

1981 SEPTEMBER 21

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1981 September 21 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 F.G. Randall
Alderman V.V. Stusiak

ABSENT: Alderman D.A. Lawson
Alderman W.A. Lewarne

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. W.R. Ross, Assistant Municipal Engineer
Mr. D.G. Stenson, Assistant Director-Current Planning
Mr. Dennis Gaunt, Parks and Recreation Administrator
Mr. J.G. Plesha, Administrative Assistant to Manager
Mr. James Hudson, Municipal Clerk
Mr. B.L. Leche, Deputy Municipal Clerk

M I N U T E S

The minutes of the regular Council Meeting held on 1981 September 14 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN BROWN:

"THAT the minutes of the regular Council Meeting held on 1981 September 14 be now adopted."

CARRIED UNANIMOUSLY

Alderman Stusiak advised Council that he, in company with the Municipal Manager and the Municipal Engineer, had recently attended the 1981 International Public Works Congress and Equipment Show sponsored by the American Public Works Association in Atlanta, Georgia. The American Public Works Association has some twenty thousand members in seven institutes.

The Municipal Manager, Mr. M.J. Shelley, had been highly honoured by being elected President of the Institute of Administrative Management for a one year term. Mr. Shelley is also a member of the Research Committee and has been a member of the American Public Works Association for 27 years.

Alderman Stusiak considered that his attendance at the 1981 International Public Works Congress and Equipment Show had been most worthwhile and recommended that Council consider sending a representative to future Congresses.

At the conclusion of the International Public Works Congress in Atlanta, Alderman Stusiak, the Municipal Manager and the Municipal Engineer, had travelled to Dallas, Texas, where previous arrangements had been made for them to examine the various systems in use in that city. They had received a magnificent reception. They had been given the opportunity to examine all facets of the Dallas administration.

Alderman Stusiak had been presented with the key to the City of Dallas to pass on to His Worship, Mayor Mercier.

Alderman Stusiak considered that a letter of appreciation, under the signature of His Worship, Mayor Mercier, should be forwarded to the City of Dallas in recognition of their outstanding courtesy and co-operation extended to himself, the Municipal Manager and the Municipal Engineer.

1981 September 21

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT a letter of sincere appreciation go forward from His Worship, The Mayor, to the Council of Dallas, Texas, for the hospitality accorded to Alderman Stusiak, the Municipal Manager and the Municipal Engineer."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) S. McIntyre, 1981 September 12
Re: My contention that the maximum number of stories that can be allowed on the foundations installed at 161 and 171 North Glynde Avenue is one and one-half.
Spokesman - Mr. Stanley McIntyre
- (b) R.V. Winfield, 1981 September 15,
Re: Future Construction and Usage of 7670 Kingsway
Spokesman - Mr. J.K. Wittig
- (c) Canadian Union of Public Employees, Burnaby Civic Employees' Local Union 23, President, 1981 September 15,
Re: Greater Vancouver Regional District future involvement in negotiations and job evaluations
Spokesman - Owen Dykstra

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN RANDALL:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. Stanley McIntyre then addressed Council on the subject of the height of a dwelling presently under construction at 161 and 171 North Glynde Avenue, directly across the street from his own dwelling at 152 North Glynde Avenue. The following is the substance of Mr. McIntyre's submission:

"The view that we have enjoyed for over 25 years is being taken from us. The report of the Housing Committee submitted to Council at the 1980 January meeting expressed concern regarding the height of buildings and view protection. I have written two letters to the Chief Building Inspector, Mr. M.J. Jones. My letter of 1981 August 24 was answered on 1981 August 28. I contend that "basements" are being allowed to pass as "cellars" when they are not true cellars. When two and one-half stories are built on top of these basements it amounts to a continued enforcement of the old regulations. New regulations make it quite clear that to be classed as a "cellar" any basement must be set over 50 percent below average ground level. Failure to lower the basement of the newly framed house at 161 North Glynde Avenue well into the ground as is a cellar, has resulted in an excessively high structure and loss of the major part of our view. If the structure at 171 North Glynde Avenue is allowed to rise two and one-half stories over the present foundation, we will lose our view of the City of Vancouver completely.

I have, for the second time, in my letter of 1981 September 08, asked Mr. Jones to order the removal of the top storey of 161 North Glynde Avenue. Work has ceased at this site for the past month. The building is at the roofing stage and I fear that if the roof is applied this will indicate that I have lost all my efforts to this point and will have to gain legal counsel.

1981 September 21

The basement of the present structure is not a cellar and, therefore, should only be allowed to rise one and one-half stories over the basement, not two and one-half stories as it is at present.

We built our basements well into the ground voluntarily when we residents came up here 27 years ago to take advantage of the view and we cannot allow architects and builders who do not appear to have any concern for us to deprive us of all our previous assets.

I wrote to the Chief Building Inspector on 1981 May 25 to complain about the allowable height of buildings and was assured that the current regulation would tighten control regarding heights.

My letter of 1981 September 08 may be in the process of being answered, however, I am very anxious to get this matter straightened out before we see a recommencement of activity on the buildings across the street with a resultant permanent loss of our view.

I do not wish to add a second storey to my house in order to reclaim the view that we are now in danger of losing. None of the other homeowners who are being affected by the lack of proper enforcement of the building regulations wish to be put to the expenses of adding to their houses at this time.

Again, I wish to re-affirm my contention that the maximum number of stories that can be allowed on the foundations installed at 161 and 171 North Glynde Avenue is one and one-half."

