

1979 NOVEMBER 19

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday 1979 November 19 commencing at 19:00 h.

PRESENT: Acting Mayor A.H. Emmott, In the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman B.M. Gunn
Alderman D.A. Lawson
Alderman W.A. Lewarne
Alderman D.M. Mercier
Alderman F.G. Randall

ABSENT: Mayor T.W. Constable

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. E.E. Olson, Municipal Engineer
Mr. A.L. Parr, Director of Planning
Mr. J.G. Plesha, Administrative Assistant to Manager
Mr. James Hudson, Municipal Clerk
Mr. B.D. Leche, Deputy Municipal Clerk

Acting Mayor Emmott informed Council that Mayor T.W. Constable was attending the farewell dinner for the Chinese Consul this evening and would not be in attendance at this Council Meeting.

Acting Mayor Emmott also noted that Mayor Constable had recently become a grandfather for the second or third time and extended Council's congratulations to him in this respect.

M I N U T E S

The minutes of the Council Meeting held on 1979 November 13 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the minutes of the Council Meeting held on 1979 November 13 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Bemben and Kuzych Architects, 1979 October 19,
Re: Preliminary Plan Application No. 5312 -
7414 Edmonds Street.
Spokesman - Mr. Richard Bemben
- (b) Dependable Industries (1977) Limited,
President, 1979 November 13,
Re: Application for driveway at 1244 Boundary Road.
Spokesman - Mr. J.F. Prior

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. Richard Bemben then addressed Council on the subject of Preliminary Plan Application No. 5312 - 7414 Edmonds Street. The following is the substance of Mr. Bemben's address:

"This is concerning property owned by Mr. Don Barnes at 7414 Edmonds Street. We seem to be getting into a real nuts and bolts type of problem in that the Community Plans and the Long Range Planning policy of the Planning Department seem to be creating a problem within the general working of our society, the economic functions of our community, our working people. There was a report that the Planning Department had submitted to Council on the Kingsway/Edmonds Community Plan Public Meeting held on 1979 October 11. During the public discussion one individual expressed the concern that the size of consolidations proposed for mixed use sites was too large and precludes the small developer. It is not just the small developer that becomes the critical factor here. It goes all the way down through the small architect, the small builder, the small building trades contractor, the small lawyer, all the way down the road to all the people in our society and our community who are unable to do what they feel is required at this point of time in terms of building. The small grocery store owner who is being taken out of his existing premises because of another development is looking for a place that he can purchase to live and work. The accountant, perhaps, who has his own business would like to have his own building is running into problems as well. These master scale developments the Planning Department is suggesting involve large developers. The areas that would be available on a tenant basis no doubt and at that rate would preclude individual ownership. We find this going all the way down the line. It is getting away from our every day living in this community and is putting a sort of emphasis on something that would, perhaps, be very nice in the future. Large, massive developments with everything worked out with lots of greenery, but it just doesn't seem to make sense today. Some of the arguments and the rationale used by the Planning Department seem valid but others do not seem practical today. Vancouver and New Westminster have no policies that say you must include a larger lot or purchase additional lots in order to develop. We lead in that respect and I do not think it is in the public interest to avoid a piecemeal development program. Our Zoning By-laws are generally intended to give an area character. Any other city would develop in a regenerative type of process. In other words, where there is a demand for a small type of development at this point in time that occurs and in five or ten years down the road that property becomes more valuable and, therefore, something larger in scale is more feasible. When that occurs the old buildings are demolished and a new one goes up, bigger and better. To stop that process for us at this point in time is creating a real hardship. We just feel that the Planning Department is trying to impose a type of grandiose scheme which we probably agree with but we do not think that it is practical in our society today with our economics. To say that we could develop anywhere else, that other lands are available, is really silly. Sure we could go in to Surrey or Delta or any place else but that is not a rational thing to think. In any event, my client bought this piece of property, it is zoned C3, it is presently zoned C3 and he wants to develop it as C3. Time is of the essence. It has been three months since he first purchased the property and he had to wait for a planning study, this, that and the other thing, and time keeps marching on. We understand that there is a report from the Planning Department to Council which is to be held "In Camera" later this evening so we have no idea what this report contains other than to suspect that the Planning Department has suggested that Council purchase the property. If purchasing the property starts us into negotiations that is going to mean still more time. Time becomes critical in terms of money. We are really in a dilemma. My client has indicated that he feels the replacement value is \$80,000.00. If Council is willing to pay this amount, fine. If not he would like to get his preliminary plan approval as soon as possible."

