

1981 JULY 27

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., on Monday, 1981 July 27 at 19:00 h.

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

ABSENT: Alderman D.N. Brown
Alderman F.G. Randall

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. E.E. Olson, Municipal Engineer
Mr. A.L. Parr, Director of Planning
Mr. J.G. Plesha, Administrative Assistant to Manager
Mr. James Hudson, Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

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

Dr. K. George Pedersen, President, Simon Fraser University and Mr. Paul Coté, B.A., B.A.Sc., M.B.A., P. Eng., Chancellor, Simon Fraser University, entered the Council Chamber accompanied by the Simon Fraser University Pipe Band. Dr. Pedersen then addressed Council, Municipal staff, and members of the public as follows:

"Your Worship, members of Council, colleagues from the University who have joined me this evening, and ladies and gentlemen who are here in the gallery. It is a pleasure for me to be here this evening on behalf of Simon Fraser University to make two presentations to Mayor Mercier. One of these presentations is intended to follow the contingent for Burnaby that is going to be visiting the Sister City in Japan of Kushiro, and the other is a presentation which the University would like to make to the municipality and we hope will remain as a hanging, as a banner, in your halls of your Municipal Hall. The thing that most of the members of the Council here are aware is that Simon Fraser University is particularly keen to ensure that whatever resources we have as an institution become available to the community at large, and to the province as a whole, and hopefully to the nation as well. We clearly cannot do that without a great deal of assistance on the part of the municipality, and so Mr. Mayor, I am here this evening really to present a small token on our behalf to indicate the sort of appreciation that we have for you, for the members of your Council, and for the long-standing support that we have had from the Municipality of Burnaby. The relationship, as some of you around the table will know, goes back some fair distance. I did take the time today, or at least my Administrative Assistant took the time today, to take a look at the minutes of Simon Fraser University as of October 10, 1963, and I am going to quote from those because they say, "The map showing the Vancouver Cemetary site was placed before the Board for examination, Dr. Shrum stated that originally the Municipality of Burnaby had offered 250 acres to Simon Fraser University, but later increased its offer to 400 acres. In the meantime, Langley Municipality had offered the University 800 acres. Burnaby finally raised its offer to 1050 acres, part of which is of little or no value for building purposes, although it will be used as a Green Belt. The Government of British Columbia also contributed 150 acres, making the total 1200 acres". Well obviously that was a major contribution and the University is forever indebted for that kind of a gift, but in addition to that, we continue to enjoy a tremendous amount of assistance and support, we wanted you to know that, we wanted you in particular to know the kind of assistance we get from your Manager, from your Planning Department and from a whole variety of other people, and obviously from members of Council itself. Since my coming here a little over two years ago we have had some direct involvement and a great deal of assistance from you in the development of a Research Park, we have I think made some excellent progress in terms of joint use of recreational facilities, we've had a lot of enthusiasm and willingness to try and seek out new ways of assisting us in housing problems, not only for students but

1981 July 27

also for faculty, and we have also enlisted your support in dealing with some transportation difficulties. We wanted you to know, on this occasion, how much we have appreciated that co-operation and assistance and help."

Dr. Pedersen then introduced Mrs. Elizabeth Carefoot, a staff member at the Instructural Media Centre at Simon Fraser University that hand-crafted the two Fraser tartan wall hangings that are being presented tonight.

Mr. Paul Coté then presented His Worship, Mayor Mercier, with the Fraser tartan wall hangings.

His Worship, Mayor Mercier, responded to the presentations as follows:

"Mr. President, Mr. Chancellor, on behalf of the Council and the citizens of Burnaby, we would like to thank you very much for this recognition of our close relationship, and we hope that it continues in the future. The handicraft and the work on the tartan and the crest is beautiful, I am sure that the Mayor of Kushiro and his Council will be just thrilled to receive it, and I am sure that as soon as we have adjourned this presentation that Alderman Emmott will be happy to move a motion of thanks, and also to adopt the Fraser tartan as our own. I think it is just a great gesture and it shows the co-operation that we have had over the years, particularly in this last two or three years when we have had some development taking place at your University. We know the co-operation is going to continue to grow as the municipality and the University expand in the coming years. Thank you very much.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"THAT the Municipal Council of The Corporation of the District of Burnaby extend to Simon Fraser University a sincere thank you on behalf of the people of Burnaby and also on behalf of the citizens of Burnaby's Sister City of Kushiro, Japan and further that the Fraser tartan and crest, as presented to Council this evening, be adopted as Burnaby's official tartan."

CARRIED UNANIMOUSLY

Mrs. Elsie Christina Walls presented an original painting of a Burnaby Lake scene for the delegates of Burnaby Council to give to the citizens of the Sister City of Kushiro, Japan. The picture was painted by Mrs. Walls and framed by her husband, Mr. Wilfred Charles Walls.

His Worship, Mayor Mercier, accepted the painting on behalf of the Corporation and thanked Mr. and Mrs. Walls for their long hours of hard work in preparing this gift to be given to the people of our Sister City in Kushiro, Japan.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"THAT Mr. Wilfred Charles Walls and Mrs. Elsie Christina Walls be thanked for their gift to our Sister City of Kushiro, Japan."

CARRIED UNANIMOUSLY

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

Re: "Burnaby Highway Exchange Bylaw No. 3, 1981", Bylaw No. 7706, a bylaw to stop up and close to traffic portions of road in District Lot 70, Plan 1397, containing by admeasurement 572m² and 477m² (North of Canada Way and East of Willingdon Avenue) in exchange for portions of Lot 45, District Lot 70, Plan 56349, containing by admeasurement 515m² and 28m² (North of Canada Way and East of Willingdon Avenue).

There were no submissions received in connection with the "Burnaby Highway Exchange Bylaw No. 3, 1981", Bylaw No. 7706.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

1981 July 27

M I N U T E S

- (a) The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1981 July 13 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the minutes of the regular Council Meeting and Caucus Meeting 'In Camera' held on 1981 July 13 be now adopted."

CARRIED UNANIMOUSLY

- (b) The minutes of the Public Hearing (Zoning) held on 1981 July 14 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the minutes of the Public Hearing (Zoning) held on 1981 July 14 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) Mark Fornataro, 1981 July 13
Re: Home rentals of 4571 Kingsway
Spokesman - Mark Fornataro
- (b) President, Greater Vancouver Renters Association,
1981 July 13, Re: So called illegal suites
Spokesman - Tom Lalonde
- (c) Metro Estates Ltd., 1981 July 13
Re: Rezoning Reference #95/80 - 5960 Nelson
Avenue - request that application be given
further consideration
Spokesman - Bert De Ruiter
- (d) Middlegate Apartments Tenants Association, President,
1981 July 22, Re: Illegal suites in Burnaby
Spokesman - Martin Hill
- (e) Ken Collins, 1981 July 22,
Re: Illegal suites in Burnaby
Spokesman - Ken Collins
- (f) Burnaby Tenant Aid, Tenant Counsellor,
1981 July 22, Re: Illegal suites
Spokesman - C.N. Fraser Hall

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. Mark Fornataro then addressed the members of Council on the subject of rental agencies and read a prepared statement, the text of which is contained hereunder:

"During the last two weeks the information gathered by the G.V.R.A. regarding Home Rentals serves only to re-inforce our conviction that Home Rentals is a front for Homelocators, and that Home Rentals should not be licensed. Cameron Michaels, Don Walker and Mason, all of Home

1981 July 27

Rentals, deny having anything to do with Homelocators, which is presently being investigated by a Mr. Brian Roberts of the R.C.M.P.'s commercial crime division. Our investigation of Home Rentals started by accident, when on July 8 Tom Lalonde phoned Homelocators' Calgary office, asking for Homelocators' President, Gerry Dank (who is part owner of that office). Instead, Tom talked to Cameron Michaels of Homelocators, who indicated that he (Cameron) would be in Vancouver on July 10. When on July 11 we discovered that Home Rentals had opened, I phoned Home Rentals and asked for, and spoke to Cameron. His name also appears on an application for credit (for Home Rentals) with the Vancouver Sun.

As you can see from the transcribed, taped phone conversations (most of which Mr. Kenzie has heard), Cameron is most unwilling to admit his ties with Homelocators, even though Homelocators' staff indicate that they know both Cameron and Don Walker. As for Mason, a photograph we have shows him at a Christmas party where Homelocators' staff, including President, Gerry Dank (in the foreground) are shown to be present.