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN EMMOTT:

"THAT Item 10, Municipal Manager's Report No. 43, 1981, pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The Municipal Manager provided a report from the Chief Building Inspector regarding construction currently in progress at 161 North Glynde Avenue. The Chief Building Inspector reported that this subject building has been found to be well within the bylaw requirement for storey and overall height as well as for site coverage, albeit the slope of the property down from Glynde Avenue to the lane at the rear provides opportunity for difference of opinion of storey height based on the bylaw definitions. However, the inescapable fact remains that where two storey development replaces former one storey development on Capitol Hill, some "viewscape" will be affected.

The Municipal Manager recommended:

- (1) THAT a copy of this report be sent to Mr. Stanley McIntyre, 152 North Glynde Avenue, Burnaby, B.C., V5B 1G7.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the Municipal Manager give consideration as to what steps might be taken to preclude a loss of view happening."

CARRIED

OPPOSED: ALDERMAN STUSIAK

1981 September 21

- (b) Mr. J.K. Wittig, speaking on behalf of Mr. R.V. Winfield, then addressed Council on the subject of the future development of the property at 7670 Kingsway. The following is the substance of Mr. Wittig's submission:

"Mr. Winfield conducts business in Burnaby under two firm names, one being "National Amusements Association" and the other being "Ralph's Automatic Coin Service Limited". Mr. Winfield has been in business in Burnaby for 15 years and has his head office in Burnaby. He currently employs approximately 15 to 20 people. The nature of Mr. Winfield's business has to do with electronic entertainment devices, and because of the current wide acceptance of these devices, he has found his business expanding very rapidly and he, therefore, finds it necessary to move from his present premises at 7671 Edmonds Street. Mr. Wittig then outlined the scope of Mr. Winfield's two firms.

The premises at 7671 Edmonds Street are open to the public during normal business hours, to six o'clock in the evening. The advantages of providing public access is to use an area of the showroom display to prospective customers who might be interested in leasing these machines, or seeing how they operate when they maybe installed in a shopping centre area. It also allows for the physical testing of the machines that have been repaired, or that have been brought in new. These machines can be put on the floor and actually put in use and tested before they leave the premises. The prime focus of the business is leasing, selling, servicing and installation of these machines in shopping centres.

Mr. Winfield desires to expand his premises. He is very overcrowded at his present location, and he would like a more attractive building than the building he is in, and looking to the future, would like an area for future expansion as well. The site he has chosen is at Thirteenth Avenue and Kingsway. The current use is that of a service station, which was built some 15 years ago and the site and the service station are in a state of disrepair. Considerable rehabilitation of the site is required at this time. Mr. Winfield intends to move on to the site and has made an offer to purchase at the present time. If approved by this municipality, he will rehabilitate the site to present day standards, which will include proper landscaping, sidewalk crossings, etc. He intends to continue to use a portion of the existing improvements in the gasoline retailing business and also to fill the requirements of his own vehicles.

In the new building that is to be added on the site there will be approximately two thousand square feet of mezzanine office space, four thousand square feet of service, repair and storage facilities for his machines, and one thousand square feet of showroom, sales room, which again will be open to the public.

The site at the present time is suitable with reference to its location on a traffic arterial, Kingsway. The site is also central to the general area of his business, which is the Lower Mainland. Mr. Wittig was of the opinion that it would not be economically viable to develop this site as an RM2 under existing circumstances and requested that Council allow the continued use of this site under the commercial aspect and to allow Mr. Winfield to construct his facility."

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

"THAT Item 13, Municipal Manager's report No. 43, 1981, pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following are the recommendations contained in this report:

- (1) THAT Council authorize the introduction of a zoning bylaw amendment to rezone the subject property to Multiple Family Residential District (RM2) in accordance with the adopted Community Plan.

1981 September 21

- (2) THAT the Chief Building Inspector be directed to withhold a Building Permit for the subject property, pending the adoption of the bylaw amendment noted above, in accordance with Section 724 of the Municipal Act.
- (3) THAT a copy of this report be sent to the owners: Dollarton Holdings Limited, 43785 Chilliwack Mountain Road, R.R. #1, Sardis, B.C., VOX 1Y0, and the applicant: J.K.W. Engineering Limited, 390 - 1090 West Georgia Street, Vancouver, B.C., V6E 3Z7.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

"THAT Preliminary Plan Approval be authorized by this Council subject to the conditions of the set backs and working out the details satisfactory to the Planning Department."

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN AST:

"THAT the aforementioned motion be referred to the Director of Planning to meet with the applicant in an endeavour to work out the requirements of the Planning Department concerning set backs and landscaping."

MOTION DEFEATED

OPPOSED: MAYOR MERCIER,
ALDERMEN DRUMMOND,
EMMOTT AND STUSIAK

A vote was then taken on the original motion as moved by Alderman Stusiak and seconded by Alderman Emmott, "That a Preliminary Plan Approval be authorized by this Council subject to the conditions of the set backs and working out the details satisfactory to the Planning Department", and same was CARRIED with Aldermen Brown, Drummond and Randall opposed.

- (c) Mr. Owen Dykstra, President, Burnaby Civic Employees' Local Union 23, then addressed Council on the subject of future negotiations. The following is the text of Mr. Dykstra's submission:

"The purpose of this submission is to develop some means or method of improving labour relations between the Corporation and the local union.

As the elected government of the Corporation, you are given the burden of responsibility of overseeing all of the social and physical needs of your community. That community includes your employees.

The local union similarly has a like responsibility for all of its members, many of whom are your constituents.

The community is made up of many and various interest pressure groups. You have to balance the needs of these groups against the needs or general well-being of the community as a whole, first; and secondly, we are sure consideration is given to the effect of your decisions as they may affect surrounding communities in the region.

The local union similarly looks to its own welfare and well-being first, and weighs the effects on other local unions second.

The above may be over-simplification; however, it is our opinion that basically it is factual.

