

1981 DECEMBER 14

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1981 December 14 at 19:00 h.

PRESENT: Mayor W.A. Lewarne, In the Chair
Alderman D.N. Brown
Alderman T.W. Constable
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman V.V. Stusiak

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

P U B L I C H E A R I N G S

- (a) "Burnaby Highway Exchange Bylaw No. 6, 1981", Bylaw No. 7835.
A bylaw authorizing the stopping up and closing to traffic a portion of road in District Lot 151, Block 7, Plan 1895₂ (lane west of 5807, 5791, 5751 Barker Avenue) having an area of 401.5m² in exchange for a portion of Lot 24, Block 7, District Lot 151, Plan 1895 (south of 5807 Barker Avenue) having an area of 223m².

There were no submissions received in connection with "Burnaby Highway Exchange Bylaw No. 6, 1981", Bylaw No. 7835.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to 'Burnaby Highway Exchange Bylaw No. 6, 1981', Bylaw No. 7835, be now terminated."

CARRIED UNANIMOUSLY

- (b) "Burnaby Highway Exchange Bylaw No. 7, 1981", Bylaw No. 7836.
A bylaw authorizing the stopping up and closing to traffic portions of road in District Lot 116 North Half, Group 1, Plan 1236 and₂ Plan 37208 having areas of 435m² (east of 3897 Pender Street), 285m² (lane north of 3935, 3937, 3939 Pender Street) and 227m² (west of 3935 Pender Street) in exchange for a portion of Lot 11, Block 10, Plan 1236 (3897 Pender Street) having an area of 231m².

There were no submissions received in connection with "Burnaby Highway Exchange Bylaw No. 7, 1981", Bylaw No. 7836.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to 'Burnaby Highway Exchange Bylaw No. 7, 1981', Bylaw No. 7836, be now terminated."

CARRIED UNANIMOUSLY

M I N U T E S

- (a) The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1981 November 30 came forward for adoption.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT the minutes of the regular Council Meeting and Caucus Meeting 'In Camera' held on 1981 November 30 be now adopted."

CARRIED UNANIMOUSLY

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- (b) The minutes of the Inaugural Meeting of Council held on 1981 December 07 came forward for adoption.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT the minutes of the Inaugural Meeting of Council held on 1981 December 07 be now adopted."

CARRIED UNANIMOUSLY

- (c) The minutes of the Public Hearing (Zoning) held on 1981 December 08 came forward for adoption.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT the minutes of the Public Hearing (Zoning) held on 1981 December 08 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) McPherson Convention Centre Limited, E.B. Kennedy,
1981 December 09, Re: Rezoning of approximately
3.35 acres at 7325 MacPherson Avenue from P2 and
C4 to CD (P2, P5, M5).
Spokesman - E.B. Kennedy
- (b) JKW Engineering Ltd., J.K. Wittig, 1981 December 08,
Re: Rezoning application No. 175/81 - 6050, 6066,
6076 Wilson Avenue
Spokesman - J.K. Wittig
- (c) J. Wise, 1981 December 09, Re: Appropriate
development permit and road dedication -
4025 Norland Avenue
Spokesperson - J. Wise

MOVED BY ALDERMAN BROWN:
SECONDED BY ALDERMAN CONSTABLE:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. E.B. Kennedy then addressed Council on the subject of the McPherson Convention Centre and the proposal to rezone approximately 3.35 acres at 7325 MacPherson Avenue from P2 and C4 to CD (P2, P5, M5). The following is the substance of Mr. Kennedy's submission:

"I am representing the McPherson Convention Centre Limited and Burnaby Christian Fellowship. The owners of the McPherson Convention Centre Limited are members of Burnaby Christian Fellowship. We have applied for rezoning of approximately three and a half acres that has a 25,000 square foot building at 7325 MacPherson Avenue. I would draw your attention to our letter of October 9th that accompanied our rezoning application. We are applying for our rezoning from basically C4 to a CD rezoning involving P2, P5 and M5 uses. The reason for this request is that we would like to use the facility there for a variety of uses. It could be a church facility for a non denominational community church with some 800 Sunday morning attenders; the second would be to provide a community auditorium that is available to rent six days a week for trade shows, conventions, meetings, etc. This is a facility with some 20,000 square feet of open area which is not available elsewhere in Burnaby at the present time. The third reason for the combination is for financial viability; the basement has limited access, the building is surrounded on three sides by industrial use and after having the

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building listed for a year under our present C4 zoning, the only applicants who would occupy the basement, and hence make the basement financially viable, are basically M5, light industrial wholesaling type applicants. So after much discussion, and very helpful discussion with the Planning Department, over a period of a year, we have come to the point of realizing and asking for an amendment to the Zoning Bylaw, the reason being that there is no provision in the present Zoning Bylaw to accommodate the public assembly type uses which we would like, and a light industrial use which we feel we need in the basement to make the project viable, such as M5. Hence I would direct your attention to our subsequent letter of November 9th which outlined our request for a text amendment to the bylaw. We would be happy to have this in any form, but after a lot of discussion, it seems that this particular amendment, or something similar to it, would be the simplest, including P2 in paragraph four of Section 700 of the Comprehensive Development Zoning Bylaw. The reasons that we suggest this amendment are laid out there, there are three basically. We have a particular situation; we feel that a municipal Zoning Bylaw should be able to accommodate unique situations. We admit that we have a unique situation, but the present Zoning Bylaw does not even permit consideration of this unique situation. We feel that Comprehensive Development, by its nature, is the part of the bylaw which should allow consideration of unique situations and at present does not in our case, and the third reason is that we feel the amendment we are suggesting offers minimal exposure to abuse. Any Comprehensive Development application has to be considered on its own merit and so we feel that there is minimal opportunity for abuse. The Planning Department is opposing this recommendation on principle, I feel, and I would turn your attention to their report, and their summary in the report on page 126 basically makes four arguments on why Council should not consider this amendment, and I would like to speak briefly to those four points. The first point in their summary is that it would permit inappropriate combination of industrial with institutional uses. I would argue that our use is a very appropriate use. We are looking at a public oriented building which would serve not only a congregation of 800 people, but also the municipality at large and providing a rental facility which is not available in the city. Their second argument is that this would pre-empt the municipality's important industrial land inventory, but in fact our case would be adding to the inventory that we presently have as C4 zoning, we would be adding some M5 space. Also, I do think that the possibility for rezoning is the same as the necessity, because you provide the possibility under CD for considering unique cases, I do not see how that constitutes the necessity of using it in inappropriate cases, and hence I would argue that that argument doesn't really hold too much. The third point is that the bylaw is intended to be used on a municipal-wide basis. I would again say that CD, I think, is there in order to consider specific cases and although we have a unique case because of location it will affect a large number of people, there are a lot of potential users. The fourth point that there is considerable expense involved would have to be looked at in more detail, but in terms of notifying people, I think the bylaw could be worded in such a way as to not make the gate too wide. We have a site that has a school and parks on one side and industrial land on three other sides. I think a Committee of Council could word a bylaw which would accommodate our situation and be it admittedly few public oriented other situations where you might want to have this combination and still accommodate most of Planning's objections to potential abuses, for which I think are very minimal. I would conclude by saying that I think we have a worthwhile project for the community, it was not anticipated by the present bylaw because of its uniqueness. We feel that there should be a mechanism within the CD bylaw to look at, and Council on its own merits, could reject in appropriate situations, but I think that there should be provision for at least considering them. The third point that the minor zoning text amendment caused by the unique nature of this building's proposed use in a location adjacent to both public and institutional properties can only provide an exceptional precedent unlikely to disturb Burnaby planning policies. I realize that this is a complex issue, but we feel that a Committee of Council could come up with the wording which would accommodate our needs as well as most of Planning's objections and allow us to go ahead with this project. Thank you."