- (b) Mr. J.F. Prior, President, Dependable Industries (1977) Limited, then addressed Council re application for driveway at 1244 Boundary Road. The following is the substance of Mr. Prior's submission.

"I am the owner of Dependable Industries Limited and we have had a crossing into the building at 1244 Boundary Road since we have been there, some eleven years. Now all of a sudden, they come and dig it up and we

have no crossing to the building, no access to the building for loading or unloading trucks. Now is there anything I have to do to get this crossing back. They talk about removing the mezzanine floor. The mezzanine floor was there before the By-law was put out. Here are the plans, a sprinkler system is in there and there is no way we can take the sprinkler system out."

It was agreed that staff would liaise with the present and former owner of the building, in conjunction with an examination of Building Department records, to determine when the alterations to the office and loading bay on the subject premises were carried out, and whether said alterations were covered by a building permit.

B Y - L A W S

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT

'Burnaby Taxation Exemption By-law No. 1, 1979'	#7429
'Burnaby Taxation Exemption By-law No. 2, 1979'	#7430
'Burnaby Taxation Exemption By-law No. 3, 1979'	#7431
'Burnaby Taxation Exemption By-law No. 4, 1979'	#7432
'Burnaby Taxation Exemption By-law No. 5, 1979,	#7433
'Burnaby Taxation Exemption By-law No. 6, 1979'	#7434
'Burnaby Taxation Exemption By-law No. 7, 1979'	#7435
'Burnaby Taxation Exemption By-law No. 8, 1979'	#7436
'Burnaby Taxation Exemption By-law No. 9, 1979'	#7437
'Burnaby Taxation Exemption By-law No.10, 1979'	#7438
'Burnaby Taxation Exemption By-law No.11, 1979'	#7439
'Burnaby Taxation Exemption By-law No.12, 1979'	#7440
'Burnaby Automatic Vending Machine By-law 1946, Amendment By-law 1979'	#7441
'Burnaby Club Regulation By-law 1950, Amendment By-law 1979'	#7442
'Burnaby Cabaret Regulation By-law 1934, Amendment By-law 1979'	#7443
'Burnaby Cab and Commercial Vehicles By-law 1951, Amendment By-law 1979'	#7444
'Burnaby Sewerage System Parcel Tax By-law 1973, / Amendment By-law No. 2, 1979'	#7445
'Burnaby Sewer Charge By-law 1961, Amendment By-law No. 2, 1979'	#7446

be now introduced and Council resolve itself into a Committee of the Whole to consider and report on the By-laws."

CARRIED UNANIMOUSLY

-MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Committee now rise and report the By-laws complete."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"~~THAT~~ the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT

- 'Burnaby Taxation Exemption By-law No. 1, 1979' #7429
- 'Burnaby Taxation Exemption By-law No. 2, 1979' #7430
- 'Burnaby Taxation Exemption By-law No. 3, 1979' #7431
- 'Burnaby Taxation Exemption By-law No. 4, 1979' #7432
- 'Burnaby Taxation Exemption By-law No. 5, 1979' #7433
- 'Burnaby Taxation Exemption By-law No. 6, 1979' #7434
- 'Burnaby Taxation Exemption By-law No. 7, 1979' #7435
- 'Burnaby Taxation Exemption By-law No. 8, 1979' #7436
- 'Burnaby Taxation Exemption By-law No. 9, 1979' #7437
- 'Burnaby Taxation Exemption By-law No.10, 1979' #7438
- 'Burnaby Taxation Exemption By-law No.11, 1979' #7439
- 'Burnaby Taxation Exemption By-law No.12, 1979' #7440
- 'Burnaby Automatic Vending Machine By-law 1946, Amendment By-law 1979' #7441
- 'Burnaby Club Regulation By-law 1950, Amendment By-law 1979' #7442
- 'Burnaby Cabaret Regulation By-law 1934, Amendment By-law 1979' #7443
- 'Burnaby Cab and Commercial Vehicles By-law 1951, Amendment By-law 1979' #7444
- 'Burnaby Sewerage System Parcel Tax By-law 1973, Amendment By-law No. 2, 1979' #7445
- 'Burnaby Sewer Charge By-law 1961, Amendment By-law No. 2, 1979' #7446