In order, then, to promote the best interests of all three of the parties in this submission, the elected Council - the community - and the local union (your employees), we say that the Corporation's involvement and commitment within the G.V.R.D. Labour Relations Department should be discontinued, and a new or different style of involvement be developed, if involvement at all is desirable.

1981 September 21

The above premise is built on a single consideration - accountability. You are accountable to your constituents, and we to ours.

It makes as little sense to continue the existing involvement with the G.V.R.D. as it would to go the whole way to formal accreditation. More about that later. The bulk of traffic between the Corporation and the local union is taken up with routine collective agreement administrative matters, and is dealt with locally by the union's and the Corporation's administrations.

That process is a relatively peaceful one, considering the nature of interests of the parties, as well as the arm's length relationship which must rightfully prevail. The two functions which have been given over to the G.V.R.D. are collective bargaining and job evaluation - classification and reclassification - the two functions that produce the values that appear on the right side of the page of the wage schedules in the collective agreement. Giving those functions to the G.V.R.D. is like Council giving over its control of the mill rate or any other financial right of determination to the G.V.R.D. or some other form of metro government.

You are accountable to your constituents.

The model we propose you consider is one similar to the model employed by the unions which were in joint bargaining with the G.V.R.D. the last time around. It is based on voluntary association, the agreement of wholly and completely autonomous local unions to co-ordinate, co-operate and liaise with one another so long as their interests are being met. At all times the local unions have the right to continue or discontinue that association prior to, during, or subsequent to negotiations. In fact, Cupe Local 1004, Vancouver City Outside Workers, did discontinue their association with the main group at one point because, as they saw it, their needs were not being met. They withdrew, and later returned.

Such a course of action is not available to the Corporation under the terms of the G.V.R.D. contract, and certainly would not be available at all under a formal accreditation - a legal glue which, once having set, does not release.

Your own research into Labour Relations Board of B.C. decisions given to various employers, private and public sector, who have sought to discontinue accreditation for whatever reasons they thought best, proves that fact: Metal Industries Association; Transport Labour Relations; Mid-Island Public Employers' Association; Okanagan Mainline Municipal Labour Relations Association; and others. When you're in, you are in!

We see the role of the G.V.R.D. as a pure research consultative body in place to assist its members at the members' request; that the members' first responsibility is accountability back to their communities, notwithstanding whatever co-operation, co-ordination, liaison the member may choose to develop with other member municipalities in the region.

As to the matter of job evaluation and classification, this matter cannot be a G.V.R.D. responsibility for the following reasons:

Each municipality or city has its own method of operation which is unique to that community.

One reason, of course, is the different sizes of operation; but another important reason is that the taxpayers in the different communities have different priorities, with the result that the representatives of the taxpayers, their elected Councils, have the same differences in priority.

If this were not so, there would be no reason why each community elects its own Council, and the only sensible economic answer would be to have regional government and administration for all services.

One of the results of these differences is the different jobs and responsibilities. For example, in the City of Vancouver you might have an operation that requires a foreman, truck driver, equipment operator, and a labourer.

The same type of operation on a smaller scale might be accomplished in Burnaby if the foreman were to also perform the truck driving and the equipment operator were to perform the labouring work. This, of course, would be a considerable saving to the municipality. The membership through the union would be interested provided no one was hurt, and if these savings were shared with the employees.

When the G.V.R.D. is involved, it becomes impossible to negotiate these provisions. The G.V.R.D. must use a mathematical approach, or else it would result in "whipsawing", and this the G.V.R.D. has guaranteed would not happen through its involvement.

Using the mathematical approach, the foreman should receive less because part of the time he is a truck driver and that requires a lower rate of pay; the same argument would be used for the equipment operator. At best, they would retain their current pay rates. Beyond that, the system cannot justify any increase because Burnaby would be paying more than Vancouver.

The union's approach is, if we can increase productivity without layoffs or undue hardship to our members, we are prepared to negotiate on the condition that some of the savings are passed on to the other taxpayers, your employees.

On the matter of community priority, it might well be that certain duties appearing in the class specifications appear in similar class specifications throughout the G.V.R.D., but because a much greater emphasis exists in Burnaby on a certain duty which reflects these priorities, a higher pay rate could be justified locally.

Our recommendation on the matter of job evaluation is that a joint local committee comprised of management and union appointees be trained in job evaluation, and that this local committee make all decisions on job evaluation and classification, independent of the G.V.R.D.

I trust that you will seriously consider these recommendations."

B Y L A W S

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT

- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 105, 1981' #7767
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 106, 1981' #7768
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 107, 1981' #7769
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 108, 1981' #7770
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 109, 1981' #7771
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 110, 1981' #7772
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 111, 1981' #7773
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 112, 1981' #7774
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 113, 1981"' #7775
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 114, 1981' #7776
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 115, 1981' #7777
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 116, 1981' #7778
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 117, 1981' #7779

1981 September 21

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 118, 1981' #7780
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 119, 1981' #7781
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 120, 1981' #7782

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 AST:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: ALDERMAN AST TO BYLAWS
#7767, 7768, 7769, 7770,
7771, 7775, 7776, 7778,
7780, 7781
ALDERMAN DRUMMOND TO
BYLAW #7782

The Council reconvened.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: ALDERMAN AST TO BYLAWS
#7767, 7768, 7769, 7770,
7771, 7775, 7776, 7778,
7780, 7781
ALDERMAN DRUMMOND TO
BYLAW #7782

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN STUSIAK:

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 105, 1981' #7767
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 106, 1981' #7768
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 107, 1981' #7769
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 108, 1981' #7770
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 109, 1981' #7771
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 110, 1981' #7772
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 111, 1981' #7773
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 112, 1981' #7774
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 113, 1981' #7775
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 114, 1981' #7776
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 115, 1981' #7777
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 116, 1981' #7778
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 117, 1981' #7779

1981 September 21

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 118, 1981" #7780
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 119, 1981' #7781
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 120, 1981" #7782

be now read a First Time."

