive Development District (based on RM5(s) Multiple Family Residential District, C3 Community Commercial District and Metrotown Development Plan guidelines and in accordance with the development plan entitled “Station Square” prepared by Kasian Architecture and Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to establish detailed development guidelines for the subject site, as well as to permit mixed-use high-rise apartment development with ground-level street-fronting commercial and renovation of existing commercial buildings as a first phase of development.

The Advisory Planning Commission advised it does not support the rezoning application. The Commission noted it fully supports the concept of densification, however, given the scale of the

proposed development; further clarity is needed regarding the transportation, recreational/park and school/education infrastructure requirements to accommodate the rezoning application.

The rezoning applicant, Rob Blackwell, representing Anthem Properties, 300-500 Burrard Street, Vancouver, appeared before Council to answer any questions Council may have.

Craig Henschell, 4160 Sardis Street, Burnaby appeared before Council supporting the rezoning application. The speaker concluded by noting the importance of addressing shadowing and pedestrian accessibility issues associated with the development.

Norman Bacon, 6438 McKay Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted the proposed five residential high rise towers will have a tremendous impact on hydro, water, police, fire, medical and school services as well as street traffic. The speaker requested the development not proceed until the high rise towers already under construction in the area are completed and their impact on the community is further reviewed.

Paul Webber, 5566 Elsom Avenue, Burnaby appeared before Council supporting the proposed sustainable development. The speaker concluded by noting the importance of integrating the development with Metropolis and Crystal Mall.

Lois Reid, President, Strata Council LMS-0036, Grande Corniche II, 2602-6220 McKay Avenue, Burnaby appeared before Council supporting the proposed development which provides shops, stores and services within walking distance of her home. The speaker concluded by noting the importance of using density bonus funds and additional property taxes generated by the development for the provision of much needed community services.

Matthew Stewart, 7711 Lawrence Drive, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted the following points:

- The density of the proposed development is too high; it could set a precedent for development in this area as well as other town centre areas.
- The issue of housing affordability in town centre areas should be addressed.

The speaker also read a statement from Rick McGowan, 106-5656 Halley Avenue, Burnaby. The statement included the following points:

- Further consultation with town centre areas should have taken place prior to the “s” category zoning taking effect.
- Unbundling of parking spaces from units in the proposed development would make the units more affordable and encourage the use of alternate forms of transportation.
- More rental units are needed in this area.
- Consideration should be given to providing a bike route along Kingsway and improving north/south routes.

Tom Lazar, 6455 Willingdon Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker noted the following benefits of the proposed development:

- additional public spaces;

- more restaurant and shop choices;
- improved neighbourhood safety.

The speaker concluded by noting the development will also be pedestrian friendly and wheelchair accessible.

A letter dated 2011 September 12 was received from Mrs. Arnold Sagman, 2502-6220 McKay Avenue, Burnaby expressing concern regarding proposed number and height of towers, obstruction of views, pedestrian safety as well as additional traffic, population, noise and crime.

A letter dated 2011 September 14 was received from Kyle Ulinder, 6176 McKee Street, Burnaby approving of the concept of this mixed use proposal which supports Metrotown as a regional town centre under the Liveable Region Strategic Plan and with the urban design principals which promote a pedestrian-oriented environment.

A letter dated 2011 September 8 was received from Lois Reid, President, Strata Council LMS-0036, Grande Corniche II, 2602-6220 McKay Avenue, Burnaby expressing concerns of residents in her complex regarding the following key points:

- impact of proposed development on their views and property values;
- many owners regard five towers as too many for a space of this size unless there is adequate public, non-commercial spaces to accommodate the influx of people;
- the increase in vehicular and pedestrian traffic may negatively affect their everyday movements, safety, and security;
- the intersection of Kingsborough Street and Silver Avenue will continue to be an area for pedestrian/vehicular conflict;
- ensure the old Station Square area renewal is undertaken at the beginning of the first phase of the project in tandem with the construction of the new grocery store and the first tower.

The writer concluded by stating despite the above noted concerns and the disruption to the current living situation during construction, she supports the rezoning application as long as the existing Station Square renewal is completed in the first phase as planned and presented to residents of her complex.

