

1980 FEBRUARY 18

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1980 February 18 at 19:00 h.

PRESENT: Mayor D.M. Mercier, In the Chair
Alderman G.D. Ast
Alderman D.N. Brown
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman W.A. Lewarne
Alderman F.G. Randall
Alderman V.V. Stusiak

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

P R E S E N T A T I O N

Alderman Lewarne advised that on Wednesday, 1980 February 13 he had been requested to greet the Canadian Brass Quartet at the International Airport on their return from Japan where they had completed an engagement in Kushiro, Burnaby's Sister City. The Mayor and Members of the City Council of Kushiro had requested the Canadian Brass to convey to the Burnaby Municipal Council a gift from that city. The Canadian Brass Quartet also wished to present a record which had been recorded during their visit to Japan.

Alderman Lewarne noted that the Mayor of Kushiro had requested that the presentation be personally delivered to the Mayor of Burnaby.

Alderman Lewarne then presented His Worship, Mayor Mercier, with the gifts from the City of Kushiro and from the Canadian Brass Quartet.

M I N U T E S

The minutes of the Council Meeting held on 1980 February 11 came forward for adoption.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN BROWN:

"THAT the minutes of the Council Meeting held on 1980 February 11 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) Kenneth Cox, 1980 February 13
Re: Proposed Purchase of Tract of Land
for Park Purposes from Allan Contracting Ltd.
Spokesman - Kenneth Cox
- (b) Mrs. Miriam Helter, 1980 February 13
Re: Alternatives - Community Plan #3
Spokesperson - Mrs. Miriam Helter
- (c) MacKay Rafael La Van & MacKinlay,
John R. La Van, 1980 February 13
Re: Rezoning Reference #27/79 - Site 8
- Centaurus Circle
Spokesman - Mr. Wolfgang Stange

1980 February 18

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. Kenneth Cox then addressed Council concerning the proposed purchase of a tract of land for parks purposes from Allan Contracting Ltd.

The following is the text of Mr. Cox's submission:

"Your Worship, Members of Council, I wish to address this evening the recent motion regarding the proposed purchase of a tract of land by the Burnaby Parks Board from Allan Contracting Ltd. Firstly, I would like to commend Council for voting in favour of this proposed purchase. In view of the importance of this property and today's land prices, the \$21,000 cost is surely one of the best deals in Burnaby. While not trying to compare it to the Suez or Panama Canals, which link vast bodies of water together and have global importance, at a local level it would have been foolish indeed to pass up the purchase of a strip of land which ties or links up the Burnaby Lake Trail System with that of Burnaby Mountain. In fact, after attending several Council Meetings, it would appear that with Burnaby's haphazard shotgun approach to planning, that the Parks Board was very fortunate to find this property available, at any price.

However, now that the land is to be purchased, as a citizen and property owner whose yard backs directly onto the subject area, I have several concerns.

Firstly, is Council aware that as recently as last month, the developer had the land, of which the proposed park is a part, up for sale. In the Sunday edition of the 1980 January 06 Province, under Country Homes and Acreage, it is referred to as an eight acre homesite listed at \$550,000. Of course, if it were to be sold as such, Burnaby could not claim a 5% Parks Dedication Allowance and would either have to pay a much higher price for the land or suffer the embarrassment of having a trail system which either dead ends abruptly or goes through someone's backyard.

Secondly, assuming that Allan Contracting is serious about developing the property, a question of access becomes vital. Is the Parks Board serious about having a bridge structure which would allow for the free movement of pedestrians and equestrians beneath it? Is the Planning Department serious about the total costs of such access being borne solely by the developer, without subsidies of any kind from the municipal coffers?

As a resident who would have to look at such a bridge every single day, has any thought gone into the aesthetics of such a structure, the construction material to be used, possible berming, or the planting of shrubbery or trees as a screen. Will the bridge have the width and strength to handle garbage trucks and other large vehicles which must cross it, as well as providing a sidewalk for those residents who wish to conserve energy by walking to their neighbours or the store.

Once the proposed parkland is purchased, will it be left as it is, or will it be upgraded to the level of other sections of the trail system. Could we expect at least some bark mulch laid down and the odd bench along the way. Would the change to park status result in a stricter enforcement of illegal trail bikes, as their use totally defeats the purpose of having such trails, which are there to provide peaceful enjoyment to pedestrians, joggers, equestrians and others.