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MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BROWN:

"THAT Item 7, Municipal Manager's Report No. 62, 1981, pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following are the recommendations contained in that report:

- (1) THAT Council not give favourable consideration to the proposed Zoning Bylaw Text Amendment to permit the combination of P2 and M5 uses in the Comprehensive Development (CD) zoning district.
- (2) THAT a copy of this report be sent to the delegation, Mr. Stan D. Floyd, 7325 MacPherson Avenue, Burnaby, B.C. V5J 4N8.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BROWN:

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

CARRIED

OPPOSED: MAYOR LEWARNE AND
ALDERMAN STUSIAK

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the Planning Department continue working with the owner/investor group towards full utilization of their property at 7325 MacPherson Avenue within the specific terms of reference provided by the prevailing regulations of the Burnaby Zoning Bylaw."

CARRIED UNANIMOUSLY

- (b) Mr. J.K. Wittig, JKW Engineering Limited, then addressed Council on the subject of Rezoning Reference #175/81 - 6050, 6066, 6076 Wilson Avenue. The following is the substance of Mr. Wittig's submission:

"I don't have too much to add to that which has already been said in my report which has been distributed to the Mayor and members of Council last week. There are one or two comments which I would like to make to clear the record. Referring to an article appearing in the Columbian on 1981 October 20 headlined, "Zoning rule unfair", we have never had an argument with the zoning rule, our argument was not concerning the zoning rule in any way, shape or form, our arguments concerned the breaking of a very large piece of property from an otherwise developable piece of property and putting it in a position to be too expensive to develop. It is suggested in this article that I criticized Council for demanding a 66 foot right-of-way. Council, as I see it, was placed in a position of making a decision. We are obviously having difficulty with the Planning Department. I would hope that we presented our case well in the report, and we look forward to your decision this evening. I think that it was also implied in the article that we were making an attempt to speculate on property. I think the best way of discussing speculation is to describe a personal incident of mine. While working for another client, we did a project in a neighbouring municipality. My client, an accountant, put in a great deal of planning and effort to determine the feasibility of his project, going through much the same ritual as we are going through tonight, getting his rezoning, arranging his financing, putting up a great deal of risk money, paid me, paid the contractor, the services, paving, and took his chances in the market at about \$50,000.00 per lot. By sheer coincidence, it was sometime later, while at a soccer game with my son, a group of fathers were standing together and one of the fathers said, 'Say, do you know such and such a subdivision, by golly, \$50,000.00 a lot. I bought four of those and I am not letting them out of my hands until I get \$150,000.00'. Now, I ask you, who is the speculator and who is the honest developer. I take great affront at the suggestion that there is speculation involved in this property. The only other comment that I have

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to make is regarding the suggestion that we have been persistent, embarrassing and so on. This seems to be supported by our application for rezoning. On October 28 I met with a couple of members of Planning to discuss this issue to come to a resolution and a compromise which would satisfy the Planning Department's position and the position of my client. I was advised at that time that if we were interested in getting before Council before January 31 I would have to have my application in by October 30. We did that. A report was submitted to Council on 1981 November 02 and within that report it was suggested that we were very determined, very persistent, and just a general bother. I think that point requires clarification. I don't think there is any question about the need for housing and I don't think that there is any need to question our position with respect to the Metrotown Plan. In the Director of Planning's own words at an earlier meeting, RM4 zoning is considered medium density zoning. That is what we are proposing. The project is supposed to go ahead with the dedication of one-third of the property that has been assembled. On the basis of RM3 it is not feasible and will probably be abandoned. RM4 zoning on the property would be feasible. To this date I do not have a possible realistic reason for the need of that right-of-way. I think that we would have been much easier to deal with and less persistent and less bothersome if we had been reasoned with, rather than having been given a very, very strong point of view."

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BROWN:

"THAT Item 10, Municipal Manager's Report No. 62, 1981, pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the recommendation contained in this report:

- (1) THAT Council not give favourable consideration to this rezoning application.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

- (c) J. Wise then addressed Council on the subject of an appropriate development permit and road dedication at 4025 Norland Avenue. The following is the substance of Mrs. Wise's submission:

"At my last delegation October 26, 1981, the Council referred my case to the Municipal Manager, Mr. Shelley.

I am agreeable to most of the conditions in the proposal, but am opposed to the price the municipality put on my land, but only on the portion that Dania Society are to acquire. This is priced at \$7.45 square foot. This would make a 33 foot lot approximately \$29,500.00. I haven't seen land sell for that kind of money since 1963-1965.

I tried to talk to the Land Agent, as to where they got their statistics or comparisons. He refused to discuss the matter with me.

In spite of this low price, I have not heard any further from Dania Society, other than a copy of a letter to Mr. Shelley. In my opinion, the Dania Society are not interested in purchasing my land, nor were they ever sincere and honest in their dealings with me. When I was doing the land assembly on Canada Way for Chelsea Society, which involved the Dania Lot 217, 4880 Canada Way, Dania Society told me then they were most anxious to sell Lot 217, but on one condition only, if I could negotiate a trade for the Dania Society on the two lots on Norland Avenue, 4093 and 4025.

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I had to option 4025 Norland to be able to accomplish this. I presented Dania Society with an offer to purchase for their Lot 217 from Chelsea Society. This offer would have made the trade complete for the two lots on Norland. Yet Dania Society chose to accept an offer from Narod, which was \$45,000.00 less. At today's dollars that would be about \$150,000.00 less. Narod bought 4093 Norland, traded it for Lot 217 and paid some cash and locked me out of the land exchange. That's how I got trapped there. I was left with an option that I had to exert.

Dania Society could have had the two lots on an even trade at that time. It was their choice, but they chose to play games. Because Dania Society did not honour their commitment to me, gave Narod control of the land, he then sold the land back to my client, the Chelsea Society, a huge profit. Not only was I locked in, but I lost my commission on the entire project. If they didn't accept even trade, how can I deal with them. In my experience, nobody, but nobody waits eight years to buy a piece of property. They either want it or they don't.

This has proved to be very costly for me over the years, especially the last three years and to be placed at the mercy of one buyer only is not a healthy situation. The reason I am bringing all these facts before Council is I don't want to wait another eight years for what seems an impossible marriage arrangement between the Dania Society and myself. I feel like the bride that has been left waiting at the altar. Therefore, I am seeking: No. 1, a development permit and building permit for a commercial building, four floors in height, complying with municipal guidelines, and No. 2, municipality sharing equally on the road costs and land dedication as outlined in Mr. Shelley's proposal."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"THAT Item 26, Municipal Manager's Report No. 62, 1981, pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The Municipal Manager reported that he, in response to Council's request, would try and resolve any problems that Mrs. Wise has regarding development of her property, subsequently met with her and Mr. Knud Elgaard, President of the Dania Society. As of this time, the matter is temporarily in abeyance pending a comment from Mrs. Wise on the offer from the Municipal Manager to submit a specific proposal to Council for consideration.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

B Y L A W S

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BROWN:

"THAT Item 22, Municipal Manager's Report No. 62, 1981, pertaining to

'Burnaby Highway Exchange Bylaw No. 8, 1981'

#7865

be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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The Municipal Manager provided a report from the Director Planning & Building Inspection regarding Rezoning Reference #50/80.