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT

- 'Burnaby Council Indemnity By-law No. 2, 1979' #7447

be now introduced and Council resolve itself into a Committee of the Whole to consider and report on the By-law."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN LEWARNE:

"THAT the Mayor's indemnity for 1980 be \$35,000.00."

FOR: ALDERMEN LAWSON,
LEWARNE, MERCIER AND
RANDALL

OPPOSED: ACTING MAYOR EMMOTT,
ALDERMEN AST, DRUMMOND
AND GUNN

The votes being equal for and against the question, the motion was declared
negatived and LOST.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

"THAT an Alderman's indemnity for 1980 be \$9,000.00."

FOR: ALDERMEN LEWARNE,
MERCIER AND RANDALL

OPPOSED: ACTING MAYOR EMMOTT
ALDERMEN AST, DRUMMOND
GUNN AND LAWSON

MOTION DEFEATED

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN MERCIER:

"THAT By-law No. 7447 cited as 'Burnaby Council Indemnity By-law No. 2, 1979'
be tabled."

FOR: ALDERMEN LAWSON, LEWARNE
AND MERCIER

OPPOSED: ACTING MAYOR EMMOTT,
ALDERMEN AST, DRUMMOND
GUNN AND RANDALL

MOTION DEFEATED

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN GUNN:

"THAT the Committee now rise and report the By-law complete."

CARRIED

OPPOSED: ALDERMEN LEWARNE,
MERCIER AND RANDALL

The Council reconvened.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the report of the Committee be now adopted."

CARRIED

OPPOSED: ALDERMEN LEWARNE,
MERCIER AND RANDALL

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

"THAT

'Burnaby Council Indemnity By-law No. 2, 1979'

#7447

be now read three times."

CARRIED

OPPOSED: ALDERMEN LEWARNE,
MERCIER AND RANDALL

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

"THAT

'Burnaby Zoning By-law 1965, Amendment By-law
No. 2, 1979'

#7314

'Burnaby Zoning By-law 1965, Amendment By-law
No. 24, 1979'

#7379

be now reconsidered and finally adopted, signed by the Mayor and Clerk and the
Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

"THAT all of the following listed items of correspondence be received and those
items of the Municipal Manager's Report No. 79, 1979 which pertain thereto be
brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) R.C. Cardamone
Re: Appears to be a "Multi-level
set of standards"

A letter dated 1979 November 06 was received complaining of alleged
infractions of the Burnaby Building By-law, the Burnaby Business
Licencing regulations and the construction of a retaining wall which
encroaches on to the writer's property by his immediate neighbour.

Council was advised that a staff report on this subject would be
available on 1979 November 26 and further consideration of the matter
was deferred until that time.

- (b) Burnaby Board of Variance, Secretary,
Re: Request to hold Annual Dinner
Meeting, Thursday, 1979 December 06

A letter dated 1979 November 06 was received requesting permission
for the Burnaby Board of Variance to hold their Annual Dinner Meeting
on the night of 1979 December 06.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN AST:

"THAT the Burnaby Board of Variance be granted permission to hold an Annual
Dinner Meeting on Thursday, 1979 December 06 at an approximate cost of \$300.00.

CARRIED UNANIMOUSLY

- (c) Van Couver Custom Vans, President
Re: Landscaping area required at 6138 Kingsway

A letter dated 1979 November 06 was received concerning the requirement for a landscaped area on the subject property occupied by Van Couver Custom Vans.

Item 3, Municipal Manager's Report No. 79, 1979 November 19, pertaining to this subject, was brought forward for consideration at this time.

The following is the recommendation contained in that report:

1. THAT a copy of this report be sent to Mr. Tom Kirigin, President, Van Couver Custom Vans at 6138 Kingsway, Burnaby, B.C., V5J 1H5, and to the B.C. Assessment Authority at 4911 Canada Way, Burnaby, B.C., V5G 1M1.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

- (d) Kensington Junior Secondary School,
Grade nine students,
Re: Appreciate time and patience

A letter dated 1979 November 08 was received expressing the appreciation of the grade nine students of Kensington Junior Secondary School for Council's courtesy in allowing the students to attend a series of Council meetings to observe the local government system.

- (e) ALM Electric Co. Ltd., Vice-President,
Re: Virtually impossible for newcomer to
find Ardingley Avenue or Darnley Street

A letter dated 1979 November 09 was received commending Council on the intersection at Sprott Street and Norland Avenue. It improves the general traffic flow and safety in this area. The writer pointed out, however, that it does cause a hardship for businesses in the area north of Norland Avenue. It is virtually impossible for a newcomer to the area to find Ardingley Avenue or Darnley Street. People have arrived here in the last week who have spent two hours trying to find ALM Electric Co. Ltd.

Item 7, Municipal Manager's Report No. 79, 1979 November 19, pertaining to this subject, was brought forward for consideration at this time.

The following is the recommendation contained in that report:

1. THAT Mr. R. Gaw, 3331 Ardingley Avenue, Burnaby, B.C., V5B 4A5 be sent a copy of this report, together with a copy of Item 6, Municipal Manager's Report No. 79, 1979 November 19.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

- (f) The Corporation of the District of North
Vancouver, Deputy Municipal Clerk,
Re: Air Pollution Burrard Inlet Basin

A letter dated 1979 November 09 was received advising that the Council of the Corporation of the District of North Vancouver had received Burnaby Council's letter dated 1979 October 18 seeking endorsement of the resolution in connection with air pollution along Burrard Inlet in a Policy and Planning Committee Meeting held on 1979 November 05.

The following motion had been adopted at that time:

"THAT the letter be received and that The Corporation of the District of Burnaby be advised that the matters raised in their letter should be referred for discussion to the Greater Vancouver Regional District."

- (g) The Corporation of the District of West Vancouver,
Municipal Clerk, Re: Agricultural Land Reserve

A letter dated 1979 November 09 was received advising that the Municipal Council of The District of West Vancouver at its 1979 November 05 Policy and Planning Committee Meeting, after discussion of the Agricultural Reserve Policies and Procedures had adopted a motion calling upon the provincial government to review, and where necessary revise, policies and procedures so that the vital objective of safeguarding farmland and its retention for agricultural purposes can be fully achieved.

- (h) Svend Robinson, Member of Parliament, Burnaby,
Re: Burnaby constituent expressing concern
about traffic situation on Canada Way between
Kincaid Street and Iris Avenue

A letter dated 1979 November 13 was received forwarding a copy of a letter received by Mr. Robinson from a Burnaby constituent expressing concern about the traffic situation on Canada Way between Kincaid Street and Iris Avenue.

Mr. Robinson requested that Council give this matter prompt attention and requested that he be advised what action is being taken in this regard.

- (i) Two items of correspondence in opposition
to the road barricades in the Canada Way/
Sperling Avenue area
- (j) 52 items of correspondence in favour of road
barricades in the Canada Way/Sperling Avenue area

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

"THAT all items of correspondence covered by (i) and (j) in this evening's agenda be referred to the Traffic Safety Committee for consideration."

CARRIED UNANIMOUSLY

T A B L E D M A T T E R

Joseph and Elisabeth Staudacher
Re: Vehicle crossing for 1244 Boundary Road

Item 12, Municipal Manager's Report No. 75, 1979 November 05.

This matter was left on the table.

R E P O R T S

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT Council do now resolve itself into a Committee of the Whole."

CARRIED UNANIMOUSLY

The Municipal Manager presented Report No. 79, 1979 on the matters listed following as items 1 to 9 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Engineer's Special Estimate

The Municipal Manager provided a report from the Municipal Engineer covering a special estimate of work for his Department in the total amount of \$5,300.00.

The Municipal Manager recommended:

"THAT the estimate as submitted by the Municipal Engineer be approved."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

2. Proposed amendment to a prerequisite for rezoning reference #32/79, 4403, 4405 and 4511 North Road

The Municipal Manager provided a report from the Director of Planning relative to an amendment to prerequisite (c) rezoning reference No. 32/79 previously established by Council on 1979 October 15.

The Municipal Manager recommended:

1. THAT prerequisite (c) contained in the Municipal Manager's Report No. 69, Item 12, dated 1979 October 15 be amended as follows:

"(c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development and including specifically the removal and undergrounding of existing hydro and telephone facilities located within and adjacent to the site respectively."

2. THAT a copy of this report be sent to the rezoning applicant, Mr. J.S. Taggart of Intercon Management Limited, 500 Cardero Street On-the-Water, Vancouver, B.C., V6G 2W6.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

"THAT the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

3. Letter from Van Couver Custom Vans, 6138 Kingsway, Burnaby, B.C., V5J 1H5, Requirement for landscaping of property at 6138 Kingsway

This item was dealt with previously in the meeting as Item 4.(c) under Correspondence and Petitions.

4. Seasonal lighting decorations for Municipal Hall

The Municipal Manager provided a report from the Chief Building Inspector regarding seasonal lighting decorations for the *Municipal Hall.

*The Municipal Manager recommended:

1. THAT Council authorize the expenditure of \$3,750.00 to be charged against the Municipal Hall Renovations Fund, to provide for seasonal outdoor lighting on the Municipal Hall.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN MERCIER:

"THAT the recommendation of the Municipal Manager be adopted."

CARRIED

OPPOSED: ALDERMEN GUNN
AND LEWARNE

5. Local Improvement Project fronting a commercial establishment at 1244 Boundary Road (Staudacher)

The Municipal Manager provided a report from the Municipal Engineer concerning a vehicle crossing at 1244 Boundary Road.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN MERCIER:

"THAT this report item be received for information purposes and that a copy be forwarded to Mr. Staudacher."

CARRIED UNANIMOUSLY

6. Letters which appeared on the agenda for the 1979 November 13 meeting of Council
 - (a) Maritime Industries Limited
6307 Laurel Street, Burnaby, B.C., V5B 3B3
 - (b) E. Almerling
3331 Ardingley Avenue, Burnaby, B.C. V5B 4A5Closure of Ardingley Avenue at Norland Avenue

The Municipal Manager provided a report from the Municipal Engineer regarding the closing of Ardingley Avenue at Norland Avenue.

The Municipal Manager recommended:

1. THAT Mr. Reg. M. Allen, 6307 Laurel Street, Burnaby, B.C., V5B 3B3, be sent a copy of this report.
2. THAT Mr. Almerling, 3331 Ardingley Avenue, Burnaby, B.C., V5B 4A5 be sent a copy of this report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

"THAT the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

7. Letter from Alm Electric Co. Ltd.
3331 Ardingley Avenue, Burnaby, B.C., V5B 4A5
Directional signing to Ardingley Avenue and
Darnley Street

This matter was dealt with previously in the meeting as Item 4.(e) under Correspondence and Petitions.

8. Boundary Road Improvements/Banting Place
Delegation - Mr. T. Barry Barnes who appeared
before Council on 1979 November 05

The Municipal Manager provided a report from the Municipal Engineer relative to two suggestions put forward by Mr. T. Barry Barnes when he appeared before Council as a delegation on 1979

November 05 regarding the planned access road from Marine Drive to Banting Place following completion of the Boundary Road improvements.

The Municipal Manager recommended:

1. THAT a copy of this report be sent to Mr. T. Barry Barnes, 3717 Banting Place, Burnaby, B.C.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

9. Vehicular crossing to a commercial establishment
at 1244 Boundary Road

The Municipal Manager provided a report from the Municipal Engineer regarding a vehicle crossing for 1244 Boundary Road.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN MERCIER:

"THAT this report item be received and a copy forwarded to Mr. Staudacher."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Council now resolve itself into a Committee of the Whole 'In Camera'".

CARRIED UNANIMOUSLY