A letter dated 2011 Sept. 20 was received from Mondee Redman, Chair, Burnaby Public Library Board, advising the Board was pleased with the plan to create a liveable and walkable neighbourhood in the Metrotown area with a good mix of amenities and residential units. The Board, however, expressed concern regarding the impact of the proposed development on the parkade serving the Bob Prittie Metrotown Library Branch and Civic Square. The Board also noted the increase in traffic resulting from greater residential and commercial development in the area may make using the parkade more challenging.

Letters supporting the rezoning application were received from:

- Allen Wong, 4641 Pender Street, Burnaby
- Jeff Stark, 401-4365 Hastings Street, Burnaby
- Susie Leon, 509-4808 Hazel Street, Burnaby
- Geoff Stollery, Vice President, Real Estate, Best Buy Canada Ltd., 8800 Glenlyon Parkway, Burnaby

- Linda Griffiths, General Manager, Metrotown Overseas Holdings, owners and operators of Holiday Inn Express Metrotown, 4405 Central Blvd., Burnaby
- Tom Munro, Vice President, Real Estate and Store Development, Overwaitea Food Group, 19855-92A Avenue, Langley
- Bahore Poleshuk, 6212 McKee Street, Burnaby
- Henry Wong, 4573, Georgia Street, Burnaby
- Greg Chang, 605-6240 McKay Avenue, Burnaby
- Claudia Brousseau, 4637 Albert Street, Burnaby
- Ronald Yan, 5807 Mayville Circle, Burnaby
- Mathieu Dube, 4637 Albert Street, Burnaby
- Jie Pan, 5568 Irving Street, Burnaby
- Tiziana Fadi, 7269 Ridge Drive, Burnaby
- Kelly Buono, 7150 Paulus Crescent, Burnaby
- Christina Megeval-Joe, 1520 Crestlawn Drive, Burnaby
- Mary Moro, 4080 Fir Street, Burnaby
- Antony Schnorr, 4630 Northlawn Dive, Burnaby
- Robert J. Howe, 1455 Crestlawn Drive, Burnaby
- Andrea Thomson, 4078 Fir Street, Burnaby
- Evelyn Howe, 165 N Springer Avenue, Burnaby
- Thomas Lazar, 101-6455 Willingdon Ave., Burnaby

There were no further submissions received regarding Rezoning #04-09, Bylaw No. 12980.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #04-09, Bylaw #12980 be terminated.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 35, 2011 – BYLAW NO. 13007

Rez. #06-47

4420 & 4444 Lougheed Highway, 2060 Rosser Avenue, 4461 & 4408 Sumas Street and 2131 Willingdon Avenue

Parcel F Except: Part dedicated road on PI LMP50417, D.L. 119, Plan 54537; Parcel 1, D.L. 119, Plan LMP52063; Lot A, D.L. 119, Plan 13663, Lot 52, D.L. 119, Plan 38765 & Lot 63, D.L. 119, Plan 46778; Lot 1, Blk 7, D.L. 119, Plan 2855 and Lot 70, D.L. 119, Group 1, NWD Plan 57054

From: C3 General Commercial District, C4 Service Commercial District, P8 Parking District and M1 Manufacturing District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre

Plan guidelines and in accordance with the development plan entitled “SOLO District” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit development of a major mixed-use residential/commercial project.

The Advisory Planning Commission advised it does not support the rezoning application. The Commission noted it fully supports the concept of densification, however, given the scale of the proposed development, further clarity is needed regarding the transportation, recreational/park and school/education infrastructure requirements to accommodate the rezoning application.

Norman Bacon, 6438 McKay Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted residents in the nearby high rise tower on the north side of the Lougheed Highway will experience a loss of view and property value. The writer concluded by emphasizing the proposed towers are too high.

Doris Schmidt, 4380 Halifax Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The writer noted the following points:

- The proposed towers are too high.
- A large number of people will be moving into the area and this will increase traffic congestion.
- The area should be more pedestrian and bike friendly.
- Commercial activity should be supported because it creates jobs.

Randy Wong, Goodyear Tire Services, 2075 Willingdon Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application because it will force him to relocate his business. The speaker noted his tire service establishment provides educational services for secondary and post-secondary schools in the area.