The following are the recommendations contained in this report:

- (1) THAT Council authorize the introduction of a Highway Exchange Bylaw rather than a Road Closing Bylaw and grant first, second and third readings of the Highway Exchange Bylaw which has been prepared by the Municipal Solicitor.
- (2) THAT Council authorize the sale of the redundant roadway as outlined in Section 3.0 of the Director Planning & Building Inspection's report.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BROWN:

"THAT this Council be provided with a status report on the property acquisitions that have been finalized along the frontage road and the number of properties still to be acquired for the frontage road purposes, and as the area develops without the frontage road what are the associated traffic problems inherent in the area?"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT

'Burnaby Highway Exchange Bylaw No. 8, 1981'

#7865

be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the bylaw."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT the Committee now rise and report the bylaw complete."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT

'Burnaby Highway Exchange Bylaw No. 8, 1981'

#7865

be now read three times."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BROWN:

"THAT Item 30, Municipal Manager's Report No. 62, 1981, pertaining to

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 145, 1981" #7840

be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the recommendation contained in this report:

- (1) THAT a copy of this report be sent to Mr. Robert Harris, 5770 East Broadway and Mrs. Y.M. Bell, 5844 Sumas Street.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 142, 1981' #7837

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 143, 1981' #7838

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 144, 1981' #7839

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 145, 1981' #7840

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 146, 1981' #7841

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 147, 1981' #7842

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 148, 1981' #7843

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 149, 1981' #7844

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 150, 1981' #7845

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 151, 1981' #7846

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 152, 1981' #7847

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 153, 1981' #7848

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 154, 1981' #7849

be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the bylaws."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BROWN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 144, 1981' #7839

be abandoned."

CARRIED

OPPOSED: MAYOR LEWARNE, ALDERMEN
CONSTABLE, EMMOTT AND
STUSIAK

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MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BROWN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 145, 1981'

#7840

be abandoned."

CARRIED

OPPOSED: MAYOR LEWARNE, ALDERMEN
EMMOTT, McLEAN AND
STUSIAK

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN DRUMMOND:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 146, 1981'

#7841

be abandoned."

CARRIED

OPPOSED: ALDERMAN STUSIAK

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT the Committee now rise and report progress on the bylaws."

CARRIED

OPPOSED: ALDERMAN DRUMMOND TO
BYLAW #7837
ALDERMAN McLEAN TO
BYLAW #7843

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED

OPPOSED: ALDERMAN DRUMMOND
TO BYLAW #7837
ALDERMAN McLEAN TO
BYLAW #7843

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 142, 1981'

#7837

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 143, 1981'

#7838

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 147, 1981'

#7842

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 148, 1981'

#7843

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 149, 1981'

#7844

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 150, 1981'

#7845

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 151, 1981'

#7846

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'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 152, 1981'	#7847
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 153, 1981'	#7848
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 154, 1981'	#7849

be now read a second time."

CARRIED

OPPOSED: ALDERMAN DRUMMOND
TO BYLAW #7837
ALDERMAN McLEAN TO
BYLAW #7843

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 155, 1981'	#7850
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be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the bylaw."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT the Committee now rise and report the bylaw complete."

CARRIED

OPPOSED: ALDERMAN BROWN

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED

OPPOSED: ALDERMAN BROWN

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 155, 1981'	#7850
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be now read a second and third time."

CARRIED

OPPOSED: ALDERMAN BROWN

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT Council do now resolve itself into a Committee of the Whole to consider and report on

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 1981'	#7670
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 49, 1981'	#7700
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 62, 1981'	#7715
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 63, 1981'	#7716

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'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 64, 1981'	#7717
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 70, 1981'	#7726
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 71, 1981'	#7727
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 80, 1981'	#7736
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 85, 1981'	#7741
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 91, 1981'	#7748
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 122, 1981'	#7784"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 71, 1981'	#7727
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be abandoned."

CARRIED

OPPOSED: MAYOR LEWARNE AND
ALDERMAN STUSIAK

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT the Committee now rise and report the bylaws complete."

CARRIED

OPPOSED: ALDERMAN DRUMMOND TO
BYLAWS #7741 AND #7784
ALDERMAN LAWSON TO
BYLAW #7748

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED

OPPOSED: ALDERMAN DRUMMOND TO
BYLAWS #7741 AND #7784
ALDERMAN LAWSON TO
BYLAW #7748

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 1981'	#7670
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 49, 1981'	#7700
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 62, 1981'	#7715
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 63, 1981'	#7716
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 64, 1981'	#7717
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 70, 1981'	#7726

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'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 80, 1981'	#7736
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 85, 1981'	#7741
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 91, 1981'	#7748
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 122, 1981'	#7784

be now read a third time."

CARRIED

OPPOSED: ALDERMAN DRUMMOND TO
BYLAW #7741 AND #7784
ALDERMAN LAWSON TO
BYLAW #7748

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 21, Municipal Manager's Report No. 62, 1981, pertaining to

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 1981'	#7685
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be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the recommendation contained in this report:

- (1) THAT Council authorize the sale of Parcel "A", D.L. 68, Plan 39887, for incorporation in the development site under the terms outlined in the Director Planning & Building Inspection's report.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 51, 1980'	#7610
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 1981'	#7672
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 1981'	#7677
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 1981'	#7681
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 1981'	#7685
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 75, 1981'	#7731
'Burnaby Sewer Charge Bylaw 1961, Amendment Bylaw 1981'	#7814
'Burnaby Highway Exchange Bylaw No. 6, 1981'	#7835
'Burnaby Highway Exchange Bylaw No. 7, 1981'	#7836
'Burnaby Trades Licence Bylaw 1950, Amendment Bylaw 1981'	#7851
'Burnaby Cab and Commercial Vehicles Bylaw 1951, Amendment Bylaw 1981'	#7852
'Burnaby Cabaret Regulation Bylaw 1934, Amendment Bylaw 1981'	#7853
'Burnaby Club Regulation Bylaw 1950, Amendment Bylaw 1981'	#7854

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'Burnaby Automatic Vending Machine Bylaw 1946, Amendment Bylaw 1981'	#7855
'Burnaby Electrical Bylaw 1974, Amendment Bylaw No. 2, 1981'	#7857
'Burnaby Building Bylaw 1973, Amendment Bylaw No. 2, 1981'	#7858
'Burnaby Plumbing Bylaw 1973, Amendment Bylaw No. 2, 1981'	#7859
'Burnaby Gas Bylaw 1978, Amendment Bylaw No. 2, 1981'	#7860
'Burnaby Refuse Bylaw 1967, Amendment Bylaw No. 1, 1981'	#7861
'Burnaby Dog Tax and Pound and Animal Regulation Bylaw 1972, Amendment Bylaw No. 1, 1981'	#7862
'Burnaby Noise or Sound Abatement Bylaw 1979, Amendment Bylaw No. 2, 1981'	#7863

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

CARRIED

OPPOSED: ALDERMEN BROWN AND
DRUMMOND TO BYLAW #7610
ALDERMAN BROWN TO
BYLAW #7835

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 62, 1981, which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Province of British Columbia, Ministry
of Municipal Affairs, Minister
Re: 8th Installment 1981 Unconditional Grant

A letter dated 1981 November 24 was received enclosing a Province of British Columbia cheque in the amount of \$1,115,689.00, which represents payment to this municipality of the 8th installment of the 1981 Unconditional Grant pursuant to Part VIII of the Revenue Sharing Act Regulations.