Mason of Home Rentals misled Chief Licence Inspector Menzie as well as the G.V.R.A. by saying that Don Walker (the applicant for Home Rentals business licence) was out of town on vacation and could not be reached, and that he would be back on July 13, which was the date of the last Council Meeting. Because of Walker's unavailability for questioning, this issue was deferred until today. However, it turns out that Walker was in Burnaby after all until July 12, at which time (according to Walker, Buena Motel staff and Mason), he checked out of the Buena Motel (on Kingsway) and departed for places unknown. Although Mason remains with Home Rentals, Mr. Kenzie was informed that Mason would no longer be with them as of July 15. On another occasion, Mr. Kenzie phoned to speak to Cameron and was told by Don Walker that Cameron was in Kelowna; an hour later Fraser Hall of the G.V.R.A. spoke to Cameron, when phoning Home Rentals. So we are dealing with people who are leading everybody on a wild goose chase, because it seems they have lots to hide, including their lack of credibility. If Burnaby Council had understood our proposal a year ago, and implemented safeguards at that time, we would surely not be dealing with these people today.

Last Friday (July 24), a Vancouver Sun reporter, Bruce Constantineau learned that Home Rentals had been instructed to not take any more fees (\$40.00). Posing as a customer, he then found that Home Rentals' staff were quite prepared to take his money. As a reminder, last year Homelocators' President, Gerry Dank (appearing on the Vancouver Show) offered guaranteed services to Homelocator customers for the first time. This free advertising probably attracted a few new customers also, however, within a couple of weeks, Homelocators closed its office without giving customers any notice. Also, Homelocators operated illegally out of Golden Key Realty in Delta (as they didn't have a business licence and should have according to Delta's Licencing Department). As a result of Homelocators business practises, I phoned Mr. Michael Wood (the Chief Investigator for Provincial Consumer and Corporate Affairs) and told him of the circumstances of the closure. By Mr. Wood's estimates, up to 40 people paid \$40.00 each during Homelocators last week of business, and subsequently he ordered the R.C.M.P. to investigate.

In a letter to the G.V.R.A. (received last week), Consumer and Corporate Affairs Minister, Peter Hyndman, states that 'This Ministry will be researching the issue of whether, as a matter of practice, there should be a province wide set of rules applicable to such (rental) agencies'. And the city of Edmonton (where Homelocators closed down last year), requires such agencies to post a \$3,000.00 bond. However, we feel that the safest answer for customers is to get the service promised first, and then be charged the major portion of the fee (after an initial small registration fee), as is the case in Vancouver and Richmond. The least we ask of Council is that you set a strong precedent in order to avoid the 'Homelocators Syndrome' by not issuing a licence to Home Rentals."

- (b) Mr. Tom Lalonde then addressed the members of Council on the subject of illegal suites. Mr. Lalonde advised Council of the many problems that tenants face in the Greater Vancouver area during this period where the vacancy rate for rental accommodation is close to zero. Mr. Lalonde indicated that those people residing in illegal suites in Burnaby live in constant fear of eviction. The speaker suggested that tenants are being classified as second class citizens. Mr. Lalonde advised that the Greater Vancouver Renters Association believes that secondary suites, or as referred to by the municipality, illegal suites, should be legalized if they meet public health and safety standards. The speaker indicated that there are many people residing in illegal suites in Burnaby that cannot find any other means of suitable accommodation. Mr. Lalonde indicated that the answer to the illegal suites is not to evict the tenants, but to establish a "Hardship Application Procedure". The speaker indicated that the City of Vancouver has a procedure in place whereby a tenant is assessed according to the hardship criteria. The individual's income level, family status and other factors involving their abilities to secure housing are taken into consideration. If the hardship application is approved by the committee established by Council, then the individual is allowed to remain in the illegal suite until such time as they choose to vacate the dwelling. The landlord is then no longer permitted to rent the illegal suite. Mr. Lalonde indicated that this system would promote a much fairer application of justice.

- (c) Mr. Bert De Ruiter then addressed the members of Council and advised that he was acting on behalf of the owner of the property at 5960 Nelson Avenue, which had been the subject of a rezoning application turned down by Council. Mr. De Ruiter requested that Council reconsider their position with respect to the rezoning application as there are now currently six houses under construction on Nelson Avenue within one block of the subject property which are being built on smaller lots than those proposed by Mr. Bulic.

His Worship, Mayor Mercier, advised Mr. De Ruiter that a new application for rezoning could be made after the expiration of a six (6) month period from the date of the original application.

- (d) Ms. Janet Harris, #5 - 1704 East 4th Avenue, Vancouver, B.C., then addressed Council and requested that she be allowed to speak in place of Mr. Hill, who was unable to attend tonight's meeting. Ms. Harris advised that she was speaking on behalf of the Red Door Rental Agency. The speaker indicated that illegal suites in Burnaby have provided, and continue to provide, accommodation for people that have been caught in the Lower Mainland housing crisis. The speaker indicated that the three (3) levels of government have failed to provide an adequate housing supply. Ms. Harris advised that the City of Vancouver has chosen not to enforce the illegal suite regulations and, therefore, tenants are not faced with the possibility of inspections, which would result in their having to vacate their present housing facilities. The speaker referred to the City of Vancouver's procedure regarding the hardship application appeal, which allows the tenants to appeal an eviction, which has been brought about by any number of reasons, on the grounds that it will create undue hardship. Ms. Harris, on behalf of the Red Door Rental Agency, requested that Council cease the active inspection of illegal suites and called upon Council to initiate a hardship application appeal procedure similar to the one that has been in effect in the City of Vancouver since 1976. The speaker felt that these would be interim steps and would request that Burnaby give consideration to legalizing all illegal suites, which would provide a long term solution to the housing shortage. In legalizing the illegal suites they can be brought up to the proper health and safety standards. The Red Door Rental Agency does not support the continuation of substandard housing, even if it does relieve the current housing problems.

His Worship, Mayor Mercier, advised the delegate that Burnaby re-evaluated their position some fourteen months ago and subsequent to that time have only been involved in two (2) prosecutions out of a potential 4,000 illegal suites that exist within the municipality.

1981 July 27

- (e) Mr. Ken Collins, then addressed the members of Council regarding the subject of illegal suites in Burnaby. Mr. Collins felt that the members of Council should not be permitted to evict individuals currently residing in illegal suites. The speaker advised that he had attended a housing convention in Ottawa during this past year where the problem of the housing shortage in the Lower Mainland area was the subject of which everyone was aware. Mr. Collins requested that Council establish a committee to consider the types of accommodation provided and if it were found that the housing was of a substandard nature, then this could be documented before any action is taken respecting eviction. When an eviction takes place, the speaker indicated that it is not the landlord that is penalized, but the tenant, as he has no where to live.
- (f) Mr. C.N. Fraser Hall, #1202 - 1616 Pendrell Street, Vancouver, B.C., then addressed the members of Council on the subject of illegal suites. Mr. Hall advised that he was a Tenant Counsellor with Burnaby Tenant Aid, which is a non profit federally funded service for tenants located at #4 - 6344 Kingsway, Burnaby. Mr. Hall advised that his office for the past eight months has been dealing with tenants who are living with the fear of being evicted from their housing as a result of living in an illegal suite. Mr. Hall recommended the legalization of secondary or illegal suites so that proper health and safety standards can be maintained through regular inspection. The speaker also recommended that a bylaw be created similar to the one in existence in the City of Vancouver, whereby tenants under the threat of eviction from their secondary suite can apply for a continuing tenancy, based on hardship. The speaker felt that legalizing illegal suites is at best only a stop-gap measure and urged the municipality to build low cost affordable housing.

In response to a question from Council, Mr. Hall indicated that he would be able to provide Council with documentation on file at the Burnaby Tenant Aid office concerning the number of incidents and the specific problems regarding tenant harassment in Burnaby.

Ms. Johanna den Hertog, 2836 West 13th Avenue, Vancouver, B.C., then addressed the members of Council on the subject of illegal suites and advised that she was appearing on behalf of Rosemary Brown, the Member of the Legislative Assembly for Burnaby-Edmonds. Ms. den Hertog conveyed to Council that Mrs. Brown supported the presentations being made to Council tonight on behalf of the Greater Vancouver Renters Association and related tenants associations. The speaker urged Council to deal with illegal suites in a compassionate way, even though this would not be complying with the strict letter of the law respecting the existing bylaw. Ms. den Hertog requested that Council take into consideration the hardship aspect when dealing with the problem of illegal suites. Hardship application guidelines should be written down as has been done in the City of Vancouver so that there are concrete guidelines that may be followed by the Council and municipal staff as well as the landlord and tenants within the municipality.