If and when the provincial government decides to widen East Broadway can we expect the parklike qualities to be retained? Will the municipality or provincial government provide adequate noise buffers and landscape whatever area is disturbed or is required to provide a roadbed, specifically fill area and side slopes.

In closing, I would like to say that it appears to me that the present Council has the best interests of Burnaby residents at heart. Hopefully,

1980 February 18

the quality of life of every Burnaby citizen will be considered Council's number one priority, whether Council has to deal with illegal suites, traffic patterns, highrises or the granting of liquor licenses. I would be very disheartened to hear that a Member of Council or senior staff has colluded with developers for their own self-interest, as has been charged in neighbouring municipalities."

- (b) Mrs. Miriam Helter, 3746 Triumph Street then addressed Council on suggested alternatives to the proposed development at Boundary Road and Hastings Street.

The following is the text of Mrs. Helter's submission:

"Before I begin I would just like to clarify my reasons for appearing before you so often lately.

At the Public Hearing of 1979 September 19, when a proposal was presented regarding the site bounded by Boundary Road, Esmond Avenue, Hastings Street and Albert Street, I stood and voiced objection to it because of its proposed density and height. (As I would have of any proposal of its magnitude presented for consideration on any site along the Hastings Street corridor, Boundary Road to Willingdon Avenue.) At the time of my objection I feel I committed myself to work towards ALTERNATIVES that would be more compatible to the desires of the residents of my area and more compatible to the natural contour of our land.

I feel that in this presentation tonight I have, to the best of my ability, achieved ONE of those ALTERNATIVES.

My main objectives in this alternative are:

1. To lower the density
2. To lower the height
3. To lower the commercial space (keeping the 20/80% ratio)
4. To provide a significant buffer-zone along Albert Street
5. To have the proposal landscaped appropriately

You have each been given the basic designs of my alternative. Page 1 shows the aerial view and page two shows the side view from Boundary Road.

Also attached are my breakdown figures regarding unit mix, parking: residential and commercial, and commercial floor area, in comparison to the proposal by the developer. I have also included my complete presentation so that you may re-examine it at your leisure. These breakdown figure comparisons are strictly examples of what can be achieved in my basic design alternative. In the unit mix I have converted the developer's figures to square feet and used these unit sizes since they seem to be standard.

My objectives #1, 2 and 3 are covered in Section 1.

Section 2 covers objectives #4 and 5.

Section 1

A. Unit Mix

<u>Alternative:</u>	<u>Developer's Proposal</u>
1 B.R. - 45 @ 709 sq. ft.	1 B.R. - 52 @ 709 sq. ft. (65.9 m2)
1 B.R. + Den	1 B.R. + Den - 75 @ 843 sq. ft. (78.375 m2)
2 B.R. - 78 @ 905 sq. ft.	2 B.R. - 78 @ 905 sq. ft. (84.1 m2)
2 B.R. - 8 @ 1,151 sq. ft. (no Lofts)	2 B.R. - 8 @ 1,151 sq. ft. (107 m2) + Penthouse Loft
<u>Total:</u> 131 units	213 units

1980 February 18

Total sq. ft.
for units: 111,703 sq. ft. 179,891 sq. ft.

Lower density by: 82 units

My total sq. ft. for unit placement = 112,000 sq. ft.
My total sq. ft. for units = 111,703 sq. ft.

Difference 297 sq. ft.

My total square feet for units or placement does not include corridor or elevator square feet. I was not aware the developer's presentation only included the inside unit square footage under unit mix and since I am using these figures as "examples only" could not determine the corridor square feet necessary for the ALTERNATIVE. Also the alternative is of a different nature.

B. Parking

<u>Alternative:</u>	<u>Developer's Proposal:</u>
Residential - 196 spaces (based on 1.5 spaces per unit)	319 spaces (based on 1.5 spaces per unit)
Total sq.ft.- 49,000 sq.ft. (based on 250 sq.ft. per space)	79,750 sq.ft. (based on 250 sq.ft. per space)
Commercial - 62 spaces (based on 1 stall/ 500 sq.ft.)	94 spaces (based on 1 stall/500 sq. ft. (46.45 m2))
Total sq.ft.- 31,000 sq.ft. (requires no surface parking)	47,000 sq. ft. (figures include 43 spaces on surface)

C. Commercial Floor Space

<u>Alternative:</u>	<u>Developer's Proposal:</u>
31,000 sq. ft.	47,193.5 sq. ft.