His Worship, Mayor Derek R. Corrigan, invited Mr. Wong to meet with the Planning Department to review relocation options for his business.

Dan McLean, 804-2138 Madison Avenue, Burnaby appeared before Council expressing concern regarding the number of parking spaces included with the proposed development. The speaker noted the bylaw requirement to provide 1.1 parking spaces per residential unit is too low.

A letter dated 2011 Sept. 19 was received from Darryl Chow, 1606-4400 Buchanan Street, Burnaby advising he does not oppose the concept of the development of the southwest corner of Willingdon Avenue and Lougheed Highway. However, he does not agree with the proposed changes as currently presented.

The writer expressed concern regarding the following key points:

- Traffic congestion and pollution;
- Traffic and pedestrian safety;
- Height of and type and number of units in proposed towers;
- Energy and water requirements for development; and
- Loss of green space, views and property values for adjacent residents.

Letters supporting the rezoning application were received from:

- Dr. Ruby Parmar, 102-1899 Rosser Avenue, Burnaby
- Monika Aloysius, Assistant General Manager, Joey’ Restaurant, 109-1899 Rosser Avenue, Burnaby
- Suthakaran Nadarajah, Kansas Enterprises, #6-2662 Austin Avenue, Coquitlam
- Andy Nguyen, Rainbow Nail Studio, 110-1899 Rosser Avenue, Burnaby
- Shannon Dolton, Winners, 1899 Rosser Avenue, Burnaby
- Dr. Rehana Kassam, Back to Wellness Centre, Inc., 103-1899 Rosser Avenue, Burnaby
- Elena Krioukova, Magic Stitch, 111-1899 Rosser Avenue, Burnaby

There were no further submissions received regarding Rezoning #06-47, Bylaw No. 13007.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #06-47, Bylaw #13007 be terminated.”

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 36, 2011 – BYLAW NO. 13008

Rez. #11-24

6634 & 6638 Dow Avenue

Lot 51, D.L. 153, Group 1, NWD Plan 24982; Lots 4 & 5, D.L. 153, Group 1, NWD Plan 1598

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Development Plan guidelines and in accordance with the development plan entitled “Dow Avenue Tower” prepared by IBI/HB Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of a high-rise residential tower over a low-rise street-oriented residential podium.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2011 Sept. 13 was received from Laura Ballon and Dylan Luccock, 6794 Dow Avenue, Burnaby advising the proposed rezoning from low-rise street-oriented residential buildings to high-rise residential towers is incompatible with the surrounding community. The massive scale of the proposed development will reduce the safety, liveability, and environmental health of the area.

The writers expressed concern regarding the following key points:

- Traffic congestion and safety,
- Lack of parking,
- Crime and violence,
- Construction noise and dirt,
- Loss of views, privacy and land values for neighbouring properties,
- Maywood school cannot handle the anticipated increase in the number of students,
- Development conflicts with the Burnaby Social Sustainability Strategy, and
- Enough residential tower developments are already planned for the area.

Cynthia Melosky, Polygon Homes, 1333 West Broadway, Vancouver, representing the rezoning applicant, appeared before Council to answer any questions Council may have.

Laura Ballon, 6794 Dow Avenue, Burnaby appeared before Council opposing the rezoning application. The writer noted the following points, concerns and questions:

- Children from the proposed development will overload Maywood School.
- Traffic congestion will increase particularly in the lane adjacent to the school; it is already difficult to drop off and pick up students.
- The size of the towers is not compatible with the neighbourhood; any buildings on this site should be under six storeys.
- Does the developer have plans to relocate displaced low-income residents?
- Will any rental units be provided?

The speaker also noted the existing apartment building at 6634 Dow Avenue is currently occupied. The speaker concluded, on a personal note, by advising she will lose her mountain view and privacy.

In response to the speaker's comments, the Director Planning and Building confirmed the apartment building at 6634 Dow Avenue is being rented out. Initially, he thought the building was vacant.

Norman Bacon, 6438 McKay Avenue, Burnaby appeared before Council noting the existing apartment building at 6634 Dow Avenue will be demolished and expressing concern regarding displacement of residents currently occupying the building.