The members of Council requested that the Municipal Manager obtain a text of the tenancy hardship application from the City of Vancouver to determine if it is in accordance with the requirements of the Municipal Act.

B Y L A W S

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 69, 1981'	#7725
'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. 72, 1981'	#7728
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 73, 1981'	#7729

1981 July 27

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 74, 1981'	#7730
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 75, 1981'	#7731
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 76, 1981'	#7732
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 77, 1981'	#7733
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 78, 1981'	#7734
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 79, 1981'	#7735
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 80, 1981'	#7736
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 81, 1981'	#7737
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 82, 1981'	#7738
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 83, 1981'	#7739
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 84, 1981'	#7740
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 85, 1981'	#7741

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 #7725, #7727,
#7729, #7734 AND #7735

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 #7725, #7727,
#7729, #7734 AND #7735

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 69, 1981'	#7725
'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. 72, 1981'	#7728
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 73, 1981'	#7729
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 74, 1981'	#7730
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 75, 1981'	#7731

1981 July 27

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 76, 1981'	#7732
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 77, 1981'	#7733
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 78, 1981'	#7734
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 79, 1981'	#7735
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 80, 1981'	#7736
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 81, 1981'	#7737
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 82, 1981'	#7738
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 83, 1981'	#7739
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 84, 1981'	#7740
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 85, 1981'	#7741

be now read a first time."

CARRIED

OPPOSED: ALDERMAN AST TO
BYLAWS #7725, #7727,
#7729, #7734 AND #7735

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Development Cost Charges Bylaw 1979, Amendment Bylaw 1981'	#7707
'Burnaby Lease Authorization Bylaw No. 2, 1981'	#7722
'Burnaby Lease Authorization Bylaw No. 3, 1981'	#7723

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 the bylaws complete."

CARRIED

OPPOSED: MAYOR MERCIER AND
ALDERMAN LEWARNE
TO BYLAW #7707

The Council reconvened.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED

OPPOSED: MAYOR MERCIER AND
ALDERMAN LEWARNE
TO BYLAW #7707

1981 July 27

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

"THAT

'Burnaby Development Cost Charges Bylaw 1979, Amendment Bylaw 1981'	#7707
'Burnaby Lease Authorization Bylaw No. 2, 1981'	#7722
'Burnaby Lease Authorization Bylaw No. 3, 1981'	#7723

be now read three times."

CARRIED

OPPOSED: MAYOR MERCIER AND
ALDERMAN LEWARNE
TO BYLAW #7707

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 1981'	#7668
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 1981'	#7671
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 1981'	#7673
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 1981'	#7680

be now lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 1981'	#7668
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 1981'	#7671
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 1981'	#7673
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 1981'	#7680

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

BYLAW #7668

CARRIED
OPPOSED: ALDERMEN AST, DRUMMOND
AND LAWSON

BYLAW #7671

CARRIED
OPPOSED: ALDERMEN AST, DRUMMOND
AND LAWSON

BYLAW #7673

CARRIED
OPPOSED: ALDERMEN AST, DRUMMOND
AND LAWSON

1981 July 27

BYLAW #7680

DEFEATED

OPPOSED: MAYOR MERCIER, ALDERMEN
AST, EMMOTT AND LAWSON

The Council reconvened.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: ALDERMEN AST, DRUMMOND
AND LAWSON TO BYLAWS
#7668, #7671 AND #7673

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 1981' #7668

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 1981' #7671

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 1981' #7673

be now read a second time."

CARRIED

OPPOSED: ALDERMEN AST, DRUMMOND
AND LAWSON TO BYLAWS
#7668, #7671 AND #7673

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 1981' #7677

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 1981' #7685

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 1981' #7686

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 1981' #7687

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 1981' #7688

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 1981' #7689

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 1981' #7690

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 1981' #7692

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 1981' #7693

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 1981' #7694

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 1981' #7695

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 1981' #7697

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 48, 1981' #7699

1981 July 27

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 49, 1981'	#7700
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50, 1981'	#7701
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 51, 1981'	#7702
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 52, 1981'	#7703
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 53, 1981'	#7704
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 54, 1981'	#7705

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 LAWSON:

SECONDED BY ALDERMAN AST:

"THAT the description for Bylaw No. 7688 which presently reads in part 'three 33 foot single family dwelling lots' be amended to read 'two single family dwelling lots'."

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 #7687, #7692,
#7693, #7699, #7701
AND #7703

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 #7687, #7692,
#7693, #7699, #7701
AND #7703

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 1981'	#7677
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 1981'	#7685
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 1981'	#7686
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 1981'	#7687
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 1981'	#7688
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 1981'	#7689
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 1981'	#7690
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, 1981'	#7691

1981 July 27

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 1981'	#7692
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 1981'	#7693
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 1981'	#7694
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 1981'	#7695
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 1981'	#7697
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 47, 1981'	#7698
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 48, 1981'	#7699
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 49, 1981'	#7700
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50, 1981'	#7701
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 51, 1981'	#7702
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 52, 1981'	#7703
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 53, 1981'	#7704
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 54, 1981'	#7705

be now read a second time."

CARRIED

OPPOSED: ALDERMAN AST TO
BYLAWS #7687, #7692,
#7693, #7699, #7701
AND #7703

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 1981'	#7684
---	-------

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 AST:
SECONDED BY ALDERMAN STUSIAK:

"THAT the Committee now rise and report the bylaw 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. 33, 1981'	#7684
---	-------

be now read a second and third time."

CARRIED UNANIMOUSLY

1981 July 27

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. 8, 1981'

#7657"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN STUSIAK:

"THAT the Committee now rise and report the bylaw 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. 8, 1981'

#7657

be now read a third time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN LAWSON:

"THAT

'Burnaby Road Closing Bylaw No. 4, 1979'

#7380

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 1980'

#7577

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 1981'

#7661

'Burnaby Highway Exchange Bylaw No. 3, 1981'

#7706

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

CARRIED

OPPOSED: ALDERMAN DRUMMOND
TO BYLAWS #7577
AND #7661

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 35, 1981 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

1981 July 27

- (a) Province of British Columbia, Ministry
of Municipal Affairs, Minister,
Re: Initial Payment for 1981 - Sewerage Assistance Act

A letter dated 1981 July 14 was received enclosing a Province of British Columbia cheque in the amount of \$133,194.87, which represents the initial payment for 1981 under the grant provisions of the Sewerage Assistance Act.

- (b) Province of British Columbia, Ministry
of Municipal Affairs, Minister
Re: 4th Installment 1981 Unconditional Grant

A letter dated 1981 July 13 was received enclosing a Province of British Columbia cheque in the amount of \$1,115,689.00, which represents payment to the municipality of the 4th installment of the 1981 Unconditional Grant pursuant to Part VIII of the Revenue Sharing Act Regulations.

- (c) Province of British Columbia, Ministry
of Municipal Affairs, Minister
Re: Municipal Council members charging for mileage
travelled within their own municipal boundaries

A letter dated 1981 June 29 was received concerning the issue of Municipal Council members charging for mileage travelled within their own municipal boundaries.

Section 267(2) of the Municipal Act and Section 196(2) of the Vancouver Charter enable councils to provide a general expense allowance to council members. Section 270(d) of the Municipal Act and Section 204(e) of the Vancouver Charter enable councils to pick up the expenses of a council member who is representing the municipality or is engaged on municipal business beyond the borders of his or her municipality.

His Worship, Mayor Mercier, advised that this letter is not applicable to the members of Council of The Corporation of the District of Burnaby as Council members do not charge for mileage travelled within their own municipal boundaries.

- (d) Burnaby Chamber of Commerce, Manager
Re: Parking Spaces

A letter dated 1981 July 21 was received from Angus J. Macdonald, Manager, the Burnaby Chamber of Commerce, noting that a proposed amendment to the Burnaby Zoning Bylaw will allow a percentage of the parking spaces in multiple dwelling residential buildings to be smaller than normal as a result of the high percentage of small vehicles on the road today.

Mr. Macdonald advised that it was the opinion of the Burnaby Chamber of Commerce that the reduced size of parking stalls should be available in industrial and commercial areas, as well as in apartment areas. The letter urged Council to give consideration to extending the small parking areas to industrial/commercial zones.