CARRIED

OPPOSED: ALDERMAN AST TO BYLAWS
#7767, 7768, 7769, 7770,
7771, 7775, 7776, 7778,
7780, 7781
ALDERMAN DRUMMOND TO
BYLAW #7782

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN STUSIAK:

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 1981' #7674
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 47, 1981' #7698"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN STUSIAK:

"THAT the Committee now rise and report the bylaws 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 Zoning Bylaw 1965, Amendment Bylaw No. 24, 1981' #7674
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 47, 1981' #7698

be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 1981' #7669
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, 1981' #7691

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

CARRIED UNANIMOUSLY

The Council Meeting recessed at 20:55 h.

The Council Meeting reconvened at 21:05 h with Aldermen Lawson and Lewarne absent.

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 43, 1981, which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Mrs. Phyllis le Nobel,
Re: Tax notice saying I did not pay
all my taxes plus a penalty

A letter dated 1981 September 05 was received advising that the writer was dismayed that the error in her tax bill which she had previously drawn to Council's attention had apparently not been corrected. She had received a notice saying that she had not paid all her taxes plus a penalty.

Item 2, Municipal Manager's Report No. 43, 1981, pertaining to this subject, was brought forward for consideration at this time.

The Municipal Manager provided a report from the Municipal Treasurer concerning the tax bill of Mrs. Phyllis le Nobel covering her property at 6560 Colborne Avenue.

The Municipal Treasurer reported that the supplementary tax roll which corrects Mrs. le Nobel's assessment had only recently been received from the B.C. Assessment Authority. A letter explaining the assessment change, together with a corrected tax statement has been sent to Mrs. le Nobel.

Until such time as the supplementary assessment roll was received from the B.C. Assessment Authority, there was no authority to reduce the taxes owing on Mrs. le Nobel's property. As a result, when the reminder notices were mailed on 1981 August 14 to all taxpayers with taxes owing, a reminder bill was also sent to Mrs. le Nobel.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

"THAT the report of the Municipal Manager be received for information purposes."

CARRIED UNANIMOUSLY

- (b) Mrs. Margaret Neil,
Re: Hastings Street Urban Renewal Plan

A letter dated 1981 September 01 was received advising that the writer had recently come into possession of a copy of the Hastings Urban Renewal Plan. Mrs. Neil was quite alarmed to see that in the square block bounded by Hastings Street, Pender Street, MacDonald Avenue and Ingleton Avenue, land which the Municipality of Burnaby has gradually been acquiring over the past 17 years, with the exception of four lots at MacDonald Avenue and Pender Street, which are still privately owned, the new rezoning plans.

Mrs. Neil wished to know why, with all the land that is owned by Burnaby in this area, that the portion that is privately owned has been selected for proposed rezoning for Community and Institutional use and the remainder for commercial and residential.

Mrs. Neil enquired if there are any plans for expropriation of her property.

1981 September 21

Item 7, Municipal Manager's Report No. 43, 1981, pertaining to this subject was brought forward for consideration at this time.

The Municipal Manager provided a report from the Director of Planning concerning the proposed acquisition of the properties at 3943, 3945 and 3991 Pender Street and 463 MacDonald Avenue.

The Director of Planning reported that it is proposed that Council authorize the Municipal Solicitor to negotiate the municipal purchase of the remaining four privately owned properties within Site 2, subject to the availability of willing vendors. The Planning Department understands that one developer had optioned the four privately owned properties recently, but has not pursued the matter. Therefore, in principle, willing vendors appear to be available, although the determination of a mutually acceptable purchase price would be subject to negotiation with the Municipal Solicitor and to approval by Council. This proposal to recommend that public assembly of Site 2 be pursued is not a reaction to Mrs. Neil's enquiry, but was considered as a next step procedure which would have been submitted to Council for its consideration in due course. The assembly initiative reflects the continuing overall strong public interest in the urban renewal precinct, the appropriateness of protecting the extensive fiscal involvement to date by the municipality, and the desire of the municipality to promote the physical redevelopment of the various components of the urban renewal precinct in the near future. In this light, Mrs. Neil's enquiry has provided an opportune forum to pursue this next step initiative.

The Municipal Manager recommended:

- (1) THAT the Municipal Solicitor be authorized to negotiate the purchase of the four remaining privately owned properties within Site 2, at 3943, 3945 and 3991 Pender Street and 463 MacDonald Avenue as willing vendors are available, on the understanding that any proposed negotiated purchase would be submitted to Council for approval.
- (2) THAT a copy of this report be sent to Mrs. Margaret Neil at 3991 Pender Street and to the owners of the properties at 3943 and 3945 Pender Street and 463 MacDonald Avenue.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN BROWN:

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

CARRIED

OPPOSED: MAYOR MERCIER,
ALDERMEN DRUMMOND
AND STUSIAK

- (c) Pacific National Exhibition, President,
Re: Burnaby well represented by Gail Craig,
Miss Burnaby, in the Miss P.N.E. Contest

A letter dated 1981 September 02 was received offering congratulations to the Municipal Council and the citizens of Burnaby on the selection of Miss Gail Craig as Miss Burnaby in the recent Miss P.N.E. Contest. Miss Craig had done a wonderful job for the community.

- (d) Blair Johannessen,
Re: Taxi Service in Burnaby is atrocious

A letter dated 1981 September 03 was received advising that it had recently come to the writer's attention that taxi service in Burnaby is atrocious.