Lower Commercial by: 16,193 sq. ft.

Commercial space should be 20% of total floor area.
Unit space should be 80% of total floor area.
ALTERNATIVE conforms to these requirements.

Alternative commercial space would be to the Hastings Street frontage first and second level. The commercial and residential parking would be to the back of the commercial space, first and second level.

The first level, which contains some of the commercial space and parking could be excavated farther back for more parking on this level, which would allow area on level two for unit laundry, mini storage, or indoor recreation centre. BUT - underground construction should not extend into the 70' buffer along Albert Street since this depth is necessary for the establishment of appropriate buffer-zone trees.

The 15' height of level 1 is such to facilitate an "underground complex lane" for unit and commercial traffic. This would help to relieve an already overloaded Albert Street (and neighbouring streets). Traffic could enter off Boundary Road or Esmond Avenue. For those wanting to exit heading west - Esmond Avenue would be suitable. For those heading east, north or south - Boundary Road, with the U turn median, would suffice.

D. Height

Alternative:

Two apartments - each
4 storeys off Albert Street

Developer's Proposal:

Two Towers - 13 and 15 storeys PLUS
possible loft spaces for penthouses
ALL off Albert Street

Section 2

The units are only FOUR storeys off Albert Street. They have a basic buffer-zone of 70' on Albert Street with additional 20' terraces on each level. (Refer side view from Boundary Road.) This basic buffer should have large evergreen trees.

The terraces for each level also add to the basic buffer-zone for Albert Street. Not only for the residents north of Albert but for the complex residents. With 20 feet to work with, good size planters could be placed on the north edge of the terrace to ensure this buffer and privacy. (The terrace is the roof of the previous level.)

The two unit areas (aerial view) have a 100' and 130' courtyard to provide more light to the living accommodations and to be a break for neighbouring residents.

Also on the aerial view you will note an additional 30' buffer on the east and west sides and a 24' buffer south for the living units. This buffer is to ensure the complex residents privacy and less traffic noise. It also is the roof of the commercial/parking level two (#2) and should have planters with large foliage and if safely fenced could have a walk around it since it joins the level of the courtyard and the 70' buffer-zone on Albert Street. Otherwise it could be fenced off at the south end of the courtyard and east and west ends at 70' buffer. In any case it could be properly landscaped for the enjoyment of the complex residents.

There is also a 30' buffer, ground level, east, west and south of the complex.

In summary: A Community Plan is just that, a plan, a projection, it is not a law. Any developer who works toward a projection should be sure it is looked towards objectively and impartially. I feel that there are MULTIPLE ALTERNATIVES for developers and Council to consider. Why haven't alternatives been considered? More importantly: why haven't alternatives been sought? Alternatives which will be compatible with the residents of my area need to be found and considered. These TOTAL RESIDENTS have spent more money, taxes and time and effort in their "speculation" of their residential homes and property than any developer speculating on property along the Hastings Street corridor or Heights area. It is time the values of these ESTABLISHED RESIDENTS be acknowledged and upheld."

- (c) Mr. J.R. La Van, speaking on behalf of Mr. Wolfgang Stange, then addressed Council on the subject of Rezoning Reference #27/79 - Site 8 - Centaurus Circle.

The following is the substance of Mr. La Van's remarks:

"At a meeting of Council held on 1980 February 04 to consider, amongst other things, to determine Rezoning Reference #27/79, Site 8, Centaurus Circle, Council unanimously failed to approve the application for a highrise development there. At that meeting Council directed the Planning Department to work with the developer to devise a scheme of townhouse development. The developer has approached Planning and enquired if Planning would be receptive to a plan which provided for garden apartments/three storey frame. Planning, because of the position adopted by Council at that meeting, advised the developer that, before they would even look at any plans the developer might have, the developer should come before Council and seek a revision of that direction to the Planning Department. The purpose of this delegation is to request that Council revise its direction to the Planning Department to permit that department to work with the developer towards a three storey

1980 February 18

frame or garden apartment development. Should Council fail to provide direction to the Planning Department as requested, the possibility of any future development of this property by this developer is very small indeed. The use of this property as a townhouse development would make the costs absolutely prohibitive. You are looking at land costs which would certainly preclude any further developments.

