

1982 FEBRUARY 15

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1982 February 15 at 19:00 h.

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

ABSENT: Alderman V.V. Stusiak

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

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

- (a) "Burnaby Highway Exchange Bylaw No. 9, 1981", Bylaw No. 7866.
A bylaw to dispose of a certain portion of highway in exchange for other land - stop up and close to traffic portions of lane in Block 26, District Lot 95, Group 1, New Westminster District, dedicated by Plan 9019, containing 465.8m² (south of 7140, 7150, 7160 Kingsway; west of 7140 Kingsway; west of 7235 Acorn Avenue) in exchange for portions of Lots 3, 4 and 5, Block 26, District Lot 95, Group 1, Plan 9019, New Westminster District, containing respectively 121.5m² and 49.0m² (7219, 7235, 7243 Acorn Avenue).

There were no submissions received in connection with "Burnaby Highway Exchange Bylaw No. 9, 1981", Bylaw No. 7866.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN CONSTABLE:

"THAT this Public Hearing in connection with 'Burnaby Highway Exchange Bylaw No. 9, 1981', Bylaw No. 7866, be now terminated."

CARRIED UNANIMOUSLY

- (b) "Burnaby Highway Exchange Bylaw No. 10, 1981", Bylaw No. 7868.
A bylaw to dispose of a certain portion of highway in exchange for other land - stop up and close to traffic portion of road in District Lot 95, Group 1, New Westminster District, dedicated by Plan 2751, containing 374.1m² (north of 6985, 7017, 7049, 7071 21st Avenue) in exchange for a portion of Parcel 214, District Lot 95, Group 1, New Westminster District, containing 130.3m² (7058 Wilma Street).

Mrs. Marty Van Randen, 6990 21st Avenue, then addressed Council and enquired as to what affect the proposed highway exchange would have on 21st Avenue. Mrs. Van Randen was also concerned with the affect that the relocated cul-de-sac on Wilma Street would have on pedestrian access to Power House Park.

The Director Planning & Building Inspection advised that the relocated cul-de-sac on Wilma Street, as approved by Council in 1980 March, would create more park space and access from the end of Wilma Street to Power House Park would still be provided.

His Worship, Mayor Lewarne, suggested that Mrs. Van Randen contact the Director Planning & Building Inspection for a more detailed explanation of the planned development of this immediate area.

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MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN CONSTABLE:

"THAT this Public Hearing in connection with 'Burnaby Highway Exchange Bylaw No. 10, 1981', Bylaw No. 7868 be now terminated."

CARRIED UNANIMOUSLY

W E L C O M E

His Worship, Mayor Lewarne, welcomed Mr. J.G. Lorimer, M.L.A. - Burnaby-Willingdon, to the Council Meeting this evening.

M I N U T E S

The minutes of the regular Council Meeting held on 1982 February 08 came forward for adoption.

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN LAWSON:

"THAT the minutes of the regular Council Meeting held on 1982 February 08 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Polygon Properties Limited, Executive Vice President, 1982 February 04, Re: Metrotown Parking Requirements - Commercial Development
Spokesman - Michael J. Audain
- (b) "Oakalla Must Go" Committee, Mrs. Eve Sample, 1982 February 10, Re: Closing down Oakalla
Spokesperson - Ursula Hubel

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN BROWN:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. M.J. Audain, Executive Vice President, Polygon Properties Limited, then addressed Council on the subject of parking requirements for proposed commercial developments in the Metrotown area. The following is the substance of Mr. Audain's submission:

"I have had an opportunity to review the report that is coming before Council this evening from the Director of Planning, through the Municipal Manager, concerning parking requirements in Metrotown. I would like to say that I think this report is a very positive one and it is one that would assist us in realizing this development. We have had an extremely good working relationship with the Planning Department of your municipality. We are very, very bullish about Metrotown. We think that Metrotown has tremendous potential as an alternative to downtown Vancouver as a major business centre. In our initial work in the area of obtaining tenants for our building we have been quite staggered by the amount of enthusiasm that some companies now occupying space in the downtown area have shown in relocating in Metrotown, although not necessarily in our building. I think the Planning Department has presented an extremely good review of the experience in other jurisdictions where rapid transit has become available. The review points out that generally if there is some possibility of reducing parking requirements, this encourages office workers coming into the area to take rapid transit, which results in a higher density, more exciting type of place. In our particular instance, I would like to point out