Council was advised that a report on this subject would be available on 1981 September 28 and further consideration of the matter was deferred until that time.

1981 September 21

- (e) The Kinsmen Rehabilitation Foundation of British Columbia,
Metro Unit Co-ordinator, Kinsmen Mother's March,
Re: Permission to conduct annual door-to-door campaign -
Sunday, 1982 January 24 to Monday, 1982 February 01

A letter dated 1981 September 09 was received requesting permission for the Kinsmen Rehabilitation Foundation of British Columbia to conduct its annual door-to-door campaign from Sunday, 1982 January 24 to Monday, 1982 February 01.

The campaign, known as "The Kinsmen Mother's March", is the main source of revenue for the Kinsmen Rehabilitation Foundation of British Columbia and enables the Foundation to provide a multitude of services to disabled people.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN RANDALL:

"THAT permission be granted to the Kinsmen Rehabilitation Foundation of British Columbia to conduct its fund raising campaign as requested."

CARRIED UNANIMOUSLY

- (f) Chevron Canada Limited, Administrative Assistant
Re: Refinery Meeting - Tuesday, 1981 October 20
- 11:00 h - Training Centre, 4779 Penzance Drive

A letter dated 1981 September 11 was received extending an invitation to the Mayor and members of Council to a refinery meeting with Mr. D.W. Reed, Refinery Manager and his operating staff. The meeting would take place 1981 October 20 at 11:00 h at the Training Centre, 4779 Penzance Drive, Burnaby, B.C. A refinery tour would also be planned and lunch will be supplied.

The meeting would be in the form of an informal get together, emphasizing Chevron's desire for external communication and co-operation with the municipality, as well as enabling our refinery management to familiarize themselves with the Municipal Council.

It was agreed that His Worship, Mayor Mercier, would contact Chevron Canada Limited to attempt to arrange a more convenient time for the refinery meeting.

- (g) North Fraser Harbour Commission, Secretary
Re: Term of office of Commissioner L.D. Whalen
due to expire 1981 November 30

A letter dated 1981 September 10 was received advising that the three (3) year term of office of Commissioner Lloyd D. Whalen as one of the two appointed representatives of the Municipality of Burnaby, the Municipality of Richmond and the City of Vancouver, to the North Fraser Harbour Commission, was due to expire 1981 November 30.

- (h) North Fraser Harbour Commission, Secretary
Re: Term of office of Commissioner R.J. Guerin
due to expire 1981 December 15

A letter dated 1981 September 11 was received advising that the three (3) year term of office of Commissioner Robert J. Guerin as one of the two appointed representatives of the Municipality of Burnaby, the Municipality of Richmond and the City of Vancouver, to the North Fraser Harbour Commission, was due to expire 1981 December 15.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT this Council endorse the two incumbent members on the North Fraser Harbour Commission for reappointment and communicate this endorsement to the North Fraser Harbour Commission and the other two municipalities."

CARRIED UNANIMOUSLY

1981 September 21

- (i) Province of British Columbia, Ministry of Provincial
Secretary and Government Services, Minister
Re: Recreation Facilities Assistance Program Grant Disbursements

A letter dated 1981 September 10 was received enclosing grant disbursements from the Recreation Facilities Assistance Program for the Eastburn Community Facility, the James Cowan Theatre and Arts Complex and the Burnaby Lake Sports Complex and Playing Field Development in the total amount of \$36,190.02.

- (j) Greater Vancouver Regional District,
Administrator, Labour Relations,
Re: Labour Negotiations

A letter dated 1981 September 16 was received concerning the labour negotiations function of the Greater Vancouver Regional District Labour Relations Department.

The Administrator noted that the final report of the Special Sub-Committee of the Greater Vancouver Regional District Labour Relations Committee is due to be considered by that Committee on Thursday, 1981 September 17 and that the Committee's report to all G.V.R.D. member Councils is expected to be submitted very shortly following the end of the current month.

In the circumstances, there is no Labour Relations Department staff report which could be usefully submitted to Council at this time.

The Administrator further advised that the Greater Vancouver Regional District Labour Relations Committee would greatly appreciate the opportunity to speak to the matter as soon following submission of its earlier mentioned written report to member Councils as the Burnaby Municipal Council finds convenient.

It was agreed that the matter of labour negotiations would again be considered at the Council Meeting scheduled for 1981 October 19.

- (k) Burnaby Minor Hockey Association Pee Wee "A"
Rep Team, Mr. N.D. Graham, Re: Request permission
to hold tag days Friday and Saturday, 1981
October 23 and 24 and Friday and Saturday, 1981
November 20 and 21

A letter dated 1981 September 11 was received requesting permission for the Pee Wee "A" Rep Team of the Burnaby Minor Hockey Association to hold tag days in the municipality on Friday and Saturday, 1981 October 23 and 24 and Friday and Saturday, 1981 November 20 and 21.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANDALL:

"THAT permission be granted to the Burnaby Minor Hockey Association, Pee Wee "A" Rep Team to hold its fund raising campaign as requested."

CARRIED UNANIMOUSLY

R E P O R T S

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

The Municipal Manager presented Report No. 43, 1981, 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. Concession for Arts Centre Complex and Century Park

The Municipal Manager provided a report from the Parks and Recreation Administrator requesting Council approval for staff to proceed with an application for a Class "A" Liquor Licence for the Burnaby Arts Centre.

The Parks and Recreation Administrator noted that the bar will serve, primarily, the evening adult theatre audience. The availability of liquor, beer and wine for theatre audiences is a common long-standing practice in Vancouver and theatre-goers have come to expect this service. The Playhouse Theatre, the Queen Elizabeth, the Arts Club and Metro Theatre have had bars for intermission and after show services for 17 years. For the Saturday Matinee Children's Theatre series the bar would be closed and only hot and cold drinks and snacks suitable for a children's audience would be available. Food service only will also be provided during Craft Market operations.