Item 11, Municipal Manager's Report No. 35, 1981, pertaining to this subject was brought forward for consideration at this time.

The Municipal Manager provided a report from the Director of Planning respecting the request from the Burnaby Chamber of Commerce.

The Municipal Manager recommended:

- (1) THAT a copy of this report be sent to Mr. Angus J. Macdonald, Manager, Burnaby Chamber of Commerce at 10-6035 Sussex Avenue, Burnaby, B.C., V5H 3C1.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN STUSIAK:

"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) At the Council Meeting held on 1981 July 13 Ms. Bernie Alderson appeared as a delegation regarding a notice for eviction. The following action was taken by Council at the Council Meeting on 1981 July 13:

"MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT Item 29, Municipal Manager's Report No. 33, 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 concerning the occupancy of the suite in question.

The Chief Building Inspector provided a chronological history of his department's involvement with the illegal suite at 6548 Parkdale Drive.

The Chief Building Inspector noted that normal procedure will include an inspection in 1981 August, after the expiry of the termination notice, to verify compliance with the Burnaby Zoning Bylaw in the use of the subject premises.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

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

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

'THAT further consideration of this matter be tabled to allow individual members of Council to carry out a more detailed investigation.'

CARRIED UNANIMOUSLY"

This subject matter was not lifted from the table at this time and remains a tabled item.

- (b) At the Council Meeting held on 1981 July 13 Council had before them Item 12, Municipal Manager's Report No. 33, 1981 concerning Advanced Light Rapid Transit alignments and station locations in Burnaby. The following action was taken by Council respecting this matter at the Council Meeting on 1981 July 13:

"A.L.R.T. Alignments and Station Locations in Burnaby

The Municipal Manager provided a report from the Director of Planning concerning A.L.R.T. alignments and station locations in Burnaby.

The Director of Planning reported that in its previous consideration of rapid transit in 1980, Council reviewed the preliminary design for a Light Rapid Transit (LRT) system produced by the G.V.R.D. Since that time the province, through the U.T.A., has taken the initiative in specifying the implementation of an Advanced Light Rapid Transit (ALRT) system for the Lower Mainland. Staff review indicated that alignment and station location specifications proposed by the U.T.A. substantially address municipal requirements, including concerns previously considered by Council relative to the LRT system. Staff have written to the U.T.A. (and G.V.R.D.) relative to issues unresolved by the ALRT alignment and will endeavour to work with the U.T.A. to obviate these concerns.

1981 July 27

The Municipal Manager recommended:

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

'THAT further consideration of the matter be tabled.'

CARRIED

OPPOSED: ALDERMAN LEWARNE"

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

"THAT this subject matter be now lifted from the table."

CARRIED UNANIMOUSLY

The motion as moved by Alderman Lawson and seconded by Alderman Randall:

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

was then before the meeting for consideration.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

"THAT this subject matter be referred to a special meeting of Council in Committee to be called by the Chair for the purpose of discussing the subject in detail."

CARRIED UNANIMOUSLY

- (c) At the Council Meeting held on 1981 July 13 Council had before them Item 18, Municipal Manager's Report No. 33, 1981 concerning the development of a trail link in the 4400 block Eton Street - Second Narrows - Confederation Park Link. The following action was taken by Council respecting this matter at the Council Meeting on 1981 July 13:

"Development of a Trail Link in
the 4400 Block Eton Street
Second Narrows - Confederation Park Link

The Municipal Manager provided a report from the Parks and Recreation Administrator regarding the development of a trail link in the 4400 Block Eton Street - Second Narrows - Confederation Park.

The Municipal Manager recommended:

- (1) THAT Council approve the demolition of the following houses as they become vacant:

4412 Eton, 4416 Eton, 4436 Eton, 4438 Eton, 4440 Eton,
4454 Eton, 4460 Eton, 4469 Eton, 4472 Eton, 4203 Trinity

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

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

1981 July 27

MOVED BY ALDERMAN BROWN:
SECONDED BY ALDERMAN RANDALL:

'THAT further consideration of this matter be tabled.'

CARRIED UNANIMOUSLY"

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN LEWARNE:

"THAT this subject matter be now lifted from the table."

CARRIED UNANIMOUSLY

The motion as moved by Alderman Lawson and seconded by Alderman Randall:

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

was then before the meeting for consideration.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this matter be referred back to the Municipal Manager for a report to be brought forward after staff have held a meeting with Standard Oil Company."

CARRIED

OPPOSED: ALDERMAN LEWARNE

R E P O R T S

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(a) Mayor D.M. Mercier
Re: Acting Mayor

His Worship, Mayor Mercier, submitted a report containing recommendations pertaining to the appointment of an Acting Mayor from 1981 August 16 to 1981 August 31 inclusive should the current Acting Mayor Alderman Drummond accompany the official visitors to Kushiro, Japan. His Worship also recommended the appointment of an Acting Mayor for the period commencing 1981 September 01 and expiring 1981 October 31.

His Worship, Mayor Mercier, recommended:

- (1) THAT Alderman W.A. Lewarne be appointed Acting Mayor from 1981 August 16 to 1981 August 31 inclusive should it become necessary.
- (2) THAT Alderman W.A. Lewarne be appointed to fulfill the duties of Acting Mayor during the months of 1981 September and October.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT the recommendations of His Worship, Mayor Mercier, be adopted."

CARRIED UNANIMOUSLY

(b) Housing Committee
Re: British Columbia Residential Conversion Guidelines

The Housing Committee submitted a report in reference to the concept of the British Columbia Residential Conversion Guidelines.

The Housing Committee recommended:

- (1) THAT the Housing Committee supports the concept of the British Columbia Residential Conversion Guidelines, subject to ensuring that the Guidelines cannot be used as a means to lowering building standards for new construction.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendation of the Housing Committee be adopted."

CARRIED UNANIMOUSLY

Item 23, Municipal Manager's Report No. 35, 1981, pertaining to this subject, was brought forward for consideration at this time.

The Municipal Manager provided a report from the Chief Building Inspector regarding the British Columbia Residential Conversion Guidelines.

The Municipal Manager recommended:

- (1) THAT the contents of this report be drawn to the attention of the Minister of Lands, Parks and Housing for consideration prior to the filing of the Order providing for the adoption of the 1980 Building Code.
- (2) THAT the following be conveyed to the Honourable Minister:
 - (a) THAT Council supports the concept of the British Columbia Residential Conversion Guidelines, subject to ensuring that the Guidelines cannot be used as a means to lowering building standards for new construction.
 - (b) THAT Council is concerned about the increased possibility of municipal liability.
 - (c) THAT the Honourable Minister be requested to clarify the application of the Guidelines as they apply to new construction.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- (c) Traffic Safety Committee
Re: Traffic matters

The Traffic Safety Committee submitted reports on the following items that had been considered by the Committee:

1. Request for a Left Turn Phasing at the Intersection of Willingdon Avenue and Hastings Street

The Traffic Safety Committee submitted a report on a request for the installation of left turn traffic control phases for traffic moving in all four directions at the intersection of Willingdon Avenue and Hastings Street.

The Traffic Safety Committee recommended:

- (1) THAT any request to the Ministry of Transportation and Highways for changes to the signal phasing at the intersection of Hastings Street and Willingdon Avenue, be held in abeyance until such time as the current investigation of the Hastings Street corridor, from Boundary Road to Barnet Highway is completed.

1981 July 27

- (2) THAT Mr. H.F.R. Adams, 4771 Ridgelawn Drive, Burnaby, B.C., V5C 3Y1, be sent a copy of this report

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

2. Tenth Avenue and Chilliwack Street - Signal
Tenth Avenue and Langley Street - Marked Crosswalk

The Traffic Safety Committee submitted a report on a petition forwarded from the City of New Westminster requesting the installation of a pedestrian operated signal at the intersection of Tenth Avenue and Chilliwack Street, and for the repainting of the pedestrian crosswalk across Tenth Avenue at Langley Street.

The Traffic Safety Committee recommended:

- (1) THAT the City of New Westminster be advised that as there are no warrants existing for the pedestrian signal at Tenth Avenue and Chilliwack Street that the Municipality of Burnaby is unable to support the petition request.
- (2) THAT the request for the remarking of the existing crosswalk on Tenth Avenue at Langley Street be denied due to the low volumes of pedestrians and the proven hazards of the marked crosswalk.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

3. Request for a Pedestrian Actuated Traffic Signal at the
Intersection of Sixth Street and Thirteenth Avenue

The Traffic Safety Committee submitted a report on a petition received requesting the installation of a pedestrian actuated traffic signal at the intersection of Sixth Street and Thirteenth Avenue.