- (b) Province of British Columbia, Ministry of Provincial
Secretary and Government Services, Minister
Re: Grant in lieu of taxes - British Columbia
Building Corporation Act

A letter dated 1981 November 27 was received enclosing a cheque, in accordance with Section 14 of the British Columbia Buildings Corporation Act, in the amount of \$504,494.32, representing payment of the grant in lieu of taxes, calculated in accordance with the Municipal Aid Act.

Any grants payable on provincially owned properties will be forthcoming from the Province of British Columbia.

- (c) Province of British Columbia, Ministry
of Municipal Affairs, Minister
Re: Third Quarter Housing Growth Grant for 1981

A letter dated 1981 November 24 was received enclosing a Province of British Columbia cheque in the amount of \$312,750.00, which represents the third quarter Housing Growth Grant for 1981 pursuant to Part III of the Revenue Sharing Act Regulations.

- (d) Union of British Columbia Municipalities,
C.P. Pattullo, Re: 1981 "B" Resolutions

A letter dated 1981 November 24 was received advising that a number of resolutions in the "B" section of the Resolutions book were not debated at the convention.

As required, these were considered by the Executive at their meeting in early November.

Your municipality's resolution B 40 "Definition of the term 'All Terrain Vehicle'" has been brought to the attention of the Minister, Municipal Affairs. His responses to all resolutions in this section will be circulated to the membership.

- (e) Burnaby Board of Variance, Secretary
Re: Request funding for Annual Dinner
Meeting 1981 January

A letter dated 1981 December 02 was received advising that the Burnaby Board of Variance are planning their annual dinner meeting during the month of 1982 January.

The Board of Variance respectfully requested that Council make sufficient funds available to cover the cost of this meeting. It is anticipated that the total cost of the meeting will not exceed \$600.00.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT the Burnaby Board of Variance be authorized to hold its annual dinner meeting in 1982 January."

CARRIED UNANIMOUSLY

- (f) Miss Maureen G.T. Daly
Re: Petition to ban firecrackers

A letter dated 1981 November 29 was received enclosing a petition containing over 100 signatures, requesting that firecrackers should be banned in the municipality.

Council was advised that a staff report on this subject would be available on 1982 January 04 and further consideration of the matter was deferred until that time.

- (g) Province of British Columbia, Ministry
of Finance, Minister,
Re: Grant in lieu of taxes on Provincial
Government property for 1981

A letter dated 1981 November 27 was received enclosing a Province of British Columbia cheque in the amount of \$46,728.89, representing the Province's grant in lieu of taxes on provincial property for the year 1981.

The Province's grant in lieu of taxes is separate from any grants made by the British Columbia Buildings Corporation or by other provincial Crown corporations for properties held by them in various municipalities. The amount of this grant may be used for the general purposes of the municipality at the discretion of the Municipal Council. Accordingly, the Minister wished Council every success in utilizing these funds for the benefit of the residents of this municipality.

- (h) Mr. and Mrs. W.F. Reed
Re: Urea Formaldehyde Foam Insulation

A letter dated 1981 November 30 was received advising that the writers were two of the unfortunate homeowners who have urea formaldehyde foam insulation installed in the outer walls of their house.

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The cost of removal of the insulation is beyond their financial means and the object of this communication is to press the Burnaby Municipal Council to take some steps which would precipitate some "serious action" by the constitutional minded Federal Government to assist those who are in the same bind as they are.

Item 8, Municipal Manager's Report No. 62, 1981, pertaining to this subject was brought forward for consideration at this time.

The Municipal Manager provided a report from the Chief Public Health Inspector on the subject of urea formaldehyde foam insulation.

The Chief Public Health Inspector reported that the formaldehyde concentration testing mentioned in the subject letter refers to a program recently conducted across Canada by Consumer and Corporate Affairs Canada. On 1981 July 02, a letter was forwarded by this department to Consumer and Corporate Affairs Canada, Urea Formaldehyde Foam Insulation Information Centre, Hull, Quebec, requesting that approximately 60 Burnaby homeowners who had contacted this department, be eligible for the proposed formaldehyde testing program. Mr. and Mrs. Reed's residence was included on this list.

In recent discussions with the Urea Formaldehyde Foam Insulation Information Centre, we have learned that of 2,300 homes tested across Canada, 13 homes were within the Municipality of Burnaby. Of the 13 homes tested within this municipality, nine homes contained urea formaldehyde foam insulation and four homes did not. The four homes which were tested without urea formaldehyde foam insulation were used as a control group.

According to the Urea Formaldehyde Foam Insulation Centre, the homes which were used for the testing program were chosen at random through our contact list and through phone calls by citizens to the Information Centre directly.

The Municipal Manager recommended:

- (1) THAT a copy of the Chief Public Health Inspector's report be forwarded to Mr. and Mrs. W.F. Reed, 7556 Davies Street, Burnaby, B.C. V3N 3H1.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

- (i) South Burnaby Men's Club, Finance Chairman
Re: Request permission to hold Annual
Tag Days Friday, Saturday, 1982 March 05 and 06

A letter dated 1981 December 01 was received requesting permission for the South Burnaby Men's Club to conduct its annual tag days in the southern part of the municipality on Friday and Saturday, 1982 March 05 and 06.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN LAWSON:

"THAT permission be granted to the South Burnaby Men's Club to conduct its annual fund raising campaign as requested."

CARRIED UNANIMOUSLY

- (j) Blair Johannessen
Re: Taxi Cab Service

A letter dated 1981 December 02 was received concerning the unsatisfactory standard of taxi service in the municipality.

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Council was advised that a staff report on this subject would be available on 1982 January 04 and further consideration of the matter was deferred until that time.

- (k) Mike Segovic, Re: Rezoning application
#168/81 - 4725 Sardis Street

A letter dated 1981 December 07 was received requesting that Council reconsider Rezoning Application #168/81 - 4725 Sardis Street, which had been rejected by Council on 1981 November 09.

The writer pointed out that the particular block on Sardis Street in which his property is located has one 33 foot lot, one 39 foot lot and one 41 foot lot, so it is on a block frontage with small lots.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT Item 6.(a) 'Tabled Matters', pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT this matter be lifted from the table."

CARRIED UNANIMOUSLY

The following motion as moved by Alderman Randall and seconded by Alderman Drummond, "That the recommendation of the Municipal Manager be adopted", was then before Council for consideration.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN STUSIAK:

"THAT a rezoning bylaw be prepared and advanced to the next Public Hearing."

CARRIED

OPPOSED: ALDERMEN CONSTABLE
DRUMMOND, EMMOTT
AND LAWSON

- (1) Brentwood Park Ratepayers' Association, President
Re: Traffic congestion in the Brentwood Park Area

A letter dated 1981 December 08 was received advising that traffic congestion in the Brentwood Park area is already serious. Indeed, Brentwood Park Ratepayers have been telling Burnaby Council and the Planning Department for years that an increase in highrise population will contribute (and already is contributing) to a concomitant increase in vehicular traffic and in legal and illegal parking in the vicinity of Delta Avenue and Ridgelawn Drive. Were it not for the road barrier on Halifax Street, just west of Woodway, we in the Brentwood area would have completely lost the peaceful enjoyment of our homes and community. The existing transportation system is simply inadequate to accommodate the traffic generated by the existing buildings and more highrises and more commuter movement are exacerbating the problem.

The Brentwood Park Ratepayers' Association is particularly alarmed that Council has received a request to remove the barrier on Halifax Street. This move will open the Brentwood area for a flood of through traffic far worse than that which it was originally designed to protect against at the time of installation in 1976.