The Municipal Manager recommended:

- (1) THAT Council give approval to staff to proceed with an application for a Class "A" Liquor Licence for the Burnaby Arts Centre.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

2. Letter from Mrs. Phyllis le Nobel
6560 Colborne Avenue, Burnaby, B.C., V5E 2N6
Property Taxes

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

3. Golf Professional Contract

The Municipal Manager provided a report from the Parks and Recreation Administrator regarding the Golf Professional Contract.

The Municipal Manager recommended:

- (1) THAT Council approve the execution of the contract attached to the Parks and Recreation Administrator's report with Richard Leisen, Golf Professional, and Richard Leisen Golf Professional Limited, for a three year term commencing 1982 January 01 to 1984 December 31 inclusive.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

4. Residential Growth Management Strategy for Burnaby
Implementation Program

The Municipal Manager provided a report from the Director of Planning concerning the implementation program for the Residential Growth Management Strategy for Burnaby.

The Director of Planning reported that the recommendations contained in his report are submitted for Council adoption in response to Council's previous directive to prepare a general implementation program associated with the Residential Growth Management Study as well as to satisfy provincial funding conditions associated with the 1981 Planning Grant Program. The implementation program illustrated on Figure 1 of the Director of Planning's report has been prepared in consultation with the Planning Liaison Alderman.

1981 September 21

Submission of this report to the Ministry of Municipal Affairs as recommended above is required before 1981 September 30 to finalize funding approval of the Part II Residential Neighbourhood Environment Study under the Provincial Planning Grant Program.

The Municipal Manager recommended:

- (1) THAT Council approve the implementation program for the Residential Growth Management Study as represented in Figure 1 attached to the Director of Planning's report.
- (2) THAT the Ministry of Municipal Affairs be forwarded a copy of this report to outline, as requested, this municipality's intentions concerning a work program leading to the adoption and submission of an Official Community Plan.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

5. Letter from Mayor J.L. Tonn, Chairman of the G.V.R.D. Planning Committee, which was on the 1981 August 24 Council Agenda
Proposed Amendment to the Official Regional Plan

The Municipal Manager provided a report from the Director of Planning concerning proposed amendments to the Official Regional Plan.

The Director of Planning concluded that no action is considered necessary by Council with respect to the proposed amendments to the Official Regional Plan. These have been discussed and reviewed by the Technical Planning Committee, the Lower Mainland Review panel and the G.V.R.D. Planning Committee, all of which have recommended their adoption.

All of the proposed changes, except those dealing with transportation network policies, are of a minor nature and intended to more precisely reflect existing conditions and improve the general workability of the regulations. The transportation corridor amendments are designed to facilitate more readily the implementation of regional transportation policies and, as noted earlier in the report, the transportation network map will be circulated for Council review in the near future.

The Municipal Manager recommended:

- (1) THAT a copy of this report be sent to Mayor J.L. Tonn, Chairman, G.V.R.D. Planning Committee.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

6. Subdivision Reference #84/80
Dedication of Municipal Lands for
Road Allowance Purposes

The Municipal Manager provided a report from the Director of Planning concerning the dedication of municipal lands for road allowance purposes in connection with Subdivision Reference #84/80.

The Director of Planning reported that the subdivider is required to provide roads and services within the site and abutting the site. Currently the Lawrence Street road allowance is only 33 feet in width. Inasmuch as the subdivider is required to provide a full municipal road standard on this right-of-way, it is necessary that the remaining 33 feet be dedicated as road from the municipal lands to the north. The overall

subdivision guide plan for the area delineates the municipal lands as future parkland. In this respect, the municipality will not be cost sharing on construction of services. It is the subdivider's responsibility to prepare the subdivision plan which dedicates the road allowance from the municipal lands.

The Municipal Manager recommended:

- (1) THAT Council authorize the dedication of 33 feet from municipal lands for road allowance purposes as described in the Director of Planning's report.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

7. Letter from Mrs. Margaret Neil
3991 Pender Street, Burnaby, B.C., V5C 2L7
Hastings Street Urban Renewal - Site 2
Properties at 3943, 3945 and 3991 Pender
Street and 463 MacDonal Avenue

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

8. Illegal Suites - Hardship Cases

The Municipal Manager provided a report from the Director of Planning concerning hardship cases in illegal suites in Burnaby.

The Director of Planning advised that this report has been prepared in response to a request from Council for information concerning the policies which are currently in effect in Vancouver governing "hardship" cases in the occupancy of illegal suite accommodation, and the relationship of these policies to the provisions of the Municipal Act, which would be applicable to this municipality.

The Municipal Solicitor has indicated that, in his opinion, there are no provisions in the Municipal Act that would allow for similar regulations to be developed in this municipality. Further, the Vancouver regulations are considered to be discriminatory, in that, only illegal suites occupied by persons who satisfy a hardship committee are permitted. All others remain illegal.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

9. G.V.R.D. Transit Routing
Proposed King Edward/25th Avenue Route

The Director of Planning noted that this report is in response to an enquiry in Council concerning the King Edward/25th Avenue bus route which is being considered by G.V.R.D. (Transit) staff. At this stage the proposal that has been discussed with the municipal staff is in draft form, but it would be implemented as early as 1982 April given support by the G.V.R.D. Transportation Committee/Board.