The Traffic Safety Committee recommended:

- (1) THAT due to the absence of the required minimum warrant for a pedestrian signal, the petition for a pedestrian signal at the intersection of Sixth Street and Thirteenth Avenue be denied.
- (b) THAT Mr. and Mrs. G. Cameron, 7843 Thirteenth Avenue, Burnaby, B.C., V3N 2E7, be sent a copy of this report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

4. Centaurus Circle

The Traffic Safety Committee submitted a report in connection with a delegation before Council on 1981 May 25, at which time changes were requested in the existing regulations around Centaurus Circle.

The Traffic Safety Committee recommended:

- (1) THAT the requested one-way traffic flow on Centaurus Circle be denied.

1981 July 27

- (2) THAT the requested parking restrictions in Centaurus Circle be denied.
- (3) THAT the requested yield signs and right turn only sign on streets intersecting with Centaurus Circle be denied.
- (4) THAT Mr. John Coburn, 3030 Carina Place, Burnaby, B.C., V3J 1B5, be sent a copy of this report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

5. Silhouette School Signing

The Traffic Safety Committee submitted a report resulting from a request from the Burnaby School Board to conduct a study regarding the effectiveness of "Silhouette Crosswalk Signs" in Burnaby.

The Traffic Safety Committee recommended:

- (1) THAT Council give approval to the Burnaby School Board to conduct a study regarding the use of "Silhouette Crosswalk Signs" located adjacent to Burnaby schools.
- (2) THAT the Royal Canadian Mounted Police be in attendance when the School Board places a "Silhouette Crosswalk Sign" on a public right-of-way in Burnaby to assess its effect on traffic.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN EMMOTT:

"THAT the recommendations of the Traffic Safety Committee be adopted."

MOTION DEFEATED

OPPOSED: MAYOR MERCIER,
ALDERMEN AST, EMMOTT,
LAWSON, LEWARNE AND
STUSIAK

6. Sperling Avenue adjacent Deer Lake Park

The Traffic Safety Committee submitted a report regarding the feasibility of instituting "No Parking" restrictions on both sides of Sperling Avenue adjacent to Deer Lake Park in connection with complaints received regarding loud noise late in the evening from cars parked on the west side of Sperling Avenue adjacent to the park.

The Traffic Safety Committee recommended:

- (1) THAT the request for a "No Parking" restriction on both sides of Deer Lake Avenue adjacent to Deer Lake Park be denied, and that the complaints received regarding loud noise late in the evening from cars parked on the west side of Sperling Avenue adjacent to Deer Lake Park be referred to the Burnaby Attachment, Royal Canadian Mounted Police.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED

OPPOSED: ALDERMEN EMMOTT
AND LAWSON

1981 July 27

The Council Meeting recessed at 21:15.

The Council Meeting reconvened at 21:30 with Aldermen Brown and Randall absent.

- (d) The Municipal Manager presented Report No. 35, 1981 on the matters listed following as Items 1 to 25 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Subdivision Servicing Agreement
Subdivision Reference #42/81

The Municipal Manager provided a report from the Approving Officer regarding the preparation and execution of the Servicing Agreement for Subdivision Reference #42/81.

The Municipal Manager recommended:

- (1) THAT Council authorize the preparation and execution of the Servicing Agreement for Subdivision Reference #42/81.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

2. Subdivision Servicing Agreement
Subdivision Reference #80/80

The Municipal Manager provided a report from the Approving Officer regarding the preparation and execution of the Servicing Agreement for Subdivision Reference #80/80.

The Municipal Manager recommended:

- (1) THAT Council authorize the preparation and execution of the Servicing Agreement for Subdivision Reference #80/80.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

3. Proposal Call for Site 3
Hastings Street Urban Renewal Area
Hastings/Ingleton/Pender

The Municipal Manager provided a report from the Director of Planning regarding the Hastings Street Urban Renewal Area proposal call for Site 3.

The Municipal Manager recommended:

- (1) THAT Proposal Three (The Pagebrook Group) be accepted for the purchase and development of Site 3 (0.9 ha or 2.23 acres) and the development of Site 1, the Public Square (0.09 ha or 0.22 acres) as indicated on Sketch 1 attached to the Director of Planning's report.
- (2) THAT Council authorize the cashing of the \$25,000.00 cheque received from The Pagebrook Group to be utilized as noted in Section 4.2 of the Director of Planning's report.
- (3) THAT Council authorize the Legal and Lands Department to proceed with the details of the land sale.

1981 July 27

- (4) THAT Council authorize the Planning Department to work with The Pagebrook Group towards a rezoning proposal to Comprehensive Development (CD).
- (5) THAT Council authorize the Engineering Department to analyze the need for specific services required to be provided as noted in Section 4.4 of the Director of Planning's report and to arrange for their design and completion of construction prior to the completion of the project.
- (6) THAT Council authorize the Municipal Solicitor to bring forward a Lane Exchange Bylaw as noted in Section 4.5(e) of the Director of Planning's report.
- (7) THAT Council authorize the Legal and Lands Department to give immediate notice to vacate the premises to the present tenants of municipally-owned property at 3935, 3937 and 3939 Pender Street so that statutory requirements for length of notice can be met as indicated in Section 4.6 of the Director of Planning's report.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: ALDERMAN DRUMMOND

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the Municipal Manager bring back a report which details the distribution of the proceeds from the land sale."

CARRIED UNANIMOUSLY

4. Engineer's Special Estimates

The Municipal Manager provided a report from the Municipal Engineer covering special estimates of work for his department in the total amount of \$999,900.00.

The Municipal Manager recommended:

- (1) THAT the estimates as submitted by the Municipal Engineer be approved.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

5. Construction of Trunk Water Main through B.C. Hydro Lands in Big Bend

The Municipal Manager provided a report from the Municipal Engineer respecting the construction of a trunk water main through B.C. Hydro lands in the Big Bend area and the necessity of obtaining an easement for this facility from B.C. Hydro.

The Municipal Manager recommended:

- (1) THAT Council authorize staff to pursue negotiations with B.C. Hydro leading towards the establishment of the following:
 - (a) An easement to contain the subject water main.

- (b) The provision of compensation for the easement.
 - (c) An agreement providing assurances for B.C. Hydro that the installation of this water main will not adversely affect the future industrial development of their lands to the south of this facility.
- (2) THAT once agreement in principle has been obtained on the foregoing, staff submit a further report providing the details of compensation together with a draft agreement.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

"THAT this matter be referred to the Municipal Engineer for a report on the questions raised during Council's consideration of this subject matter."

CARRIED UNANIMOUSLY

6. Submission for Recreation Facilities Assistance Program Grant

The Municipal Manager provided a report from the Parks and Recreation Administrator concerning the submission for Recreation Facilities Assistance Program Grants.

The Municipal Manager recommended:

- (1) THAT Council approve project priorities Nos. 1-5 as outlined below for application for Recreation Facilities Grants.
 - 1. Expansion of C.G. Brown Pool \$353,000.00
 - 2. Construction of 6 lighted tennis courts - Burnaby Lake \$130,000.00
 - 3. Bonsor Park - provision of lighted field \$100,000.00
 - 4. Confederation Park - fieldhouse \$55,000.00
 - 5. Harwood Park - construction of playground \$20,000.00
- (2) THAT following compilation of the necessary supporting materials, the Municipal Treasurer file the application for grants with the Provincial Recreation Facilities Assistance Program, Recreation Division Branch.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

7. Municipal Liability to maintain Juvenile Delinquents in Institutions outside the Province

The Municipal Manager provided a report from the Municipal Solicitor regarding municipal liability to maintain juvenile delinquents in institutions outside of the province.

The Municipal Manager recommended:

- (1) THAT Burnaby oppose any order of the Provincial Court that would impose on the municipality liability for payment of costs of supporting or treating a juvenile delinquent outside the province.

1981 July 27

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

8. Willingdon Heights Neighbourhood
Improvement Program - Bus Shelter Project

The Municipal Manager provided a report from the Director of Planning regarding the bus shelter project as it pertains to the Willingdon Heights Neighbourhood Improvement Program.