Item 33, Municipal Manager's Report No. 62, 1981, pertaining to this subject, was brought forward for consideration at this time.

The Municipal Manager provided a report from the Director Planning & Building Inspection on the matter of traffic congestion in the Brentwood Park area.

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The Director Planning & Building Inspection reported that on the basis of the Community Plan, the Ratepayers' Association is advised that there are no plans contemplating the removal of the cited existing traffic barrier on Halifax Street just west of Woodway Place. The current traffic barriers in place at Halifax Street and along Springer Avenue have achieved a good degree of protection from east-west commuter traffic. The subject of commuter traffic is a complex one which continues to be studied, both on the basis of the municipal road network overview and also in relation to individual neighbourhoods. It is a basic goal that the effects of commuter traffic be minimized on identified residential areas such as the Brentwood single family dwelling neighbourhood while providing adequate local access for residents, visitors and emergency vehicles.

The Municipal Manager recommended:

- (1) THAT a copy of this report be sent to Mr. H. Adams, President, Brentwood Park Ratepayers' Association, 4764 Brentlawn Drive, Burnaby, B.C. V5C 3V5.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

- (m) Columbia Housing Advisory Association,
President, Co-op Co-ordinator
Re: Pine Ridge Housing Co-op - RZ #84/81

A letter dated 1981 December 08 was received advising that the Columbia Housing Advisory Association had just been requested by the Planning Department to place a letter of credit for \$110,000.00 to ensure the water and storm sewers for Pine Ridge Co-op prior to final approval of Rezoning Reference #84/81 at the next meeting of the Municipal Council.

As a co-operative, the Association has no access to any line of credit. Their funding from Co-operative Trust is for construction and organizational costs only; C.M.H.C. has no funds for them. While the money for construction of the storm sewers and water is guaranteed by C.M.H.C. they do not have access to any letter of credit above and beyond this guarantee.

Since the decision of Council at its next meeting will determine the fate of the project, the President urgently requested a meeting with Council in order to discuss a way of obtaining the necessary rezoning and approvals without a letter of credit. It is recognized that this would be an unusual step. It was pointed out that co-operatives have more guarantees for construction according to municipal code and engineering specifications than the ordinary project.

Item 32, Municipal Manager's Report No. 62, 1981, pertaining to this subject, was brought forward for consideration at this time.

The Municipal Manager provided a report from the Director Planning & Building Inspection on the above subject.

The Director Planning & Building Inspection reported that:

1. Rezoning proposals are required to provide deposits to guarantee servicing works prior to final adoption of the zoning bylaw, and to our knowledge, there have been no exceptions.
2. Unless otherwise directed by Council, staff will work with the applicant towards finalization of his proposal on the basis of the established prerequisites.
3. Staff are continuing to work with the groups involved to resolve the problem in a mutually satisfactory manner, and it is hoped that further information can be given to Council on Monday evening.

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The Municipal Manager recommended:

- (1) THAT a copy of this report be sent to Columbia Advisory Association, 1435 Kingsway, Vancouver, B.C. V5N 2R7.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

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

- (a) Rezoning Reference #168/81
Application for the rezoning of 4725 Sardis Street
from Residential District (R4) to Residential District (R9)

This item was dealt with previously in the meeting in conjunction with Item 5.(k) under Correspondence and Petitions.

- (b) Invitation to bid on hosting of the
1984 British Columbia Summer Games

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BROWN:

"THAT Item 14, Municipal Manager's Report No. 59, 1981 November 23, pertaining to the 1984 British Columbia Summer Games, tabled on 1981 November 23, be now lifted from the table."

CARRIED UNANIMOUSLY

The following was the recommendation contained in that report:

1. THAT Council approve the bidding for the 1984 British Columbia Summer Games.

The following motion as moved by Alderman Stusiak and seconded by Alderman Brown, "That the recommendation of the Municipal Manager be adopted", was then before Council for consideration.

A vote was then taken on the aforementioned motion and same was CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"THAT Item 7.(a) under Reports, pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

His Worship, Mayor Lewarne, provided a report in which it was recommended:

1. THAT the Host President be Mr. David M. Mercier, with the power to add directors that are approved by the Mayor and Host President.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendation of His Worship, Mayor Lewarne, be adopted."

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the recommendation of Mayor Lewarne be amended to read, 'That the Host President be Mr. David M. Mercier, with the power to recommend directors for approval by the Municipal Council'."

CARRIED UNANIMOUSLY

1981 December 14

A vote was then taken on the original motion as moved by Alderman Lawson and seconded by Alderman Stusiak, "That the recommendation of His Worship, Mayor Lewarne be adopted", as amended, and same was CARRIED UNANIMOUSLY.

(c) 1982 Provisional Budget

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the 1982 Provisional Budget tabled on 1981 December 07, be now lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the following recommendations as contained in the Municipal Manager's Letter of Transmittal dated 1981 November 25 be now adopted:

1. THAT the 1982 Provisional Budget be received, considered by the Municipal Council as a working document, and finally adopted by resolution on or before 1982 January 18.
2. THAT the Municipal Manager continue his review of the Provisional Budget with the Management Committee and bring forward a further report on it once the Provincial Revenue Sharing grants are known."

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN DRUMMOND:

"THAT no untoward expenditures be made without prior approval of the Municipal Council; that Council meet in the meantime at the call of the Chair; that Council receive the memorandum of 1981 December 14 tabled by Alderman Stusiak, Finance Liaison, evaluating what historic pattern was evident in past Burnaby budgets; that it be reviewed by staff and reported on to Council."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion as moved by Alderman Stusiak and seconded by Alderman Drummond, aforementioned, as amended, and same was CARRIED UNANIMOUSLY.

It was agreed that an informal meeting of Council be held in the Council Lounge on Friday, 1981 December 18 at 16:00 h to discuss the 1982 Provisional Budget.

The Council Meeting recessed at 21:02 h.

The Council Meeting reconvened at 21:22 h with all Council members in attendance.

R E P O R T S

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

(a) Mayor W.A. Lewarne

Re: Invitation to bid on the hosting of
the 1984 British Columbia Summer Games

This item was dealt with previously in the meeting in conjunction with Item 6.(b) under Tabled Matters.

- (b) Grants and Publicity Committee
Re: East Burnaby Community Centre

The Grants and Publicity Committee submitted a report in which it was recommended that a grant in the amount of \$150.00 to made to the East Burnaby Community Centre to cover the cost of refreshments and entertainment for a children's Christmas Party to be held on December 19 at the Eastburn Community Centre.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BROWN:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

MOTION DEFEATED

OPPOSED: MAYOR LEWARNE,
ALDERMEN CONSTABLE,
EMMOTT, LAWSON,
McLEAN AND STUSIAK

- (c) The Municipal Manager presented Report No. 62, 1981, on the matters listed following as items 1 to 34, either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Proposed Mutual Aid Agreement
G.V.R.D. Fire Departments

The Municipal Manager submitted a report from the Director - Fire Services concerning a proposed Mutual Aid Agreement for Greater Vancouver Regional District Fire Departments.

The Director - Fire Service advised that the Greater Vancouver Regional District Fire Chiefs' Association, having determined there is a vital need to develop a Mutual Aid Plan between its members, have with the approval of the Regional Administrative Advisory Committee, prepared a proposed agreement and recommend its approval by Council.