1981 September 21

The proposed route would be of considerable benefit to transit users in Vancouver as well as Burnaby and accords with the municipality's Comprehensive Transportation Plan. Staff from the Engineering and Planning Departments have been discussing other proposed transit improvements with the G.V.R.D. and it is anticipated that these will be the subject of subsequent reports to Council.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

10. Letter from Mr. Stanley McIntyre
152 North Glynde Avenue, Burnaby, B.C., V5B 1G7
Addition to a Dwelling at 161 North Glynde Avenue

This item was dealt with previously in the meeting in conjunction with Item 2.(a) under Delegations.

11. Letter from Mr. Erich Koeberling which appeared on the 1981 September 08 Council Agenda
Damage Deposit as Required under Bylaw No. 6333

The Municipal Manager provided a report from the Municipal Engineer regarding damage deposits required under "Burnaby Building Bylaw 1973", Bylaw No. 6333.

The Municipal Engineer noted that this deposit is required on all building permits except in the case of renovations, additions or enclosures which take place within the perimeter of an existing foundation. This exception was an amendment to the bylaw and was made at the request of Council for relief on small projects where there is little likelihood of damage to municipal utilities.

The Municipal Engineer pointed out that any work carried out on a lot other than the exceptions mentioned in the preceding paragraph could require the use of heavy equipment such as ready mix concrete trucks and resulting damage to underground utilities, curbs and sidewalks is not uncommon.

The Municipal Manager recommended:

- (1) THAT no further amendments be made to Bylaw No. 6333 with regard to damage deposits.
- (2) THAT a copy of this report be sent to Mr. Koeberling, 4183 Boxer Street, Burnaby, B.C.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

12. Tenders for One (1) 1500 IGPM Combination Fire Truck

This item was withdrawn from this evening's agenda.

13. Letter from R.V. Winfield, 7671 Edmonds Street,
Burnaby, B.C., V3N 1B6 - Preliminary Plan Approval
Application #6143 - 7670 Kingsway

This item was dealt with previously in the meeting in conjunction with Item 2.(b) under Delegations.

14. Rezoning Applications

The Municipal Manager provided a report from the Director of Planning concerning rezoning applications proposed for Public Hearing on 1981 October 20.

The Municipal Manager recommended:

- (1) THAT Council set a Public Hearing for this group of rezonings on Tuesday, 1981 October 20, except where noted otherwise in the individual reports.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

Item #1, RZ #118/81

Application for the rezoning of:

Lot 4, Block 5, D.L. 59, Plan 12321

From: Small Holdings District (A2)
To: Residential District (R2)

2907 Phillips Avenue

The Municipal Manager recommended:

- (1) THAT Council authorize the Legal and Lands Department to establish the value of the land for the sale of the redundant portion of Phillips Avenue as referenced in Section 3.3 of the Director of Planning's report.
- (2) THAT Council authorize the introduction of a Road Closing Bylaw as outlined in Section 3.3 of the Director of Planning's report, contingent upon the granting by Council of Second Reading of the subject rezoning bylaw.
- (3) THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 October 05 and to a Public Hearing on 1981 October 20 at 19:30 h and that the following be established as prerequisites to the completion of rezoning:
- (a) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- (b) 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.
- (c) 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 bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention

1981 September 21

Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.

- (d) The completion of all necessary conditions to obtain subdivision approval.
- (e) The granting of any necessary easements.
- (f) The dedication of any rights-of-way deemed requisite.
- (g) The completion of the requisite Road Closing Bylaw as outlined in Section 3.3 of the Director of Planning's report.
- (h) The sale of the redundant portion of Phillips Avenue and consolidation with the subject site as outlined in Section 3.3 of the Director of Planning's report.
- (i) The submission of appropriate monies to cover the requisite Neighbourhood Parkland Acquisition Charge as applicable to this development.
- (j) The approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

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

CARRIED

OPPOSED: ALDERMAN STUSIAK

Item #2, RZ #123/81

Application for the rezoning of:

Portion of Lot 47, D.L. 58, Plan 29880

From: Heavy Industrial District (M3)

To: Heavy Industrial District (Restaurant) (M3r)

8411 Lougheed Highway

The Municipal Manager recommended:

- (1) THAT Council not give favourable consideration to the subject rezoning request.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item #3, RZ #146/81

Application for the rezoning of:

Lot 105, D.L. 151 and 153, Plan 36197

From: Service Commercial District (C4)

To: Gasoline Service Station District Self Serve (C6a)

4238 Kingsway

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 October 05 and to a Public Hearing on 1981 October 20 at

19:30 h and that the following be established as prerequisites to the completion of rezoning:

- (a) 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.
- (b) The granting of any necessary easements.
- (c) The dedication of any rights-of-way deemed requisite.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

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

CARRIED

OPPOSED: ALDERMEN DRUMMOND
AND RANDALL

Item #4, RZ #148/81

Application for the rezoning of:

Lot A of Lot 3, Blocks 12 and 13 of Plan 79, Group 1, Plan 22178 N.W.D.

From: Residential District (R4)
To: Comprehensive Development District (CD)
based upon the Central Administration Area
Plan and the P2 Zone guidelines

4116, 4136 Norland Avenue

The Municipal Manager recommended:

- (1) THAT Council authorize the Planning Department to work with the applicant towards the preparation of a suitable plan of development for the subject site which will be the subject of a further, more detailed report prior to advancement to a Public Hearing.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

Item #5, RZ #149/81

Application for the rezoning of:

Lot 108, D.L. 68, Plan 25771; Lot "B", Block 1, D.L. 68, Plan 980;
Lot 13, Block 4, D.L. 68, Plan 980; Lot 109, D.L. 68, Plan 25771;
Lot 34, Block 4, D.L. 68 NW pt., Plan 12921; Lot 33, Block 4, D.L.
68 NW pt., Plan 12921; Lot 32, Block 4, D.L. 68, Plan 12921; Lot 31,
Block 4, D.L. 68, NW pt., Plan 12921