The Municipal Manager recommended:

- (1) THAT Council approve the proposed installation of two bus shelters in the Willingdon Heights Neighbourhood Improvement Program area as outlined in the Director of Planning's report.
- (2) THAT Council authorize an expenditure of the municipal share of the project, \$2,750.00 under the terms of the Willingdon Heights Neighbourhood Improvement Program.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

9. Youth Services Division
Period 1981 January 01 to April 30

The Municipal Manager provided a report from the Officer-in-Charge, Burnaby Detachment, R.C.M.P. concerning the operation of the Youth Services Division for the period commencing 1981 January 01 and continuing through to 1981 April 30.

The Municipal Manager recommended:

- (1) THAT the report of the Youth Services Division be received for information purposes.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

10. R.C.M.P. Monthly Report - 1981 June

The Municipal Manager provided a report from the Officer-in-Charge, Burnaby Detachment, R.C.M.P. concerning the operations of the detachment for the month of 1981 June.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

11. Letter from Mr. Angus J. MacDonald

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

12. Contract #8104 Asphaltic Concrete Supply
- Machine-Laid Pavement

The Municipal Manager provided a report from the Purchasing Agent regarding the results of the tendering process in connection with Contract #8104, which will include the supply and installation of approximately 7200 tonnes of machine-laid asphaltic concrete in accordance with Corporation specifications.

The Municipal Manager recommended:

- (1) THAT the lowest tender submitted by Winvan Paving Limited in the amount of \$252,982.00 be accepted with final payment to be based on unit prices tendered and actual quantities used.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

13. Development Permit 02.256.2
MacMillan Bloedel Research Centre
and Associated Site Works on Site "A"
Lot 15, D.L. 72, Plan 60616 (XRef Rezoning #42/80)
Discovery Parks Incorporated - Willingdon (BCIT) Site

The Municipal Manager provided a report from the Director of Planning concerning the receipt of a development permit application for the development and construction of the MacMillan Bloedel Research Centre and Associated Site Works.

The Municipal Manager recommended:

- (1) THAT Council authorize the issuance of a development permit by the Director of Planning for the subject MacMillan Bloedel Research Centre and associated site works in accordance with the terms of this report and in compliance with the presented project drawings.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN EMMOTT:

"THAT Section 4.3 of the Director of Planning's report on page 143, which presently reads in part, 'Screened roof-top mechanical equipment', be amended to read 'Screened roof-top mechanical equipment consistent with the efficient operation of the machinery'."

CARRIED UNANIMOUSLY

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

14. Manpower Planning and Development Policy

The Municipal Manager provided a report from the Director of Personnel concerning a recommended Manpower Planning and Development Policy reflecting fundamental changes in recruitment, staffing, and succession planning within the organization.

The Municipal Manager recommended:

- (1) THAT Council rescind the "Hiring and Promotion" Policy which was adopted 1977 November (Attachment "A"), the essential features of which are contained in Section 1.1 of the attached policy on Manpower Planning and Development (Attachment "B").
- (2) THAT Municipal Council adopt Section 1.1 and 1.2 of the attached policy on Manpower Planning and Development (Attachment "B").
- (3) THAT Municipal Council receive Section 2, "Administration" of Attachment "B" for information purposes.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN LEWARNE:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN LEWARNE:

"THAT the Municipal Manager report to Council in two (2) months time and subsequently on an annual basis regarding the progress being achieved respecting the implementation of the new Manpower Planning and Development Policy."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion as moved by Alderman Drummond and seconded by Alderman Lewarne, "That the recommendations of the Municipal Manager be adopted", as amended, and same was CARRIED UNANIMOUSLY.

Through unanimous consent of Council, it was agreed that Section 1.1 "Hiring and Promotion Policy" which reads, "Appointments to positions within the municipal service shall be based on the principle of ability and competence, having regard to the nature, scope, duties and responsibilities of the positions to be filled and the prescribed standards of education, skill, knowledge, ability and experience", be amended to read, "Appointments to positions within the municipal service shall be based on the principle of ability and competence, having regard to the nature, scope, duties and responsibilities of the positions to be filled and the prescribed standards of education, skill, knowledge, ability or experience".

15. Rezoning Reference #82/80
6985, 7017, 7047 and 7071 Twenty-First Avenue

The Municipal Manager provided a report from the Director of Planning concerning Rezoning Reference #82/80.

Application for the rezoning of:

Lot 4, D.L. 95, Block 41, S.D. A, Plan 6000; Lot 5, D.L. 95, Blocks 1 and 3, S.D. A, Plan 6000; Lot 6 of Lot A, D.L. 95, Blocks 40 and 41, Plan 6000.

From: Residential District (R5)

To: Multiple Family Residential District (RM3)

6985, 7017, 7047 and 7071 Twenty-First Avenue

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 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 completion of the requisite Highway Exchange Bylaw.

1981 July 27

- (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 Office may issue an order to demolish such improvements and remove the resultant debris prior to third reading.
 - (d) The consolidation of the net project site into one legal parcel.
 - (e) The granting of any necessary easements.
 - (f) 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.
 - (g) 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.
 - (h) The dedication of any rights-of-way deemed requisite.
 - (i) The deposit of a per unit levy to go towards acquisitions of proposed neighbourhood parkland - in accordance with Section 2.5 of the Director of Planning's report.
 - (j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
 - (k) The retention of as many existing mature trees as possible on the site.
- (2) THAT the introduction of a Highway Exchange Bylaw be authorized in accordance with the provisions outlined in Section 2.2 of the Director of Planning's report.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

16. Road Linkage between Halley and Chaffey Avenues
Related to a Proposed Acquisition of Property
Lot "A", Block 79, D.L. 33, Plan 5074
5587 Chaffey Avenue (Steeves)

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT this subject matter be tabled to the 'In Camera' portion of the meeting."

CARRIED UNANIMOUSLY

17. Mr. Trevor Jones' appearance before Council on
1981 July 13 on Rezoning Reference #74/80,
4380 Carlton Avenue

The Municipal Manager provided a report from the Director of Planning regarding Rezoning Reference #74/80, 4380 Carlton Avenue, which requested rezoning from R4 Residential District to the R9 Residential District. The subject rezoning application was considered by Council on 1981 June 01 and at that time was not given favourable consideration.

The Municipal Manager recommended:

- (1) THAT a copy of this report be sent to Mr. Trevor Jones, 5375 Marguerite Street, Vancouver, B.C., V6M 3K5.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED

OPPOSED: ALDERMAN STUSIAK

18. Central Area Transportation Study
- Transportation Planning Priorities

The Municipal Manager provided a report from the Director of Planning concerning the transportation planning priorities with respect to the Central Area Transportation Study.

The Municipal Manager recommended:

- (1) THAT Council authorize the retention of a qualified consultant to carry out the Burnaby Central Area Transportation Study in accordance with the previously adopted terms of reference.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN EMMOTT:

"THAT this report item be referred to a committee comprised of the Planning Liaison Alderman (Alderman Lewarne), a representative from the Traffic Safety Committee (Alderman Ast) as Chairman, and a representative from the Parks and Recreation Commission (Alderman Stusiak) to redefine the Terms of Reference and the need for the study, with the report to be forwarded to Council in approximately thirty (30) days."

CARRIED UNANIMOUSLY

19. Council Requested Report Items

The Municipal Manager provided a report from the Director of Planning containing a list of outstanding report items from the Planning Department which have been directly initiated by Council.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

20. Rental Information Listing Services

The Municipal Manager provided a report from the Chief Licence Inspector regarding an application for a business licence from a new rental information listing service.

The Municipal Manager recommended:

- (1) THAT a copy of this report be sent to the Greater Vancouver Renters Association, Suite 4, 6344 Kingsway, Burnaby, B.C., V5E 1C7

1981 July 27

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

21. Rezoning Applications

The Municipal Manager provided a report from the Director of Planning concerning various rezoning applications.

The Municipal Manager recommended:

- (1) THAT Council set a Public Hearing for this group of rezonings on Wednesday, 1981 September 09, except where noted otherwise in the individual reports.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

Item #1, RZ #72/81

Application for the rezoning of:

Lots 13 and 14, Block 9, Plan 7662, D.L. 32; Lot 12, Block 9, Plan 2250; Lots 11 and 10 Exc. Ref. Plan 39707, Block 9, D.L. 32, Plan 2260, plus lane.