The Municipal Manager recommended:

- (1) THAT Council enter into a Mutual Aid Agreement with the municipalities listed in attachment "A" of the Director - Fire Services' report.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

2. Building Department Report No. 10,
1981 October 26 to November 22

The Municipal Manager provided a report from the Chief Building Inspector covering the operations of his department for the period 1981 October 26 to November 22.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

1981 December 14

3. Vacation - Municipal Manager

The Municipal Manager submitted a report in which it was indicated that he will be on vacation from 1981 December 21 to 1982 January 04. Mr. A.L. Parr, Director Planning & Building Inspection, will be Acting Manager during this period.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

4. Public Hearing Dates for 1982

The Municipal Manager submitted a report from the Director Planning & Building Inspection regarding the schedule for Public Hearing dates in 1982.

The Municipal Manager recommended:

- (1) THAT the regularly scheduled Public Hearing dates be set for 1982 February 16, April 20, June 22, August 24, October 19 and December 14 at 19:30 h.
- (2) THAT a special Public Hearing for specific rezoning requests be held as required in 1982.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

5. Subdivision Servicing Agreement
Subdivision Reference #19/81

The Municipal Manager provided a report from the Director Planning & Building Inspection regarding the servicing agreement for Subdivision Reference #19/81.

The Municipal Manager recommended:

- (1) THAT Council authorize the preparation and execution of the servicing agreement for Subdivision Reference #19/81.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

6. Subdivision Servicing Agreement
Subdivision Reference #144/80

The Municipal Manager provided a report from the Director Planning & Building Inspection regarding the servicing agreement for Subdivision Reference #144/80.

The Municipal Manager recommended:

- (1) THAT Council authorize the preparation and execution of the servicing agreement for Subdivision Reference #144/80.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

7. Letter from Mr. Stan Floyd,
McPherson Convention Centre Limited
7325 MacPherson Avenue, Burnaby, B.C. V5J 4N8
Zoning Bylaw Text Amendment/Rezoning Request

This item was dealt with previously in the meeting in conjunction with Item 3.(a) under Delegations.

8. Letter from Mr. and Mrs. W.F. Reed
7556 Davies Street, Burnaby, B.C. V3N 3H1
Urea Formaldehyde Foam Insulation

This item was dealt with previously in the meeting in conjunction with Item 5.(h) under Correspondence and Petitions.

9. Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 59, 1980 - Bylaw No. 7623
8720 Government Road - Love Property

The Municipal Manager provided a report from the Director Engineering concerning drainage problems on the subject property.

The Director Engineering reported that the subject property is in no danger of flooding and that the developer will be required to give thorough attention to storm water discharge to the Brunette River.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

10. Rezoning Reference #175/81
Apartment Area "L" - Metrotown Area 9
6066, 6076 and 6090 Wilson Avenue at Beresford Street

This item was dealt with previously in the meeting in conjunction with Item 3.(b) under Delegations.

11. Proposed Changes to the Burnaby Refuse Bylaw 1967

The Municipal Manager provided a report from the Director Engineering and noted that "Burnaby Refuse Bylaw 1967" has been amended on several occasions since 1977 and, as a result, is unwieldy and confusing.

The Municipal Solicitor, in concert with the Engineering Department, has prepared a new bylaw that is essentially the same as the existing bylaw, but the various clauses are listed in a more orderly fashion. There are no substantive changes in the bylaw, nor are there any matters which involve a change in existing policies of the Corporation.

The Municipal Manager recommended:

- (1) THAT the bylaw be brought forward.

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

12. Director Engineering Special Estimates

The Municipal Manager provided a report from the Director Engineering concerning special estimates of work for his department in the total amount of \$380,981.00.

The Municipal Manager recommended:

- (1) THAT the special estimates as submitted by the Director Engineering be approved.

MOVED BY ALDERMAN BROWN:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

13. Large Scale Base Mapping Cost Sharing Program

The Municipal Manager provided a report from the Director Engineering providing some of the background and details of the cost sharing program established by the Provincial Ministry of Environment for the production of Large Scale Base Mapping.

The Municipal Manager recommended:

- (1) THAT Council authorize the execution of the agreement for cost sharing for the contour map segment of the Ministry of Environment's Large Scale Base Mapping Cost Sharing Program, calling for a grant to Burnaby in the amount of \$40,000.00.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

14. Letter from U.B.C.M. which appeared on the
agenda for the 1981 November 30 Meeting of Council
U.B.C.M. - Group Benefit Package

The Municipal Manager provided a report from the Personnel Director regarding an examination of the insurance market place for group benefits by the Union of British Columbia Municipalities.

The Municipal Manager recommended:

- (1) THAT Council answer "yes" to the question asked by the U.B.C.M:

"Do you give the U.B.C.M. authority to include your municipality or regional district on a provisional basis into the stage 2 examination of the insurance market place for group benefits coverage?"

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

15. Animal Control - S.P.C.A. Contract

The Municipal Manager provided a report from the Chief Licence Inspector concerning the contract with the Society for the Prevention of Cruelty to Animals in 1982.

The Chief Licence Inspector reported that the contract in which the S.P.C.A. was appointed poundkeeper for the Corporation expires on 1981 December 31.

The proposal to continue to provide poundkeeper services on a monthly basis until 1982 January 31, under the terms and conditions of the 1981 contract, provided that the rate to be negotiated for services to be performed in 1982 shall be retroactive to 1982 January 01, has been received from the S.P.C.A.

The Society advises that the proposal is forwarded because they are currently negotiating with their employees for a working agreement and pending a settlement, are unable to estimate the cost for 1982.

The Municipal Manager recommended:

- (1) THAT the S.P.C.A. continue to provide the services of pound-keeper on a monthly basis until 1982 January 31, under the terms and conditions of the 1981 contract provided, however, that the rate to be negotiated for services to be performed in 1982 shall be retroactive to 1982 January 01.
- (2) THAT a copy of this report be forwarded to Mr. C. Jack Homes, Secretary-Manager, B.C. Society for the Prevention of Cruelty to Animals, Vancouver Regional Branch, 1205 East 7th Avenue, Vancouver, B.C.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

16. Preliminary 1982-83 Service Plan for Transit

The Municipal Manager provided a report from the Director Planning & Building Inspection on the Preliminary 1982-83 Service Plan for Transit.

The Director Planning & Building Inspection reported that within the Lower Mainland Transit Authority operating area as a whole, the proposed service improvements are quite modest and have been constrained primarily by the availability of buses. Nonetheless there are major changes proposed for Burnaby which will considerably improve transit service in the municipality. The major improvements planned for Burnaby are:

- (1) Extension of trolley services along Hastings Street to the vicinity of Inlet Drive, including a reorganization of North Burnaby routes to reflect the trolley extension.
- (2) Implementation of a King Edward crosstown route linking U.B.C. with B.C.I.T. and Brentwood. This proposal was outlined in a report submitted to Council at its meeting on 1981 September 21.
- (3) The extension of Broadway trolley services along the Lougheed Highway to the Brentwood transit focus.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

17. Subdivision Servicing Agreement
Subdivision Reference #79/80

The Municipal Manager provided a report from the Director Planning & Building Inspection concerning the servicing agreement for Subdivision Reference #79/80.

The Municipal Manager recommended:

- (1) THAT Council authorize the preparation and execution of the servicing agreement for Subdivision Reference #79/80.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

18. Subdivision Servicing Agreement
Subdivision Reference #37/81
Rezoning Reference #13/80

The Municipal Manager provided a report from the Director Planning & Building Inspection concerning the subdivision servicing agreement for Subdivision Reference #37/81.