From: Commercial District (C4) and Residential District (R5)
To: Comprehensive Development District (CD)
based upon the C2 (Commercial) and RM3 (Multiple
Family Residential) guidelines

3776-3798 Canada Way; 3750-3786 Laurel Street and 3411-3437 Smith Avenue

The Municipal Manager recommended:

1981 September 21

- (1) THAT Council approve the adjustment to Community Plan Eight to permit the subject proposal as outlined in Section 4.0 of the Director of Planning's report.
- (2) THAT the Planning Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, at which time a report detailing the proposal will be submitted to Council for its consideration and advancement.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

Item #6, RZ #150/81

Application for the rezoning of:

Lots 1, 2, 3, 4 and 5, Block 49, D.L. 30, Plan 3973

From: Residential District (R5)

To: Multiple Family Residential District (RM3)

7480 and 7490 Kingsway and 7385, 7391 and 7395 Sixteenth Avenue

The Municipal Manager recommended:

- (1) THAT Council reject the request to rezone this site to RM3 but advance a rezoning based upon RM2.
- (2) THAT Council authorize the introduction of a Road Exchange Bylaw according to the terms outlined in Section 4.4 of the Director of Planning's report, contingent upon the granting of Second Reading of the subject rezoning bylaw.
- (3) THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 October 05 and to a Public Hearing on 1981 October 20 at 19:30 h 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 deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - (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 bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
 - (e) The consolidation of the net project site into one legal parcel.
 - (f) The granting of any necessary easements.

1981 September 21

- (g) The dedication of any rights-of-way deemed requisite.
- (h) The completion of the requisite Road Exchange Bylaw as outlined in Section 4.4 of the Director of Planning's report.
- (i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant if the project is to be strata titled.
- (j) The deposit of a levy to go towards the acquisition of proposed neighbourhood parks as outlined in Section 4.6 of the Director of Planning's report.
- (k) The undergrounding of existing overhead wiring throughout the site as noted in Section 4.5 of the Director of Planning's report.
- (l) Compliance with the adopted sound criteria.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item #7, RZ #151/81

Application for the rezoning of:

Lots 2, 3, 4, Lot 5, except West 82' and West 82' of Lot 5 except Reference Plan 33125, Blocks 1 and 2, D.L. 6, Group 1, Plan 4155

From: Residential District (R2)

To: Comprehensive Development District (CD)
based on a C3 guideline

3249, 3283 and 3325 North Road and 9913, 9977 and 9987 Cameron Street

The Municipal Manager recommended:

- (1) THAT Council authorize the Planning Department to work with the applicant towards a development plan suitable for presentation to a Public Hearing which meets the criteria outlined in the Director of Planning's report on the understanding that a further, more detailed report will be submitted at a later date.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item #8, RZ #154/81

Application for the rezoning of:

Lot 78, D.L. 143, Plan 51478

From: Comprehensive Development District (CD)

To: Amended Comprehensive Development District (CD)

8400 Forest Grove Drive

The Municipal Manager recommended:

- (1) THAT Council authorize the Planning Department to work with the rezoning applicant towards a suitable plan of development in accordance with the terms of this report on the understanding that a more detailed report will be submitted at a later date.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

Item #9, RZ #157/81

Application for the rezoning of:

Lots 2 and 3, Block "R", D.L. 79/85, Plan 8860; E $\frac{1}{2}$ of Lot 5, except Ref. Plan 31543, Block "R", D.L. 85, Plan 11109

From: Residential District (R1)
To: Park and Public Use District (P3)

5017, 5047 and 5067 Dale Avenue

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 October 05 and to a Public Hearing on 1981 October 20 at 19:30 h and that the following be established as prerequisites to the completion of rezoning:
 - (a) The submission of an undertaking from the C.P.M.A to comply with the conditions outlined in Section 4.3 of the Director of Planning's report should the existing residence at 5067 Dale Avenue be utilized for storage purposes by Heritage Village.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

Item #10, RZ #158/81

Application for the rezoning of:

From: Residential District (R5)
To: Residential District (R3)

6007-6548 Malvern Avenue; 7421-7375 Stanley Street and 7370-7378 Morley Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 October 05 and to a Public Hearing on 1981 October 20 at 19:30 h.
- (2) THAT a copy of this report be sent to those property owners whose names appeared on the petition presented to Council on 1981 August 24 and also those whose correspondence appears on the agenda of 1981 September 08.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

15. Tenders for (1) One 1500 IGPM Combination Fire Truck

The Municipal Manager provided a report from the Purchasing Agent regarding the purchase of one (1) 1500 IGPM Combination Fire Truck.

The Municipal Manager recommended:

- (1) THAT a purchase order be issued to Pierre Thibault Trucks Inc. to supply one (1) Spartan CFG 2000 1500 IGPM Triple Combination Pumper Fire Truck for the sum of \$170,950.44, including Options J1, J2 and K, also including applicable taxes.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

E N Q U I R I E S

ALDERMAN RANDALL:

Alderman Randall enquired as to the present status of the Home Owner Grant repayments.

The Municipal Manager advised that the municipality has been reimbursed \$1.5 million for the outstanding Home Owner Grant repayments. The Province stills owes an amount of \$2.9 million.

N E W B U S I N E S S

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BROWN:

"THAT for purposes of the List of Electors Court of Revision, Alderman Lawson be appointed an alternate for Alderman Emmott."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN STUSIAK:

"THAT for purposes of the List of Electors Court of Revision, Alderman Lewarne be appointed an alternate for Alderman Ast."

CARRIED UNANIMOUSLY

1981 September 21

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANDALL:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 21:55 h.

Confirmed:

Certified Correct:



MAYOR



DEPUTY MUNICIPAL CLERK