The developer purchased an option on this property from the Crown and at the time he purchased it the particular application had Second Reading. The developer, in his wisdom, at that time felt that the application was not economically viable because it provided for only bachelors' units and one bedroom apartments. He went back at his own expense and revised the plans to provide for two bedroom, three bedroom, and one bedroom apartments. As a result of this action he was again forced to come before a Public Hearing. At this Public Hearing he encountered incredible opposition. I believe then that Council referred the whole matter to Planning. Planning brought forth its report on February 04, which indicated that Planning was in favour of the developer's proposal. As I have mentioned, Council unanimously decided against that application and directed the Planning Department to work with the developer to come forward with a townhouse development incorporating a commercial component. It is the purpose of this delegation to request to Council to revise that direction so that some use may come from this property."

Mr. La Van requested that the revised direction of Council be that the Planning Department be authorized to work with the developer to come forward with a scheme for three storey frame or garden apartments suitable to this area.

His Worship, Mayor Mercier, advised Council that under the authority of Section 180 (1) of the Municipal Act he was returning for Council's reconsideration recommendations one and two, Item 8, Municipal Manager's Report No. 9, 1980 February 04, pertaining to Rezoning Reference #27/79, together with the following motion which was adopted by Council at that time: "That the Planning Department be directed to work with the developer to come forward with a townhouse development incorporating a commercial component".

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

"THAT recommendations No. 1 and 2, Item 8, Municipal Manager's Report No. 9, 1980 February 04 as follows be adopted:

- (1) THAT Council authorize the Planning Department to work with the applicant of RZ #27/79 towards appropriate modifications to the development proposal, as noted in Section 5.2 of the Director of Planning's Report on the understanding that the rezoning will be advanced to First and Second Readings upon satisfactory completion of the changes.
- (2) THAT Council authorize the Planning Department to work with the owner of Site 6 towards appropriate modifications to the adopted Comprehensive Development Plan as noted in Section 5.2 of the Director of Planning's Report prior to the issuance of the Preliminary Plan Approval."

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

"THAT further consideration of this matter be tabled."

CARRIED

OPPOSED: ALDERMAN LEWARNE

1980 February 18

B Y - L A W S

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT

'Burnaby Lease Authorization By-law No. 1, 1980' #7472

'Burnaby Road Closing By-law No. 1, 1980' #7473

'Burnaby Highway Exchange By-law No. 1, 1980' #7474

be now introduced and that 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 STUSIAK:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Lease Authorization By-law No. 1, 1980' #7472

'Burnaby Road Closing By-law No. 1, 1980' #7473

'Burnaby Highway Exchange By-law No. 1, 1980' #7474

be now read three times."

CARRIED UNANIMOUSLY

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN STUSIAK:

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. 13, 1980 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) The Canadian National Institute for the Blind, British Columbia - Yukon Division, Assistant Co-ordinator of Volunteers
Re: Strongly endorse application for additional funding
which has been put forth by Burnaby Volunteer Centre

A letter dated 1980 February 05 was received endorsing the application for additional funds which has been put forth by Burnaby Volunteer Centre.

1980 February 18

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT this item of correspondence be referred to the Grants and Publicity Committee."

CARRIED UNANIMOUSLY

- (b) The New Vista Society, Activity Co-ordinator,
Re: Support Burnaby Volunteer Centres' request
for additional funding

A letter dated 1980 February 06 was received expressing support for the Burnaby Volunteer Centre's request for additional funding.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT this item of correspondence be referred to the Grants and Publicity Committee."

CARRIED UNANIMOUSLY

- (c) The Corporation of The City of North
Vancouver, City Clerk,
Re: Regulation concerning Property Tax Notices

A letter dated 1980 February 06 was received advising that the Council of The City of North Vancouver on 1980 February 04 had adopted a motion expressing objection to the recently proclaimed regulation under Section 374 of the Municipal Act concerning property tax notices and to urge other municipalities to submit similar protests.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT this Council endorse The City of North Vancouver's objection to the recently proclaimed regulation under Section 374 of the Municipal Act concerning property tax notices."

MOTION DEFEATED

OPPOSED: MAYOR MERCIER, ALDERMEN
BROWN, EMMOTT, LEWARNE
AND STUSIAK

Alderman Lawson retired from the Council Chamber at 20:10 h.

- (d) Province of British Columbia, Ministry
of Lands, Parks and Housing, Minister
Re: Revisions to Crown Land Inventory

A letter dated 1980 February 04 was received advising that the Ministry of Lands, Parks and Housing, has now completed the revisions to the Crown Land Inventory based on 1979 information. Eighty-three Community Profiles have been revised, sixty-four maps of communities have been produced for the first time or revised and twenty-three new settlements have been added to the inventory.