From: Comprehensive Development District (CD) and
Residential District (R5)

To: Amended Comprehensive Development District (CD)
utilizing the C3 District as a guideline

4759/63 Kingsway and 6150/70 McKercher Street

The Municipal Manager recommended:

- (1) THAT Council authorize the Planning Department to continue to work with the applicant towards the development of a proposal in accordance with the information outlined in the Director of Planning's report on the understanding that a further report will be submitted to Council when a plan of development suitable for submission to a Public Hearing has been achieved.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED

OPPOSED: ALDERMAN STUSIAK

Item #2, RZ #90/81

Application for the rezoning of:

Lot 18, Blocks 27 and 28, D.L. 98, Plan 3294

From: Residential District (R5)

To: Community Commercial District (C2)

5249 Rumble Street

The Municipal Manager recommended:

1981 July 27

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h."

CARRIED

OPPOSED: ALDERMEN AST,
DRUMMOND AND LAWSON

Item #3, RZ #94/81

Application for the rezoning of:

Block 6 NE Pt. of Sk. 6889, Ex. Plans 9102 and 9141, D.L. 59/136/137, Plan 3050; Lot C of D.L. 59 and 136, Plan 21974; Lot B, Block 6, D.L. 59 and 136, Plan 21974; Lot 6 of Sk. 11457, D.L. 59, 136 and 137, Plan 3050; Pcl. 1, Expl. Plan 9102, Exc. Parcel "A", Expl. Plan 9141 and Ex. Pcl. 2, Expl. Plan 11457, Block 6, D.L. 59 and 136, Plan 3050.

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

2661 Phillips Avenue and 7312, 7342, 7366 and 7384 Broadway

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
 - (a) The satisfaction of all conditions necessary to obtain subdivision approval.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

Item #4, RZ #96/81

Application for the rezoning of:

Parcel "A", Ref. Plan 55081, D.L. 97, Plan 55081;
Lot 4 of Lot "A", Block 12, D.L. 97, Plan 7976

From: Service Commercial District (C4) and
Special Industrial District (M4)
To: Drive-In Restaurant District (C7)

6212 Kingsway and 7038 Randolph Street

The Municipal Manager recommended:

- (1) THAT Council authorize the introduction of a Road Exchange Bylaw according to the terms outlined in Section 3.4 of the Director of Planning's report, contingent upon the granting by Council of second reading of the subject rezoning bylaw.
- (2) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:

1981 July 27

- (a) The submission of a suitable plan of development reflecting the concerns outlined in Section 3.3 of the Director of Planning's report.
- (b) The granting of any necessary easements.
- (c) 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 to include the upgrading on Randolph Avenue adjacent to the site. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- (d) The installation of all electrical, telephone and cable servicing and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- (e) The dedication of any rights-of-way deemed requisite to include the 16.5 foot dedication adjacent to Kingsway for future road widening.
- (f) 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.
- (g) The consolidation of the net project site into one legal parcel.
- (h) The completion of the requisite Road Exchange Bylaw as outlined in Section 3.4 of the Director of Planning's report.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: ALDERMAN DRUMMOND

22. R9 Residential District Rezoning Applications

The Municipal Manager provided a report from the Director of Planning regarding various R9 rezoning applications.

The Municipal Manager recommended:

- (1) THAT Council set a Public Hearing for this group of rezonings on Wednesday, 1981 September 09 except where noted otherwise in the individual reports.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

1981 July 27

Item #1, RZ #45/81

Application for the rezoning of:

Lot 6 S $\frac{1}{2}$ exc. N. 60', D.L. 149, Plan 3602

From: Residential District (R5)
To: Residential District (R9)

6887 McKay Avenue

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
 - (a) The satisfaction of all subdivision requirements.
 - (b) A Neighbourhood Parkland Acquisition Charge is applicable to this development. The current applicable charge is \$521.00/unit for single family dwelling development. Council has approved an increase in the charge with 33% of the increase being applicable as of 1981 September 01 resulting in a charge of \$937.00/unit at that time. Upon final adoption being given to the Development Charge Amendment Bylaw, the increased charge amount will apply.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: ALDERMAN AST

Item #2, RZ #47/81

Application for the rezoning of:

Lot 3, Block 21, D.L. 74 N $\frac{1}{2}$, Plan 2603

From: Residential District (R5)
To: Residential District (R9)

4950 Manor Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
 - (a) The satisfaction of all necessary subdivision requirements.
 - (b) A Neighbourhood Parkland Acquisition Charge is applicable to this development. The current applicable charge is \$521.00/unit for single family dwelling development. Council has approved an increase in the charge with 33% of the increase being applicable as of 1981 September 01, resulting in a charge of \$937.00/unit at that time. Upon final adoption being given to the Development Charge Amendment Bylaw, the increased charge amount will apply.

1981 July 27

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: ALDERMEN AST
AND LAWSON

Item #3, RZ #51/81

Application for the rezoning of:

Lots 6 and 7, Pt. Sk. 11256, Block 30, D.L. 32, Plan 1848

From: Residential District (R4)
To: Residential District (R9)

5141 Dover Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
 - (a) The satisfaction of all necessary subdivision requirements.
 - (b) A Neighbourhood Parkland Acquisition Charge is applicable to this development. The current applicable charge is \$521.00/unit for single family dwelling development. Council has approved an increase in the charge with 33% of the increase being applicable as of 1981 September 01 resulting in a charge of \$927.00/unit at that time. Upon final adoption being given to the Development Charge Amendment Bylaw, the increased charge amount will apply.
 - (c) The submission of a letter of undertaking to guarantee that the owner will enter into a Restrictive Covenant under Section 215 of the Land Title Act to ensure that any access to the future lots will be taken via the lane to the rear. The preparation and execution of the covenant will be undertaken as a condition of final subdivision approval.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: MAYOR MERCIER

Item #4, RZ #53/81

Application for the rezoning of:

Lot 2, Block 6, N.W. $\frac{1}{4}$ of N. $\frac{1}{2}$ of S.W. $\frac{1}{4}$, D.L. 158, Plan 1882

From: Residential District (R4)
To: Residential District (R9)

5126 Ewart Street

The Municipal Manager recommended:

1981 July 27

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:

- (a) The satisfaction of all necessary subdivision requirements.
- (b) A Neighbourhood Parkland Acquisition Charge is applicable to this development. The current applicable charge is \$521.00/unit for single family dwelling development. Council has approved an increase in the charge with 33% of the increase being applicable as of 1981 September 01 resulting in a charge of \$937.00/unit at that time. Upon final adoption being given to the Development Charge Amendment Bylaw, the increased charge amount will apply.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item #5, RZ #54/81

Application for the rezoning of:

Lot 4, Block 22, D.L. 74 N.½, Plan 2603

From: Residential District (R5)
To: Residential District (R9)

4970 Dominion Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
- (a) The satisfaction of all necessary subdivision requirements.
- (b) A Neighbourhood Parkland Acquisition Charge is applicable to this development. The current applicable charge is \$521.00/unit for single family dwelling development. Council has approved an increase in the charge with 33% of the increase being applicable as of 1981 September 01 resulting in a charge of \$937.00/unit at that time. Upon final adoption being given to the Development Charge Amendment Bylaw, the increased charge amount will apply.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: ALDERMEN AST
AND LAWSON

Item #6, RZ #57/81

Application for the rezoning of:

Lot 41, Block 20, D.L. 74 N.½, Plan 2603

From: Residential District (R5)
To: Residential District (R9)

5229 Dominion Street

1981 July 27

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
 - (a) The satisfaction of all necessary subdivision requirements.
 - (b) A Neighbourhood Parkland Acquisition Charge is applicable to this development. The current applicable charge is \$521.00/unit for single family dwelling development. Council has approved an increase in the charge with 33% of the increase being applicable as of 1981 September 01 resulting in a charge of \$937.00/unit at that time. Upon final adoption being given to the Development Charge Amendment Bylaw, the increased charge amount will apply.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: ALDERMEN AST
AND LAWSON

Item #7, RZ #58/81

Application for the rezoning of:

Lot "G", Block 28, D.L. 122, Plan 13682

From: Residential District (R5)
To: Residential District (R9)

4810 Union Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
 - (a) The satisfaction of all necessary subdivision requirements.
 - (b) A Neighbourhood Parkland Acquisition Charge is applicable to this development. The current applicable charge is \$521.00/unit for single family dwelling development. Council has approved an increase in the charge with 33% of the increase being applicable as of 1981 September 01 resulting in a charge of \$937.00/unit at that time. Upon final adoption being given to the Development Charge Amendment Bylaw the increased charge amount will apply.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item #8, RZ #59/81

Application for the rezoning of:

Lot 17, Block 55, D.L. 98, Plan 1287

1981 July 27

From: Residential District (R5)
To: Residential District (R9)