Fred Hinmueller, 6939 Gray Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted the following points and concerns:

- Traffic congestion will increase particularly in the lane adjacent to Maywood School; it is already difficult to drop off and pick up students.
- Residents in the existing apartment building at 6634 Dow Avenue will be displaced.

The speaker concluded by requesting consideration be given to reducing the density of and providing rental units in the proposed development.

Stephanie Yau, 6750 Dow Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker inquired regarding the maximum zoning capacity for this area.

In response to the speaker's inquiry, the Director Planning and Building advised the majority of this area is zoned RM3. He further noted the proposed development is consistent with the 1977 Metrotown Development Plan and the "s" category zoning designation adopted by Council earlier this year.

Cynthia Melosky, Polygon Homes, 1333 West Broadway, Vancouver representing the rezoning applicant, again appeared before Council advising the proposed development is not being offered as a rental building, however, typically in buildings of this type, 25%-30% of the units are rented out. The speaker also noted, at this time, there are no relocation plans for residents in the existing apartment building on the development site.

David Eng, 1325 Glenabbey Drive, Burnaby appeared before Council on behalf of his parents, the owners of 6678 Dow Avenue, Burnaby expressing concern regarding placement of the driveway for the proposed development adjacent to his parent's property. The speaker requested consideration be given to moving the driveway to another part of the development closer to Beresford Street.

Paul Yau, 6750 Dow Avenue, Burnaby appeared before Council expressing concern regarding traffic in the lane adjacent to Maywood School. The speaker requested the City work with the School District to address this matter.

Tommy Yau, 6750 Dow Avenue, Burnaby, appeared before Council expressing parking and traffic concerns in the vicinity of Maywood School. The speaker also noted people shopping at the mall are parking on the street. The speaker further noted it is difficult for drivers to see properly when turning at the Dow Avenue/Imperial Street intersection.

There were no further submissions received regarding Rezoning #11-24, Bylaw No. 13008.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-24, Bylaw #13008 be terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

“THAT staff prepare a report responding to the transportation issues and concerns raised at the Public Hearing for Rez.#11-24, Bylaw No. 13008.”

4) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 37, 2011 – BYLAW NO. 13009

Rez. #11-09

840 Sperling Avenue

Lot A, District Lot 206, Group 1, NWD Plan 69038

From: M4 Special Industrial District and CD Comprehensive Development District (based on M1 Manufacturing District)

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to permit an R5 Residential District single- and two-family residential subdivision.

The Advisory Planning Commission advises it supports the rezoning application.

Jim Ervin, 1451 Sherlock Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker noted the following points:

- The development will attract more cars to the area.
- The demand for garbage, sewer and water service will increase.
- During construction phase of project, adjacent residents will be subjected to noise, dust, etc. from the development.

Stanley Lee, owner of 6821 Carnegie Street, Burnaby appeared before Council supporting the rezoning application. The speaker emphasized the proposed residential use of the property is far more compatible with the neighbourhood than the previous lumber yard use.

A letter dated 2011 Sept. 16 was received from Stanley Lee, 6821 Carnegie Street, Burnaby, supporting the rezoning application. The writer noted the proposed residential zoning will be compatible with the neighbourhood and reduce the amount of traffic and noise as well.

A letter dated 2011 Sept. 19 was received from Thomas Russell, solicitor for Dr. Sammy Lee, 6828 Union Street, Burnaby expressing concern construction of the proposed cul-de-sac road will result in the loss of trees and vegetation adjacent to his client's property. Accordingly, on behalf of his client, Mr. Russell requested Council require the developer to install a buffer, including vegetation and trees, to reduce the impact of the development on his client's property.

A letter dated 2011 Sept. 20 was received from Jose and Teresa Goncalves, 6817 Carnegie Street, Burnaby expressing no objection to the rezoning application. The writers, however, requested the chain link fence erected by Curtis Lumber be replaced with a cedar or wood fence for privacy and noise reasons.

There were no further submissions received regarding Rezoning #11-09, Bylaw No. 13009.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-09, Bylaw #13009 be terminated.”

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 38, 2011 – BYLAW NO. 13010

Rez. #11-18

6668 Dufferin Avenue

Lot 5, D.L. 93, Group 1, NWD Plan 2442

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled “Dufferin Eight Townhouses” prepared by Jordan Kutev Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey townhouse development with under-unit parking.