The Minister advised that his staff had received assistance in the preparation of this material from a number of agencies and he wished to express his appreciation to all those who participated.

Further revisions are planned during 1980 which will be available in early 1981.

- (e) Province of British Columbia, Ministry
of Municipal Affairs, Minister
Re: 1979 Major Municipal Highways Grant

A letter dated 1980 February 04 was received enclosing a Province of British Columbia cheque in the amount of \$576,000.00 covering the Municipality of Burnaby's previously approved 1979 Major Municipal Highways Grant pursuant to Part V of the Revenue Sharing Act Regulations.

- (f) Norm Walters
Re: Barricades along Canada Way

A letter dated 1980 February 08 was received in which it was noted that at 15:15 h on 1980 February 08 there was a motor vehicle accident on Canada Way and Haszard Street. It took the writer 50 minutes to get from the Freeway turn-off at Sperling to Burris which is less than one mile. The writer enquired as to why the barricades were not opened. The police knew about the traffic and the tie-up but obviously could not open the barricades to reduce the traffic. If the police could have opened the barricades they would have had less traffic to contend with and could devote more effort to the accident that had happened.

Mr. Walters also enquired as to why the barricades were opened during the last snow fall.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BROWN:

"THAT Item 2, Municipal Manager's Report No. 13, 1980 February 04, pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The Municipal Manager provided a report from the Municipal Engineer relative to the motor vehicle accident at Canada Way and Haszard Street on 1980 February 08.

The Municipal Engineer reported that the motor vehicle accident in question occurred at 15:09 h in the vicinity of the intersection of Haszard Street. A motor cycle travelling eastbound on Canada Way in the curb lane decided to move into the left lane. The motorist in the left lane claimed that the motor cycle made the move so suddenly and so close to his front bumper that he hit the brakes. When he did this his vehicle swerved into the oncoming traffic causing a head-on collision. The R.C.M.P. advised that the traffic flows on Canada Way were restricted to single lane in each direction for about one hour. During this period no detour route was available nor was one provided, i.e. opening the Sperling Avenue gate.

With regard to the fire hydrant on Haszard Street, the Municipal Engineer reported that this hydrant is on the west side of Haszard Street just south of the barricade. In addition to this hydrant there are two other hydrants within the area, one at Haszard Street and Buckingham and another on Gordon west of Haszard Street.

The Fire Department advise that the location of this hydrant poses no problem to them and when answering a fire to the upper end of Haszard Street they would run hose from the hydrant at Buckingham. This is a distance of 800 feet and it is not an uncommon length of hose when fighting fires.

The Municipal Manager recommended:

- (1) THAT the report of the Municipal Engineer be received for information purposes.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT this matter be referred to the Traffic Safety Committee for further investigation and a subsequent report to Council."

MOTION DEFEATED

OPPOSED: MAYOR MERCIER, ALDERMEN
AST, BROWN, EMMOTT,
RANDALL AND STUSIAK

1980 February 18

It was agreed that the Municipal Engineer, in conjunction with the Burnaby Detachment, R.C.M.P., would determine the necessity to open the gate at Canada Way and Sperling Avenue in any particular circumstance.

- (g) Street and Company, William A. Street
Re: Allow an extension of a further year to complete prerequisites

A letter dated 1980 February 12 was received requesting that Council allow an extension of a further year for the completion of the prerequisites established by Council in connection with Rezoning Reference #28/75.

Item 14, Municipal Manager's Report No. 13, 1980 February 18, pertaining to this subject, was brought forward for consideration at this time.

The Municipal Manager recommended:

- (1) THAT Council grant a further one year extension for the time required for the completion of prerequisites in connection with Rezoning Reference #28/75 as requested.
- (2) THAT a copy of this report be sent to Mr. W.A. Street, Barrister and Solicitor, and the rezoning applicant, Lort & Lort Architects.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

- (h) Province of British Columbia, Ministry of
Provincial Secretary and Government Services,
Project Officer, Recreation Facilities
Assistance Program, Recreation Division
Re: Recreation Facilities Assistance Program

A letter dated 1980 February 08 was received advising that for the past two years a list of all proposed recreation capital projects, ranked in priority order, was solicited from each municipality and regional district. Each list, which included projects proposed by sport groups, societies, arts groups, service clubs, senior citizens groups, etc., as well as the municipality or regional district, assisted government in assessing requests for financial assistance under the terms of the Public Recreational Facilities Act.