6991 Dunblane Avenue

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
 - (a) The satisfaction of all necessary subdivision requirements.
 - (b) A Neighbourhood Parkland Acquisition Charge is applicable to this development. The current applicable charge is \$521.00/unit for single family dwelling development. Council has approved an increase in the charge with 33% of the increase being applicable as of 1981 September 01 resulting in a charge of \$937.00/unit at that time. Upon final adoption being given to the Development Charge Amendment Bylaw, the increased charge amount will apply.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: ALDERMEN AST
AND LAWSON

Item #9, RZ #61/81

Application for the rezoning of:

Lot 13, Block 3, D.L. 39, Plan 1466

From: Residential District (R4)
To: Residential District (R9)

3925 Pine Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
 - (a) The satisfaction of all necessary subdivision requirements.
 - (b) A Neighbourhood Parkland Acquisition Charge is applicable to this development. The current applicable charge is \$521.00/unit for single family dwelling development. Council has approved an increase in the charge with 33% of the increase being applicable as of 1981 September 01 resulting in a charge of \$937.00/unit at that time. Upon final adoption being given to the Development Charge Amendment Bylaw, the increased charge amount will apply.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item #10, RZ #65/81

Application for the rezoning of:

Lot "E", Block 21, D.L. 168, Plan 12802

From: Residential District (R4)
To: Residential District (R9)

4370 Boundary Road

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
 - (a) The satisfaction of all necessary subdivision requirements.
 - (b) A Neighbourhood Parkland Acquisition Charge is applicable to this development. The current applicable charge is \$521.00/unit for single family dwelling development. Council has approved an increase in the charge with 33% of the increase being applicable as of 1981 September 01 resulting in a charge of \$937.00/unit at that time. Upon final adoption being given to the Development Charge Amendment Bylaw, the increased charge amount will apply.
 - (c) The submission of a letter of undertaking to guarantee that the owner will enter into a Restrictive Covenant under Section 215 of the Land Title Act to ensure that all access to the proposed lots will be taken via the lane. The preparation and execution of the covenant will be undertaken as a condition of final subdivision approval.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item #11, RZ #43/81

Application for the rezoning of:

Lot 1, Blocks 27 and 28, D.L. 34, Plan 1355

From: Residential District (R5)
To: Residential District (R5) and Residential District (R9)

5180 Inman Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

1981 July 27

Item #12, RZ #44/81

Application for the rezoning of:

Lot 38, Block 12, D.L. 68, Plan 11647

From: Residential District (R5)
To: Residential District (R9)

3768 Elmwood Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED

OPPOSED: ALDERMEN DRUMMOND,
LEWARNE AND STUSIAK

Item #13, RZ #46/81

Application for the rezoning of:

Lot 16, Block 132, D.L. 92, Plan 20131

From: Residential District (R5)
To: Residential District (R9)

6244 Ashworth Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED

OPPOSED: ALDERMAN STUSIAK

Item #14, RZ #50/81

Application for the rezoning of:

Lot 3 of Lot B, Block 5, D.L. 94, Plan 12646

From: Residential District (R4)
To: Residential District (R9)

6183/85 Dufferin Avenue

The Municipal Manager recommended:

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

1981 July 27

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN AST:

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

CARRIED

OPPOSED: ALDERMEN LEWARNE
AND STUSIAK

Item #15, RZ #52/81

Application for the rezoning of:

Parcel R, N.½ of Lot 27, D.L. 28, Plan 632

From: Residential District (R5)
To: Residential District (R9)

7930-32 Edmonds Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED

OPPOSED: ALDERMEN LEWARNE
AND ALDERMAN STUSIAK

Item #16, RZ #55/81

Application for the rezoning of:

Lot B, Block 20, E.½, D.L. 149, Group 1, Plan 16357

From: Residential District (R5)
To: Residential District (R9)

4259 Victory Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED

OPPOSED: ALDERMAN STUSIAK

Item #17, RZ #56/81

Application for the rezoning of:

Lot 3, Block "E", D.L. 34, Group 1, Plan 13842

From: Residential District (R5)
To: Residential District (R9)

5163 Patterson Avenue

1981 July 27

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN AST:

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

CARRIED

OPPOSED: ALDERMEN LEWARNE
AND STUSIAK

Item #18, RZ #60/81

Application for the rezoning of:

Lot 4, Block 41, D.L. 69, Plan 1321

From: Residential District (R5)
To: Residential District (R9)

3778 Dominion Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN AST:

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

CARRIED

OPPOSED: ALDERMEN LEWARNE
AND STUSIAK

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT this meeting do proceed beyond 22:30 h."

CARRIED UNANIMOUSLY

Item #19, RZ #62/81

Application for the rezoning of:

Lot 55 exc. N.W. 10', Block 38, D.L. 95, Plan 1152

From: Residential District (R5)
To: Residential District (R9)

7145 - 17th Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN AST:

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

CARRIED

OPPOSED: ALDERMEN LEWARNE
AND STUSIAK

1981 July 27

Item #20, RZ #63/81

Application for the rezoning of:

Lot 9 of 3, Block 2, D.L. 39, Plan 1436

From: Residential District (R4)

To: Residential District (R9)

4092 Pine Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED

OPPOSED: ALDERMAN STUSIAK

23. British Columbia Residential Conversion Guidelines
Letter from the Honourable James R. Chabot,
Minister of Lands, Parks and Housing, which
appeared on the 1981 July 13 Council Agenda

This item was dealt with previously in the meeting in conjunction with Item 7.(b) under Reports.

24. Contract #8103, Greystone Drive/
Burnwood Drive Subdivision

The Municipal Manager provided a report from the Purchasing Agent respecting the awarding of a tender for the construction of Burnwood Drive, which is the north extension of Phillips Avenue, from Halifax to Curtis. The construction of Greystone Drive from Duthie Avenue to Pinehurst Drive is also involved.

The Municipal Manager recommended:

- (1) THAT the lowest tender in the amount of \$1,798,486.10 submitted by Kany Construction and Engineering Ltd. be accepted, with final payment based on actual quantities and unit prices tendered.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

25. Contract #8103, Greystone Drive/
Burnwood Drive Subdivision

The Manager provided a report from the Municipal Engineer regarding the awarding of Contract #8103 to the second lowest bidder. The Municipal Engineer, in his report, recommended:

- (1) THAT Contract #8103 be awarded to the second lowest tenderer, Jack Cewe Ltd.

The Municipal Manager recommended:

- (1) THAT the lowest tender in the amount of \$1,798,486.10 submitted by Kany Construction & Engineering Ltd. be accepted, with final payment based on actual quantities and unit prices tendered.

1981 July 27

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN STUSIAK:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

N E W B U S I N E S S

His Worship, Mayor Mercier, advised the meeting that he was bringing back for Council's reconsideration Item #28, Municipal Manager's Report No. 33, 1981 which was before the Council at their regular meeting on 1981 July 13.

The following, as contained on page 24 of the Council Minutes of the regular Council Meeting held on 1981 July 13, was then before Council:

"The Municipal Manager recommended:

- (1) THAT Council approve in principle the concept plan for Metrotown Sub-Area 14 as outlined in the Director of Planning's report and summarized in Figure 2 attached to the report.
- (2) THAT Council approve the gradual acquisition of those properties within the proposed Municipal Land Assembly Area as shown on Figure 3 attached to the Director of Planning's report, as they become available, for the purposes outlined in the Director of Planning's report.

MOVED BY ALDERMAN BROWN:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED

OPPOSED: ALDERMAN STUSIAK'

Council reconsidered this matter and adopted the following motion:

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:

"THAT this subject matter be referred to a Special Meeting of Council in Committee to be called by the Chair for the purpose of discussing the subject in detail."

CARRIED

OPPOSED: ALDERMAN DRUMMOND

1981 July 27

His Worship, Mayor Mercier, advised that Council wished to have a "Piper" accompany the Burnaby Delegation to Kushiro, Japan.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"THAT a "Piper" be authorized to go to Kushiro, Hokkaido, Japan, as a delegation, with expenses to a maximum of \$800.00 (eight hundred dollars) being borne by the municipality."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

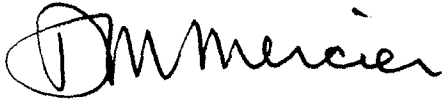
"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 22:52 h.

Confirmed:

Certified Correct:



MAYOR

MUNICIPAL CLERK'S ASSISTANT