The Advisory Planning Commission advised it supports the rezoning application.

Silvio Bertolone, 6656 Dufferin Avenue, Burnaby, appeared before Council noting the rezoning application will have a negative impact on the neighbourhood. The proposed development will tower over his property and decrease its value. The speaker concluded by noting the subject property appears to violate the lot width provisions of the zoning bylaw for three storey buildings in the RM2 District.

In response to the speaker’s comment, the Director Planning and Building noted under the CD zoning category in the zoning bylaw, lot width provisions can be varied.

Dave Wong, 6691 Russell Avenue, Burnaby, appeared before Council advising the proposed development does not fit into the neighbourhood. The speaker asked which part of the zoning bylaw applies to the CD district.

In response to the speaker’s inquiry, the Director Planning and Building advised that Schedule 7 of the zoning bylaw contains the regulations for the CD District.

Mara Bettiol, 6725 Russel Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker inquired regarding vehicular access to the site.

In response to Ms. Bettiol’s inquiry, the Director Planning and Building showed the speaker a site plan noting vehicular access to the site from the east west lane south of the development.

MOVED BY COUNCILLOR KANG:

SECONDED BY COUNCILLOR JOHNSTON:

“**THAT** this Public Hearing do now recess.”

CARRIED UNANIMOUSLY

The Public Hearing recessed at 9:00 p.m.

MOVED BY COUNCILLOR CALENDINO:
SECONDED BY COUNCILLOR MCDONELL:

“**THAT** this Public Hearing do now reconvene.”

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 9:07 p.m. with Councillor Chang absent.

His Worship, Mayor Derek R. Corrigan, asked Ms. Bettiol, 6725 Russell Avenue, Burnaby to continue with her presentation.

The speaker concluded by stating her opposition to construction of this 8-unit townhouse development. She noted a duplex or fourplex would be a more appropriate form of development.

Glen Corbet, 6631 Russell Avenue, Burnaby appeared before Council expressing concern regarding parking and traffic in the area. In particular, the speaker noted traffic issues at the Imperial/Kingsway/Russell intersection.

In response to the speaker’s comments, the Director Planning and Building advised that future plans for the area include construction of a cul-de-sac on Russell Avenue prior to Kingsway.

There were no further submissions received regarding Rezoning #11-18, Bylaw No. 13010.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing for Rez. #11-18, Bylaw #13010 be terminated.”

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 39, 2011 – BYLAW NO. 13011

Rez. #10-35

7125, 7133, 7139, 7145 Stride Avenue and 7132, 7134, 7138 Sixteenth Avenue

Lot 4 and 7, Blks 3 and 33, DL53, Group 1, NWD Plan 3037

Lots 90, 91 and 92, DL 53, Group 1, NWD Plan 44529

Strata Lots 1 and 2, DL 53, Group 1, NWD Strata Plan NW491 Together With An Interest In The Common Property in Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Portraits” prepared by Integra Architecture).

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey multiple-family development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

An email letter dated 2011 Sept. 14 was received from Henry Kong requesting consideration be given to moving the proposed vehicular traffic closure line on 16th Avenue to the southwest boundary of his property.

A letter dated 2011 Sept. 20 as received from Natasha Silva, 41-7128 Stride Avenue, Burnaby, expressing concern regarding the height of the proposed development, availability of parking on Stride Avenue, and noise from the parkade gate. The writer concluded by requesting vehicular access to the development be taken from Sixteenth Avenue instead of Stride Avenue.

Paul Cipywnyk, 74-6700 Russell Street, Burnaby appeared before Council supporting the rezoning application. The speaker applauded the plan to daylight a section of Byrne Creek.

Bart Mazerski, 28-7520 18th Avenue, Burnaby appeared before Council noting the proposed development looks very good. His main concern related to insuring the evergreen trees on his townhouse development would be protected and preserved during construction of this new development.

There were no further submissions received regarding Rezoning #10-35, Bylaw No. 13011.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #10-35, Bylaw #13011 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:20 p.m.

Confirmed:

Certified Correct:

MAYOR

ACTING DEPUTY CITY CLERK