The Municipal Manager recommended:

- (1) THAT Council authorize the preparation and execution of the servicing agreement for Subdivision Reference #37/81.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

19. Subdivision Servicing Agreement
Subdivision Reference #77/80

The Municipal Manager provided a report from the Approving Officer concerning the servicing agreement for Subdivision Reference #77/80

The Municipal Manager recommended:

- (1) THAT Council authorize the preparation and execution of the servicing agreement for Subdivision Reference #77/80.

MOVED BY ALDERMAN BROWN:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

20. Renewal of Lease - Centennial Pavilion
S.G.A. Restaurants Mountain Ltd.

The Municipal Manager provided a report from the Director Recreation & Cultural Services concerning the lease rate for the Centennial Pavilion by S.G.A.

The Municipal Manager recommended:

- (1) THAT Council approve the lease rate with S.G.A. Restaurants Mountain Ltd. for the Centennial Pavilion at a rate of \$34,800.00 plus municipal taxes for the year 1981 only.
- (2) THAT Council approve the lease rate with S.G.A. Restaurants Mountain Ltd. for the Centennial Pavilion at a rate of \$40,028.00 plus municipal taxes for the year 1982 only.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

21. Rezoning Reference #49/80
Canada Way/Laurel Street - Proposed Three
Storey, 45 Unit Apartment Building
Sale of Municipal Land

This item was dealt with previously in the meeting in conjunction with Item 4.(dd) "Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 1981", Bylaw No. 7685.

22. Rezoning Reference #50/80
Subdivision Reference #119/80
Former Anola Place Road Right-of-Way
Proposed 157 Unit Condominium Tower

This item was dealt with previously in the meeting in conjunction with 4.(a)(i) "Burnaby Highway Exchange Bylaw No. 8, 1981", Bylaw No. 7865.

23. Authority for the Execution of Documents in 1982

The Municipal Manager provided a report concerning the authority for the execution of documents in 1982.

The municipality is frequently involved with routine transactions which, when concluded, are finalized by the execution of a document. In years past, Council has annually given authority to staff to execute these documents without the express approval of Council in each specific instance. The approach eliminates the need for a considerable number of individual reports, and allows transactions of a relatively inconsequential nature to be consummated efficiently and at minimal administrative expense.

This report differs in two ways from the report that Council received last year. One change is in the form of a new authority that involves minor expenses that are occasionally incurred by Council and is shown below as item number 11. The other change is a recommendation to increase the amount that the Municipal Manager can authorize for conferences (from \$750.00 to \$900.00).

The Municipal Manager recommended:

- (1) THAT Council approve each of the following 11 resolutions:
 1. Acquisition of Easements and Rights-of-Way

"The Municipal Council does hereby authorize the acquisition in 1982 of all easements and rights-of-way required for municipal purposes, and the payment of compensation, therefore, not to exceed \$1,500.00 in each case.

2. Release, Discharge and Cancellation of Easements and Ancillary Rights

"The Municipal Council does hereby authorize the execution of all documents in 1982 that pertain to the release or discharge of easements and cancellation of ancillary rights where, in the opinion of the Director Engineering, such rights are no longer required."

3. Right-of-Way Encroachment and Pole Anchor Agreements

"The Municipal Council does hereby authorize the Municipal Clerk in 1982 to execute documents on behalf of the Corporation, and the Director Engineering to sign letters, without reference to Council on:

- (a) Encroachment of easements and road allowances;
- (b) Reduction of easement width;
- (c) Granting of pole anchor easements to public utility companies."

4. Covenants

"The Municipal Council does hereby authorize the Municipal Clerk, pursuant to Section 215 of the Land Title Act, to execute documents on behalf of the Corporation without reference to Council, pertaining to the following covenants for 1982:

- (a) Limitation of building elevations due to:
 - Sewer Depth
 - Topography
 - Access
 - Land subject to flooding
- (b) Vehicular access restriction
- (c) Landscape buffer
- (d) Rear yard setback
- (e) Side yard setback."

5. Truncations

"The Municipal Council does hereby authorize the acquisition in 1982 of all truncations required for municipal purposes and the payment of compensation not exceeding \$1,500.00 in each case, with the understanding that such cost in each case may include the restoration and/or relocation of plant material."

6. Covenants/Limitations on the Occupancy of Single and Two Family Dwellings

"The Municipal Council does hereby authorize the Municipal Clerk in 1982 to execute on behalf of the Corporation those covenants that involve limitations on the occupancy of single family and two family dwellings, pursuant to Section 215 of the Land Title Act."

7. Discharge of Redundant Rights-of-Way

"The Municipal Council does hereby authorize the Municipal Clerk in 1982 to execute on behalf of the Corporation, without reference to Council, discharges involving rights-of-way that become redundant as a result of the subdivision process where in the opinion of the Director Engineering such rights-of-way are redundant."

8. Claims

"The Municipal Council does hereby authorize the Municipal Manager in 1982 to approve for payment, without referral to Council, the payment of claims that do not exceed \$1,500.00 subject to the receipt of appropriate releases."

9. Conferences

"The Municipal Council does hereby authorize the Municipal Manager in 1982 to approve, without referral to Council, all requests for attendance at conferences when estimated costs related to a single conference does not exceed \$900.00."

10. Walk-a-Thons and Bike-a-Thons

"The Municipal Council does hereby authorize the Director Engineering in 1981 to approve all requests for walk-a-thons and bike-a-thons, subject to the understanding that the Engineering Department will co-ordinate and obtain approval from the Officer-in-Charge, R.C.M.P., and in cases where it may be necessary, the Parks and Recreation Department and the Provincial Ministry of Transportation and Highways; and

That all letters to Council from persons who request permission to hold walk-a-thons be acknowledged directly by the Director Engineering without referral to Council, except that when there are unusual circumstances, both the letter and a report will be submitted to Council for consideration."

11. Expenses - Council Attendance on Executive Committees

"The Municipal Council does hereby authorize the Municipal Treasurer in 1982 to reimburse any member of Council for costs incurred while representing the municipality beyond its border as a member of an executive committee of the L.M.M.A., F.C.M. or U.B.C.M."

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN BROWN:

"THAT resolution number 9, aforementioned, concerning conferences be withdrawn and that authority for the attendance at conferences be returned to Council, with a report from the Municipal Manager."

MOTION DEFEATED

OPPOSED: MAYOR LEWARNE, ALDERMEN
BROWN, CONSTABLE,
DRUMMOND, EMMOTT, LAWSON,
NIKOLAI AND STUSIAK

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN BROWN:

That resolutions 1 to 11 inclusive, aforementioned, be adopted."

CARRIED

OPPOSED: ALDERMAN STUSIAK TO
RESOLUTION NO. 4 (c)
AND (d) AND NO. 6

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN BROWN:

"THAT Council be advised of all conferences attended by staff."

CARRIED

OPPOSED: ALDERMEN DRUMMOND,
NIKOLAI AND STUSIAK

24. Letter from Mrs. L. Stewart which appeared on the agenda for the 1981 November 30 Meeting of Council
Swimming and Recreation Program Facilities in North Burnaby

The Municipal Manager provided a report from the Director Recreation and Cultural Services concerning Mrs. Stewart's request for the construction of a swimming pool in North Burnaby.

The Director Recreation and Cultural Services reported that it is not possible to provide a swimming pool in each neighbourhood and, therefore, swimming needs are met in Burnaby on a district basis. Long range plans (beyond five years) are to construct a pool in North Burnaby at a location which will be central for all North Burnaby users.