We now request your assistance in evaluating projects which will be seeking Recreation Facilities Assistance Program funds during the next fiscal year. (April 1, 1980 to March 31, 1981). It is important that you canvass your community or region in order to ensure that your priority list is as complete as possible. Proposals not included on your priority list will be considered a lower priority should applications be submitted later in the year. Please include start and completion dates for each project, if possible. Requests for recreation master planning assistance need not be included.

The first deadline date in the next fiscal year for the review of completed applications is March 1, 1980 with announcements of grants by the Minister, the Honourable Evan M. Wolfe in April. There will be no grants awarded in your area until such time as we are in receipt of a written priority ranking or certified notification by Council or the Board waiving the opportunity to rank projects. Receipt of this information by March 1st will expedite our review process. If waived, the ranking function will be assumed by this office.

A further deadline for receipt of completed applications is October 1, 1980 with the announcement of grant approvals the following month.

Council was advised that a staff report on this subject would be available on 1980 February 25 and further consideration of the matter was deferred until that time.

1980 February 18

- (i) Twenty-five Items of Correspondence were received from residents of the Vancouver/Burnaby Heights Area expressing concern that area residents should not be forced to accept concepts of the questionable Community Plan #3 which advocates highrises when the residents are not in favour.

R E P O R T S

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

The Municipal Manager presented Report No. 13, 1980 on the matters listed following as Items 1 to 15 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Absence of the Municipal Manager
1980 February 19 - 29, inclusive

The Municipal Manager submitted a report in which he indicated that he will be attending consecutively scheduled meetings in Mobile, Alabama and Toronto, Ontario from 1980 February 19 to 29 inclusive.

The Institute for Administrative Management and the Canadian Association of Municipal Administrators will reimburse the Manager for all costs associated with his attendance at their meetings. The only other municipal costs other than the time loss will be the side trip to New Orleans, and this is expected to be less than \$75.00.

The Municipal Manager recommended:

- (1) THAT this report be received for information purposes.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

2. Barricade at Canada Way and Haszard Street

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

3. Building Department Report

The Municipal Manager provided a report from the Chief Building Inspector covering the operations of his department from 1980 January 02 to January 25.

The Municipal Manager recommended:

- (1) THAT the report of the Chief Building Inspector be received for information purposes.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

4. 1980 Provisional Accountability Budget
Informal Meetings of Council held on 1980 January 10 and 16

The Municipal Manager provided a report from the Municipal Treasurer containing the names of the municipal employees who use their own vehicles for Corporation business and in doing so, receive a monthly allowance.

The Municipal Manager recommended:

- (1) THAT the report of the Municipal Treasurer be received for information purposes.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

5. R.C.M.P. Monthly Report - 1980 January

The Municipal Manager provided a report from the Officer-in-Charge, Burnaby Detachment, R.C.M.P. covering the policing of the municipality for the month of 1980 January.

The Municipal Manager recommended:

- (1) THAT the report of the Officer-in-Charge, Burnaby Detachment, R.C.M.P. be received for information purposes.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

6. Proposed Closure of a Lane Allowance East of Royal Oak Avenue and North of Laurel Street, and Proposed Sale of Corporation Lots (Lots C, D and E, S.D. 19 and 20, Block 2, D.L. 74S $\frac{1}{2}$, Plan 1852)

The Municipal Manager provided a report from the Director of Planning concerning the proposed closure of the subject lane and the proposed sale of the subject municipally owned lots.

The Municipal Manager recommended that Council authorize:

- (1) The preparation and introduction of a Highway Exchange By-law for the dedication of a portion of Schou Street in return for the closure of the subject lane allowance, as more particularly outlined in the Director of Planning's report.
- (2) The consolidation of the lane closure area with the abutting municipally owned properties.
- (3) The preparation and registration of a 20 foot sewer easement over the lane closure area to protect existing municipal facilities.
- (4) The expenditure of \$2,700.00 for the upgrading of the existing north/south lane adjacent to Lot C from the Land Development Fund.
- (5) The expenditure of \$4,500.00 for the installation of a drainage sewer within the subject lane closure area from the Land Development Fund.
- (6) The preparation of Highway Exchange By-law Plans, right-of-way plans, and subdivision plans to effect the consolidation by the Municipal Engineer.
- (7) The sale of Lots C, D and E, S.D. 19 and 20, Block 2, D.L. 74S $\frac{1}{2}$, Plan 1852 by public tender upon completion of the above conditions. A detailed report outlining minimum bid values will be submitted to Council by the Municipal Solicitor at that time.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

7. Rezoning Reference #1/80
Residential/Commercial Development
Hastings Street/Boundary Road/ Esmond Avenue

The Municipal Manager provided a report from the Director of Planning concerning the establishment of prerequisites to Rezoning Reference #1/80.