that we are not a national company, we are pretty well home-grown boys. We are developing in a financial climate that is extremely tenuous, to say the least. It does not, quite frankly, development of this sort does not make economic sense. It only makes economic sense in the very long term and we need to realize all the efficiencies in development that we can. One of the efficiencies we would look for is a twenty percent reduction in the parking requirements. In this connection, we have one concern with the report and that is that for the twenty percent reduction we, or any other developer in the area, would be charged a \$2,000.00 deposit, which presumably would go towards building community parking in the area. Our concern with this is that it reduces any financial advantage that we would have through a parking reduction and parking is extremely expensive to build, as I am sure members of Council are aware. It also raises questions about what contribution other property owners in the area, existing property owners, that may not have anything like the parking availability that we plan to have for our building. It also raises the question about whether we are going to be asked to contribute towards community parking and later whether we are going to have a special levy on our building for rapid transit, which will become available. We would also ask what provision of the Municipal Act under which such a levy would be charged. We would ask Council to carefully review these matters. Overall, we are very positive concerning the report and it is certainly a pleasure to be developing in your community."

- (b) Ursula Hubel, speaking on behalf of the "Oakalla Must Go" Committee then addressed Council on the subject of the closing down of Oakalla. The following is the text of Miss Hubel's submission:

"We, the 'Oakalla Must Go' Committee, are a grassroots non-partisan group of Burnaby residents who oppose the continued existence of Oakalla on its present site. Formed approximately one month ago, we are a coalition of representatives from North, South and Central Burnaby committees who came together after learning about studies being done by the Attorney General's Department that indicated that Oakalla might be upgraded, remodeled and/or rebuilt.

We are a group of about 20 strong, and our objective is to work in parallel with Burnaby Council in voicing Burnaby's opposition to Oakalla.

Behind Committee members are some 100 people who are currently circulating petitions and informing neighbours of the Provincial Government plans.

To date, we have collected approximately 4,000 signatures, have initiated a major letter writing campaign and issued several press releases to the local and Greater Vancouver media.

What is our stand?

Well, we like the majority of Burnaby residents, were under the impression that Oakalla was being phased out. We opposed Oakalla's existence on this site because:

1. This is the centre of a highly populated, family oriented, residential area with elementary and secondary schools right across the street, and parks surrounding the site. As Metrotown development proceeds, denser population growth will occur, and tourist and business activities will increase. This we feel, is not the ideal place for a prison. It certainly isn't the reason Oakalla was built there in the first place. The trend for increased hostage taking and rioting in prisons, plus the risks to the residents of having the escapees (2 - 5 per month), or newly dismissed prisoners and other prisoner 'contacts' striding through our parks and schoolyards is unacceptable to the residents. Furthermore, escapees are extremely difficult to capture because of the proximity of busy roads - all of which adds up to added expense and effort for the authorities, and eventually the taxpayer.
2. Oakalla now occupies one of Burnaby's most expensive pieces of prime land. Residents feel this is improper land use. The farming and agricultural potential of the land, which was once of benefit to the

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prisoners, is now not available to them. Possibly a site further from the core of population would offer this to the prisoners.

3. Development of the 400 acre park in the Deer Lake area, would now be questioned because of its proximity to the prison.
4. The costs saved by rebuilding on the valuable Oakalla site rather than rebuilding on less expensive rural land cannot be substantial, if they exist at all. If, however, there are cost savings by rebuilding Oakalla, they do not outweigh the detrimental affect the prison would have on the quality of life of the residents.
5. We recognize the fact that prisons are needed, however, Burnaby had more than its share of penal institutions.
6. Residents have been promised Oakalla's removal - commitments from past Provincial Governments. Park and residential development has occurred with this in mind.
7. There may be some psychological benefits to the prisoners and prison authorities by moving to a new rural location. Renovated or not, the stigma will remain that Oakalla is really 'the same old place'. Possibly a fresh approach and a rural setting would improve attitudes and even assist in fostering a desire for rehabilitation.
8. Even the most elaborately landscaped, architectually elegant prison will be unsightly on that location and most important, inappropriate for the residential and recreational setting.
9. We do not have control over the number of prisoners that might eventually live there. Any number is too many, but on 53 acres, we could easily see the population climb beyond 289, and further expansions in the future.
10. Some would argue that Oakalla is 'handy' for the legal community. We suggest that if it is to the benefit of our Burnaby community of 135,000 and perhaps, even the prisoners to remove Oakalla, then the legal community will and must accept it.

The concern that increased transportation costs will occur if it is moved from the centre of Burnaby, is a minor cost when you consider the major costs involved.

11. The statement that a prison is a 'quiet use of the land' is questionable when you consider the potential for violence, and the tension borne by residents when they see helicopters, R.C.M.P. squads and guard dogs searching our back lanes for escapees.

Burnaby residents are tired of this issue being shelved, tabled and studied by committees and governments. Now that the citizens are an active, organized voice, we wish to work together with you to get Oakalla out now. We oppose any kind of prison on that site - minimum security, maximum security, remand, male or female. We would like to see the prison lands developed as layed out in the municipality's proposed Deer Lake Park Plan.

We support the previous motion made by Council on 1982 February 08 on this topic. And, in addition, we would ask Council to proceed by pressing 'For a firm signed commitment' from the Provincial Government in the form of a formal agreement, not just vague, behind closed door promises, to have this facility closed down.

In the agreement, we would ask the Provincial Government to include 'firm target dates for the phase by phase dismantling' of the prison buildings and that they actively search for another site for all prisoners."

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN BROWN:

"THAT the Provincial Cabinet be requested to provide Burnaby with a signed commitment by agreement to close down Oakalla with said agreement to include firm dates for the complete dismantling of the prison facilities."

CARRIED UNANIMOUSLY

B Y L A W S

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

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

- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 1981' #7692
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 1981' #7695
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 110, 1981' #7772
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 117, 1981' #7779"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED

OPPOSED: ALDERMEN BROWN,
CONSTABLE, DRUMMOND,
LAWSON, McLEAN AND
NIKOLAI TO BYLAW
#7779

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN BROWN:

"THAT

- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 117, 1981' #7779

be now abandoned."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

"THAT

- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 1981' #7692
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 1981' #7695
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 110, 1981' #7772

be now read a third time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN EMMOTT:

"THAT

'Burnaby Highway Exchange Bylaw No. 9, 1981' #7866

'Burnaby Highway Exchange Bylaw No. 10, 1981' #7868

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

CARRIED UNANIMOUSLY

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN BROWN:

"THAT all of the following listed items of correspondence be received."

CARRIED UNANIMOUSLY

- (a) Greater Vancouver Regional District, Chairman
Re: School Taxation Report

A letter dated 1982 February 04 was received attaching a copy of the Greater Vancouver Regional District's comments on the Provincial Government's School Taxation Report.

The District has refrained from making any comments on matters such as definition of "Basic education", etc., which are the jurisdiction of School Boards at the local level. The District has tried to limit its comments to the factors that affect the financial impact on the local taxpayers. Since municipalities and school districts share a common property tax base, both must be concerned with the overtaxation of that tax base by the province for schools or any other purpose.

The District Board is of the opinion that the basic principles included in its resolutions should be proceeded with as soon as possible and that refinements forthcoming from further studies could be added later.

The Chairman noted that the attached financial recommendations are presented as a basis for discussion by the Municipal Council and the Greater Vancouver Regional District would appreciate receiving Council's comments thereon.

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN BROWN:

"THAT this Council strongly endorse the Greater Vancouver Regional District report on the Provincial Government's School Taxation Report, and the Minister of Education, Minister of Municipal Affairs and the Provincial Premier be so advised."

CARRIED UNANIMOUSLY

- (b) B.P.O. Elks, South Burnaby Lodge No. 438, Secretary
Re: Request permission to hold Annual Tag Day -
Saturday, 1982 May 15

A letter dated 1982 February 06 was received requesting permission for the B.P.O. Elks, South Burnaby Lodge No. 438, to hold its annual tag day in the municipality on Saturday, 1982 May 15.

MOVED BY ALDERMAN BROWN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT permission be granted to the B.P.O. Elks, South Burnaby Lodge No. 438, to conduct its annual fund raising campaign as requested."

CARRIED UNANIMOUSLY

- (c) Manufactured Housing Association, Executive Director,
Re: Manufactured Housing Exposition - Friday to
Sunday, 1982 February 26 through March 07

A letter dated 1982 February 08 was received in which it was advised that the Manufactured Housing Association for the third consecutive year will present a representative number of homes that will be offered for sale in 1982. This year's Manufactured Housing Exposition, from Friday, 1982 February 26 through March 07 in the Agrodome, will again display five homes in a landscaped village.

The Manufactured Housing Association will be presenting a private show for members of Council and staff on either Tuesday, 1982 March 02 or Wednesday, 1982 March 03, at Council's choice, at 12:00 h.

It was requested that Council and staff be canvassed to determine the number who will be in attendance.

- (d) B.Q. Mui, 1982 February 01, Re: Object
strenuously to proposal to convert Oakalla
Prison Farm site into Maximum Security Prison
- (e) Mary Gates, 1982 January 29, Re: Distressed about
possibility Oakalla becoming Maximum Security Prison
- (f) Ed Zenger, 1982 January 31, Re: Disgusted to hear
about plans the Government has for Oakalla Prison
- (g) Patricia B. Daum, 1982 February 01, Re: Oppose proposal to
construct maximum security prison on Oakalla site
- (h) Shirley J. Roberts, 1982 February 02, Re: Incensed
to read of government's proposed plan to construct
Maximum Security Prison on Oakalla grounds
- (i) Mrs. P.G. Intihar, 1982 February 02, Re: Phase out
Oakalla and allow the site to be developed as parkland
- (j) Faye Kempf and Vince Kempf, 1982 February 04,
Re: Disagreement with thought of Maximum
Security Prison on present Oakalla site
- (k) V. Forshaw, J. Forshaw, P. Forshaw, 1982 February 08,
Re: Opposed to move to make Oakalla Maximum Security Prison
- (l) Mrs. Sharon Marble, 1982 February 03, Re: Strong
objection Oakalla considered for Maximum Security Prison
- (m) Mrs. Joan M. Grdina, 1982 February 04, Re: Opposition to
Oakalla Prison site used as Maximum Security Prison
- (n) Mrs. Ruth De Brincat, 1982 February 05,
Re: Strongly opposed to proposal Provincial Government
construct Maximum Security Prison on Oakalla site
- (o) Mrs. and Mrs. V.N. Cole, 1982 February 02, Re: Rebuilding
of two new prisons on Oakalla Prison grounds
- (p) Grace I. Chapman, Fred Chapman, 1982 February 04, Re: Opposed
to plan to build Maximum Security Prison on Oakalla grounds
- (q) Mrs. and Mrs. T.E. Strodl, 1982 February 05, Re: Concerns
over changes proposed for Oakalla Prison site
- (r) Mrs. Norma A. Boiteau, 1982 February 04, Re: Protest
proposed construction Maximum Security Prison on Oakalla site
- (s) David A. Hume, 1982 February 02, Re: Concerned Provincial
Government preparing proposal on construction of addition
to Oakalla Prison

(t) Heinz and Colleen Dobbeck, 1982 February 06,
Re: Against plans to convert present Regional
Correctional Institute into Maximum Security Prison

(u) Debbie Chapelas, 1982 January 30,
Re: Objections to any type of prison on Oakalla lands

Letters dated as shown in correspondence items (d) to (u) inclusive were received expressing opposition to the plans of the Provincial Government to establish a maximum security prison on the Oakalla site.

R E P O R T S

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

The Municipal Manager presented Report No. 10, 1982 on the matters listed following as Items 1 to 8 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Building Permit Tabulation Report
with Revenue/Expenditure Statement
Report No. 01 - 1982 January 01 to January 17

The Municipal Manager provided a report from the Chief Building Inspector containing the Building Permit Tabulation with Revenue/Expenditure Statement for the period 1982 January 01 to 1982 January 17.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

2. Fire Department Quarterly Report
1981 October/November/December - 4th Quarter

The Municipal Manager provided the quarterly report of the Burnaby Fire Department for the period 1981 October/November/December - 4th Quarter.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

3. Subdivision Servicing Agreement
Subdivision Reference #85/81
Rezoning Reference #111/81

The Municipal Manager provided a report from the Approving Officer regarding the subdivision servicing agreement for Subdivision Reference #85/81.

The Municipal Manager recommended:

- (1) THAT Council authorize the preparation and execution of the servicing agreement for Subdivision Reference #85/81.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

4. Proposed Amendment to Section 7.7 (Penalties)
of Burnaby Zoning Bylaw 1965

The Municipal Manager provided a report from the Director Planning & Building Inspection concerning a proposed amendment to Section 7.7 (Penalties) of the "Burnaby Zoning Bylaw 1965".

The Director Planning & Building Inspection noted that the Planning Department has recently been advised by the Municipal Solicitor that the Summary Convictions Act has been rescinded and replaced by the Offence Act. Because of this, reference to the Summary Convictions Act in the Burnaby Unsightly Premises Bylaw was removed by an amendment that was given final adoption by Council on 1982 February 01.

Similarly, the amending of the Burnaby Zoning Bylaw would be appropriate in order to delete the reference to the Summary Convictions Act and to replace it with the Offence Act.

The Municipal Manager recommended:

- (1) THAT Council request the preparation of a bylaw to be advanced to first reading on 1982 March 01 to permit the introduction of the proposed amendment as described in Section "B" of the report of the Director Planning & Building Inspection into the Burnaby Zoning Bylaw and that this amendment be advanced to a Public Hearing on Tuesday, 1982 April 20 at 19:30 h.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

5. Director Engineering Special Estimates

The Municipal Manager provided a report from the Director Engineering concerning special estimates of work for his department in the total amount of \$72,000.00.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

6. Rezoning Reference #72/81
Lots 13 and 14, Block 9, D.L. 32, Plan 7662, Lot 12,
Block 9, Plan 2250; Lots 11 and 10 exc. Ref. Plan 39707,
Block 9, D.L. 32, Plan 2260, plus lane.
4759/63 Kingsway and 6150/70 McKercher Avenue

Application for the rezoning of:

Lots 13 and 14, Block 9, D.L. 32, Plan 7662, 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 Avenue

The Municipal Manager recommended:

- (1) THAT Council authorize the introduction of a Lane Closing Bylaw, according to the terms outlined in Section 4.2 of the Director Planning & Building Inspection's report, contingent upon the granting by Council of first and second reading of the subject rezoning bylaw.
- (2) THAT Council approve the purchase of municipal property by the applicant for inclusion in the development site according to the terms outlined in Section 4.2 of the Director Planning & Building Inspection's report.
- (3) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 March 01 and to a Public Hearing on 1982 March 16 at 19:30 h and that the following be established as prerequisites to the completion of rezoning:
 - (a) The submission of a suitable plan of development as outlined in Section 5.4 of the Director Planning & Building Inspection's report.
 - (b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - (d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected, but not prior to third reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to third reading.
 - (e) The consolidation of the net project site into one legal parcel.
 - (f) The granting of any necessary easements.
 - (g) The dedication of any rights-of-way deemed requisite.
 - (h) The completion of the requisite Road Closure Bylaw as outlined in Section 4.2 of the Director Planning & Building Inspection's report.

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- (i) The deposit of a charge of \$.50 per square foot to go towards the acquisition of public open space in Metrotown.
- (j) The deposit of a development cost charge, if established by bylaw, to go towards the provisions of pedestrian bridges over Kingsway in Metrotown as outlined in Section 4.8 of the Director Planning & Building Inspection's report.
- (k) The undergrounding of existing overhead wiring abutting the site.
- (l) Consent to a future closure of McKercher Avenue as noted in Section 4.1(a) of the Director Planning & Building Inspection's report.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

7. North Road Improvements
Trans Canada Highway #1 to New Westminster Boundary

The Municipal Manager provided a report to the Director Engineering concerning North Road improvements - Trans Canada Highway #1 to New Westminster Boundary.

The Municipal Manager recommended:

- (1) THAT a bylaw to appropriate \$2,486,640.00 from the Capital Works Machinery and Equipment Reserve be prepared and brought to final reading as soon as possible.
- (2) THAT Council authorize the Mayor and Clerk to sign and seal the Project Contribution Arrangement with Transport Canada which outlines the Federal Government's share of this project.
- (3) THAT the Municipal Solicitor be given the authority to negotiate road widening acquisitions from the Greater Vancouver Sewerage and Drainage District and the Burlington Northern Railway within the Municipality of Coquitlam.
- (4) THAT a copy of this report be sent to the Minister of Highways, the District of Coquitlam and the City of New Westminster.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN BROWN:

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

CARRIED

OPPOSED: ALDERMAN DRUMMOND

8. Letter from Polygon Properties Limited
Suite 1604 - 1166 Alberni Street, Vancouver, B.C. V6E 3Z3
Parking requirements for major office developments
within Burnaby Metrotown
Rezoning Reference #163/81 and Rezoning Reference 72/81

The Municipal Manager presented a report from the Director Planning & Building Inspection regarding parking requirements for major office developments within Burnaby Metrotown, with particular reference to Rezoning Reference #163/81 and Rezoning Reference #72/81.

The Municipal Manager recommended:

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- (1) THAT Council permit a reduction of 20 percent from the standard parking requirement for the Comprehensive Development Rezoning #163/81 and Rezoning #72/81 within the Metrotown for major office developments with ancillary retail provided that a deposit of \$2,000.00 is made for each parking space reduced from the standard parking requirement up to a maximum of 20 percent in order to assist the municipality in acquiring and developing public parking facilities within the Metrotown area.
- (2) THAT this amount be reviewed annually commencing 1983 January 01.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN CONSTABLE:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

E N Q U I R I E S

ALDERMAN McLEAN:

Alderman McLean was of the opinion that R9 zoning was creating real problems within the municipality and suggested that a freeze be placed on R9 zonings until such time Council is completely satisfied that the purpose for which this zoning category was introduced is being fulfilled.

Alderman McLean indicated that he would introduce a "Notice of Motion" in this respect in the near future.

ALDERMAN LAWSON:

Alderman Lawson noted that the traffic back-up on Canada Way from Burriss Street during the afternoon rush hour is very severe and enquired as to when the Department of Highways would be proceeding with the planned improvements to the intersection of Canada Way and Burriss Street.

The Director Engineering advised that the work was still being held up by the British Columbia Telephone Company in the relocation of their lines. The Department of Transportation and Highways is ready to proceed with the planned improvements following the relocation of the telephone lines.

It was agreed that His Worship, Mayor Lewarne, would contact Mr. Gordon McFarlane, President, British Columbia Telephone Company, in an attempt to expedite this matter.

ALDERMAN BROWN:

Alderman Brown made an enquiry concerning the availability of public washrooms in shopping centres.

The Director Planning & Building Inspection advised that the provision of public washrooms in shopping centres was not covered by the Burnaby Zoning Bylaw, but would probably be required by the Health Department.

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Alderman Brown enquired as to whether it was true that municipal employees terminated as a result of the \$2 million cut in the municipal budget in 1982 were being asked to sign a statement to the effect that they had resigned from employment with the Corporation voluntarily.

The Municipal Manager advised that this was not true.

Alderman Brown further enquired if applicants and abutting owners for rezoning applications were advised of the Planning Department's recommendation relative to a specific rezoning application.

The Director Planning & Building Inspection advised that when the Municipal Clerk mailed notification of Public Hearings to the owners and the abutting owners of property which is the subject of a rezoning application, he encloses a copy of the Planning Department's report on that particular rezoning which indicates the Planning Department's recommendations relative thereto.

ALDERMAN DRUMMOND:

Alderman Drummond enquired as to when Council would be made aware of the details of the proposed cuts in the 1982 budget.

The Municipal Manager advised that a report on this subject should be available to Council on 1982 March 01.

ALDERMAN McLEAN:

Alderman McLean noted that on the site off Canada Way where a mosque is to be constructed, it appeared that all the trees on the site were being removed. It was Alderman McLean's understanding that as many trees as possible would be retained for buffer purposes, etc.

The Director Planning & Building Inspection advised that this site was the subject of a very intensive landscaping plan which allowed for the replacement of natural growth on the site.

Alderman McLean requested that he be provided with a copy of the plans for this site as well as a plan of access routes, etc.

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN BROWN:

"THAT this regular Council Meeting do now adjourn."

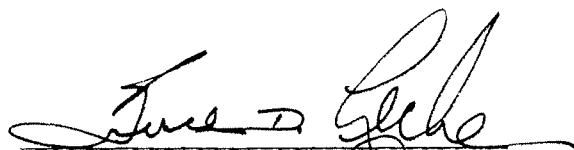
CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 20:40 h.

Confirmed:

Certified Correct:


MAYOR


DEPUTY MUNICIPAL CLERK