The Recreation Supervisor for Mrs. Stewart's area will be contacting Mrs. Stewart to advise her personally on the kinds of programs that are available now to meet her family's needs.

The Municipal Manager recommended:

- (1) THAT a copy of this report be sent to Mrs. L. Stewart, 3724 Eton Street, Burnaby, B.C. V5C 1J2.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

25. R.C.M.P. Monthly Report - 1981 November

The Municipal Manager provided a report from the Officer-in-Charge, R.C.M.P., Burnaby Detachment, covering the policing of the municipality for 1981 November.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

26. Letter from Mrs. R. Wise
#403 - 1345 West 15th Avenue, Vancouver, B.C. V6H 3R8
Property at 4025 Norland Avenue, Burnaby, B.C.

This item was dealt with previously in the meeting in conjunction with Item 3.(c) under Delegations.

27. Request for Pedestrian Overpass
Hastings Street at Hammarskjold Drive

The Municipal Manager provided a report from the Director Engineering on a request for a pedestrian overpass over Hastings Street at Hammarskjold Drive.

The Municipal Manager recommended:

- (1) THAT the request for a pedestrian overpass over Hastings Street at Hammarskjold Drive be denied.
- (2) THAT a copy of this report be sent to Mrs. Ruth Dixon, Secretary, Capitol Hill Community Hall Association, 17 North Ellesmere Avenue, Burnaby, B.C. V5B 1J9.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED

OPPOSED: ALDERMAN DRUMMOND

28. Letter from Columbia Housing Advisory Association
1435 Kingsway, Vancouver, B.C. V5N 2R7
Burnaby 200 - Harold Winch Park
(a) Pine Ridge Housing Co-op - RZ #84/81, Enclave 15
(b) Hillside Housing Co-op - RZ #154/81, Enclave 11
Submission of the Columbia Housing Advisory Association

This item was withdrawn from the report of the Municipal Manager.

29. Alterations, Burnaby Justice Building

The Municipal Manager provided a report from the Chief Building Inspector concerning the contract for the alteration work for the R.C.M.P. Detachment in the Burnaby Justice Building.

The Municipal Manager recommended:

- (1) THAT the Stipulated Sum Contract in the amount of \$227,930.00 for the alteration work for the R.C.M.P. Detachment in the Justice Building be let to Westar Construction Corporation, with the work to proceed immediately in accordance with plans and specifications prepared by The Unecon Partnership.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

30. Rezoning Reference #166/81
Portion of Lot 19 of 17, S.D. 13, Block 1,
D.L. 130, Plan 21055 - 5901 East Broadway
From: Neighbourhood Commercial District (C1)
To: Residential District (R5)

This item was dealt with previously in the meeting in conjunction with Item 4.(d) "Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 145, 1981", Bylaw No. 7840.

31. Proposed Scheduling of a Council Meeting
on 1981 December 21

The Municipal Manager submitted a report in which it was noted that the regular meetings of Council scheduled for 1981 December 21 and December 28 have been cancelled by Council on 1981 November 23 in keeping with the traditional practice of not meeting over the Christmas holiday.

There are at this time two developers who desire final adoption of their rezoning bylaws before the end of the year. Three other rezonings are in work and may also be ready for final adoption within the next week. These unfortunately could not be completed for referral to Council on December 14.

Some financial loss would be incurred by the developers if final adoption is not given to the rezonings before the end of 1981.

The Municipal Manager recommended:

- (1) THAT a regular meeting of Council be held on 1981 December 21.

1981 December 14

MOVED BY ALDERMAN BROWN:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

32. Letter from Columbia Housing Advisory Association
1435 Kingsway, Vancouver, B.C. V5N 2R7
Burnaby 200 - Harold Winch Park
(a) Pine Ridge Housing Co-op - RZ #84/81, Enclave 15
(b) Hillside Housing Co-op - RZ #154/81, Enclave 11
Submission of the Columbia Housing Advisory Association

This item was dealt with previously in the meeting in conjunction with Item 5.(m) under Correspondence and Petitions.

33. Letter from the Brentwood Park Ratepayers' Association which appears on this week's agenda
Traffic Congestion

This item was dealt with previously in the meeting in conjunction with Item 5.(1) under Correspondence and Petitions.

34. Request to construct a new duplex
at 3778 Dominion Street
Apartment Study Area "I" - Community Plan Area 8

The Municipal Manager provided a report from the Director Planning & Building Inspection regarding a request to construct a new duplex at 3778 Dominion Street.

The Director Planning & Building Inspection reported that in situations where applications for redevelopment are made for properties which conflict with our Community Plans, it is the practice of the Planning & Building Inspection Department to report on any such applications to Council.

On 1981 November 26, an application was made by Mr. J. Handja for a building permit for a new duplex on a property at 3778 Dominion Street which is owned by Mr. and Mrs. Fasan and Mr. and Mrs. Masi. The application was referred to Planning for Siting Approval due to the location of the site being in a Community Plan area. The applicants have requested that this matter be presented to Council for resolution as soon as possible.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

1981 December 14

E N Q U I R I E S

ALDERMAN DRUMMOND:

Alderman Drummond reported that he had received a complaint from Mr. Steve Zeswick concerning the matter in which rat poisoning had been placed around his property. As a result of the rat poisoning, Mr. Zeswick's dog had died.

It was agreed that Council would receive a report on this subject.

ALDERMAN BROWN:

Alderman Brown noted that at the present time several surveys were being conducted in the municipality. One particular survey had created concern in the south slope area where an elderly lady had been questioned regarding cluster housing. Alderman Brown requested that the Director Planning & Building Inspection instruct people engaged in taking surveys of this type to ensure that the intent of the survey is made plain to the people being interviewed.

ALDERMAN McLEAN:

Alderman McLean noted that under the current policy covering public hearings a motion to terminate the public hearing is required after each item on the agenda for that hearing has been considered. Alderman McLean requested information as to why this procedure was necessary.

At the request of His Worship, Mayor Lewarne, the Municipal Clerk advised Council of the reasons behind this particular policy.

Alderman McLean requested that His Worship, The Mayor, in his opening remarks to a public hearing, advise those in attendance for the reasons behind this policy.

ALDERMAN CONSTABLE:

Alderman Constable noted that fill operations were proceeding at the foot of Penzance Drive on Burrard Inlet. Alderman Constable enquired as to whether this dumping was legal and whether the municipality was condoning it.

The Director Engineering advised that his department was aware of the filling taking place at this point. The Director Engineering was not happy with this particular situation which is taking place on water lots owned by the Federal Government.

It was agreed that Council's concern with this filling operation would be made known to those people involved with the operation.

ALDERMAN LAWSON:

Alderman Lawson enquired as to the current status of the planned improvements to the intersection of Canada Way and Burris Street, including the provision of left turn slots. Alderman Lawson noted that Council had previously been advised that these improvements would be completed by 1981 November.

The Director Engineering advised that the delay had been caused by the failure of the British Columbia Telephone Company to relocate its existing lines at the intersection. It had been anticipated that this work would be completed by September, which would allow the Department of Highways two months to complete the improvements to the intersection. The Director Engineering indicated that his department was aware of this situation and that efforts to expedite the work in question would be undertaken.

1981 December 14

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT this meeting do now extend beyond 22:30 h."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT this regular Council Meeting do now adjourn."


CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 22:32 h.

Confirmed:

Certified Correct:


MAYOR


DEPUTY MUNICIPAL CLERK