The Municipal Manager recommended:

- (1) THAT the following be established as prerequisites to the completion of the rezoning:
 - (a) The submission of a suitable plan of development.
 - (b) The deposit of sufficient monies to cover the costs of all services necessary to serve this site. All services are to be designed and constructed to the approval of the Municipal Engineer.
 - (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.
 - (d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the By-law.
 - (e) The consolidation of the net project site into one legal parcel.
 - (f) The granting of any necessary easements.
 - (g) The dedication of any rights-of-way deemed requisite.
 - (h) The completion of the requisite Road Exchange By-law as outlined in Section 4.3 of Manager's Report No. 5, Rezoning Item 4, 1980 January 21.
 - (i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
 - (j) The deposit of a levy of \$1,080 per unit to go towards the acquisition of proposed neighbourhood parks.
 - (k) Submission of applicant's schedule for the construction staging of the subject proposal.
 - (l) The preparation of a noise study ensuring compliance with adopted guidelines.
 - (m) The undergrounding of all existing overhead lines on all perimeter streets flanking the subject site from property line to curb providing that this is feasible from an engineering point of view.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:

"THAT prerequisite (h), aforementioned, be amended by the addition of the following:

'Payment of compensation by the owners to the Corporation of \$12 per square foot for the balance of the lane after exchange. It is advised that the amount of compensation which has been established was calculated by the Legal and Lands Department.

Therefore, the amount payable to the Corporation for the balance of the lane is \$100,140.00'."

CARRIED

OPPOSED: ALDERMAN DRUMMOND

A vote was then taken on the original motion as moved by Alderman Stusiak and seconded by Alderman Lewarne, "That the recommendation of the Municipal Manager be adopted", as amended, and same was CARRIED with Aldermen Brown and Drummond opposed.

8. Final Cost Report/Contract #7901

The Municipal Manager provided a report from the Municipal Engineer regarding the final cost report for Contract #7901.

The Municipal Engineer reported that all work has now been completed under this contract and R.F. Binnie Ltd. has reviewed and itemized the major cost differences in various unit quantities contained within the contract.

As can be seen from the submitted figures, a cost reduction of \$104,224.00 was realized. These savings can be attributed to the utilization of efficient and prudent construction practices and careful control through inspectional procedures on the part of our consultant. }

These savings further illustrate the advantages of unit price contracts which permit flexible control in adapting design and construction to suit the conditions actually encountered in the field while at the same time ensuring that the Corporation receives full credit for such adaptations and improved methods.

The Municipal Manager recommended:

- (1) THAT the report of the Municipal Engineer be received for information purposes.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

9. Rezoning Reference #32/74A
B.C. Telephone Headquarters Building - Phase II
Boundary Road and Kingsway

The Municipal Manager provided a report from the Director of Planning regarding Rezoning Reference #32/74A.

The Municipal Manager recommended:

- (1) THAT Council request B.C. Tel to renew its previous letter of commitment dated 1974 November 15 acknowledging the general responsibility of B.C. Tel to provide additional parking up to the normal limit of the existing By-law should a parking problem caused by B.C. Tel employees be evidenced in the vicinity of the B.C. Tel Building.

1980 February 18

- (2) THAT Council receive the report of the Planning Department and request that a Rezoning By-law be prepared, and that the rezoning be advanced to a Public Hearing on 1980 March 18 and that the following be established as prerequisites to the completion of the rezoning:
- (a) The submission of a suitable plan of development.
 - (b) The granting of any necessary easements.
 - (c) The deposit of sufficient monies to cover the costs necessary to serve the site.
 - (d) 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.
 - (e) The deposit of a levy of \$0.50 per square foot to go towards the acquisition of public open space in Metrotown.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

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

CARRIED

OPPOSED: ALDERMAN RANDALL

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:

"THAT this Council go on record as insisting that there be an additional rapid transit stop on the proposed Light Rapid Transit Line at Smith Avenue and Kingsway."

CARRIED UNANIMOUSLY

Alderman Emmott retired from the Council Chamber at 21:00 h.

10. Proposed Sale and Consolidation of a
Municipally owned lot at 8606 Joffre Avenue
Lot 1, Block 2, D.L. 161, Group 1, Plan 1742, N.W.D.

The Municipal Manager provided a report from the Director of Planning regarding the proposed sale of the subject municipally owned lot on Joffre Avenue.

The Municipal Manager recommended:

- (1) THAT Council authorize the Legal and Lands Department to offer the subject property for sale at a minimum price of \$45,000.00 subject to the following items:
 - (a) Construction of the requisite services by the Corporation as more particularly outlined in the Director of Planning's report.
 - (b) Preparation and execution of the documents necessary to complete the sale.
 - (c) Preparation of the necessary survey plans.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN AST:

"THAT the subject property be sold by public tender without the consolidation restriction."

CARRIED UNANIMOUSLY

11. 1980 Municipal Planning Grants

The Municipal Manager provided a report from the Director of Planning concerning the 1980 Municipal Planning Grants.

The Municipal Manager recommended:

- (1) THAT Council resolve to make application under the 1980 Municipal Planning Grant Program for a grant for the studies outlined in this report:
 - (a) Burnaby Transportation Study
 - (b) Hastings Corridor Study
 - (c) Residential Environment Study
- (2) THAT Council authorize the Planning Department to pursue the submission of the required application to the Ministry of Municipal Affairs.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED

OPPOSED: ALDERMAN STUSIAK

12. Discharge of Polychlorinated Biphenyls
into the Fraser River
Belkin Paperboard, a Division of Belkin Packaging Ltd.
8255 Wiggins Street, Burnaby, B.C.

The Municipal Manager submitted a report from the Chief Public Health Inspector regarding the discharge of polychlorinated biphenyls into the Fraser River by the Belkin Paperboard Company.

The Municipal Manager recommended:

- (1) THAT the report of the Chief Public Health Inspector be received for information purposes.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN STUSIAK:

"THAT this report be referred to the Pollution Committee."

CARRIED UNANIMOUSLY

13. Tender Contract #8001
Canada Way/Ledger Avenue Overpass
Proposed Addition to the Staircase
Link between the Overpass and the Westbound Bus Stop

The Municipal Manager provided a report from the Purchasing Agent regarding tenders for Contract #8001.

1980 February 18

The Municipal Manager recommended:

- (1) THAT the lowest tender in the amount of \$5,970.00 submitted by Bunio Developments Limited be accepted and a purchase order be issued therefor.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

14. Letter from Street and Company
Ste. 102, 853 Richards Street, Vancouver, B.C. V6B 3B4
Rezoning Reference #28/75
Property Located at 4569 Kingsway

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

15. Community Plan "A" - Burnaby Heights
and Willingdon Heights Review
Public Meeting on 1980 February 27

The Municipal Manager provided a report from the Director of Planning regarding a Public Meeting that has been scheduled for 1980 February 27.

The Director of Planning reported that the process of reviewing the Community Plan for the Hastings Street area and of preparing a neighbourhood plan for the adjoining residential areas has been initiated. An informal citizen committee has been working with Planning Department staff on a questionnaire which is being distributed to approximately five thousand homes and businesses in the area.

A Public Information Meeting will be held on 1980 February 27 at 19:30 h in Gilmore School.

The purpose of the meeting will be to explain the Community Plan Review and the neighbourhood planning study which is underway and as well to obtain input from the citizens and receive their comments.

The Municipal Manager recommended:

- (1) THAT the report of the Director of Planning be received for information purposes.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

N O T I C E O F M O T I O N

Alderman W.A. Lewarne

Re: Lake City East Community Plan Area - Site #8

WHEREAS on 1980 February 04 Burnaby Council unanimously directed the Planning Department to work with the Developer to develop Site 8 as a townhouse development with a commercial component in Lake City East Community Plan Area; and

WHEREAS the existing Community Plan allows a highrise use:

THEREFORE BE IT RESOLVED that the Community Plan be amended to show a townhouse development and commercial use on Site 8.

1980 February 18

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN STUSIAK:

"THAT further consideration of the aforementioned "Notice of Motion" be tabled."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY