

1982 MAY 17

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1982 May 17 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 D.A. Lawson
Alderman E. Nikolai
Alderman V.V. Stusiak

ABSENT: Alderman A.H. Emmott
Alderman G.H.F. McLean

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

M I N U T E S

The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1982 May 10 came forward for adoption.

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN BROWN:

"THAT the minutes of the regular Council Meeting and Caucus Meeting 'In Camera' held on 1982 May 10 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N

The following wrote requesting an audience with Council:

- (a) M. Glavina, 1982 May 03,
Re: Rezoning Reference #25/82
Spokesman - Mr. M. Glavina

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN CONSTABLE:

"THAT the delegation be heard."

CARRIED UNANIMOUSLY

- (a) Mr. M. Glavina then addressed Council on Rezoning Reference #25/82.
The following is the substance of his submission:

"As you are probably aware, this application is a re-application of Rezoning Reference #169/81. That application was turned down on account of the Planning Department's suggestion in their report to the Council. It is to be noted that the same thing has happened in the current report. The main objection of the Planning Department to this application was the character of the surrounding area and the inconsistency in lot sizes. It is true that in the rest of that block the lots are 54 feet wide with development approximately 40 years old. If my property was subdivided into two forty-two and one half foot lots the inconsistency would be lessened because the two lots would only be eleven and a half feet narrower than the existing 54 foot lots. My existing lot is now 85 feet wide, which is 31 feet wider than the adjacent properties. According to this, I think I have a good case to ask for subdivision and an exception

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in that particular location. As far as lot sizes are concerned, I found that the rest of the lots in this area are not all consistent. Most of them range between 47 and 60 feet in width within the neighbouring three or four blocks east, north and west. The other objection was the density that would be created. I don't think this has too much bearing on the matter as the application calls for two single family dwellings, which is consistent with the neighbourhood.

Mr. Glavina presented a series of photographs he had taken of other properties in the area. He was of the opinion that these photographs demonstrated that his own planned development would not be inconsistent with the existing amenities of the neighbourhood. Mr. Glavina further advised Council that it was not his intention to profit from the proposed rezoning and subsequent subdivision. The additional lot will be retained for his own family's use. The character of the neighbourhood will certainly be preserved by the proposed rezoning and subdivision for single family use."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT Item 6 of Item 11, Municipal Manager's Report No. 33, 1982, pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the recommendation contained in that report:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN LAWSON:

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

MOTION DEFEATED

OPPOSED: MAYOR LEWARNE, ALDERMEN
BROWN, CONSTABLE, NIKOLAI
AND STUSIAK

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN STUSIAK:

"THAT a rezoning bylaw be prepared and advanced to first reading on 1982 June 14 and to a Public Hearing on 1982 June 22 at 19:30 h."

CARRIED

OPPOSED: ALDERMEN DRUMMOND
AND LAWSON

B Y L A W S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN CONSTABLE:

"THAT

"Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 1981'

#7636

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 1981'

#7636

be now read a second time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

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

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

#7849

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 1982'

#7876"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

"THAT

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

#7849

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 1982'

#7876

be now read a third time."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 58, 1981' #7711

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 74, 1981' #7730

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

CARRIED

OPPOSED: ALDERMEN BROWN AND
DRUMMOND TO BYLAW #7730

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 33, 1982, which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) New Westminster and District Labour Council, President,
Re: Place question of general disarmament on Civic
Election Ballot this year

A letter dated 1982 May 04 was received formally requesting that Council, if it has not already done so, place the following question on the Civic Election Ballot this year:

"Do you support the goal of general disarmament and mandate your government to negotiate and implement with other governments, the balanced steps that would lead to the earliest possible achievement of this goal?"

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN STUSIAK:

"THAT the Municipal Council of The Corporation of the District of Burnaby support the concerns expressed in the question raised by the New Westminster and District Labour Council and convey to said Council that it is not economically feasible to have a plebiscite on this question in 1982 as the Municipality of Burnaby does not have an election this year."

MOTION DEFEATED

OPPOSED: MAYOR LEWARNE, ALDERMEN
BROWN, LAWSON AND NIKOLAI

- (b) Frank and Martha Spencer,
Re: Would like to have Outdoor Burning Days abolished

A letter dated 1982 May 03 was received in which the writers advised that they would like to have the existing outdoor burning days abolished.

If this is not done, what could be done about neighbours burning old rugs and other synthetic materials every burning day. This is certainly a health hazard.

Item 5, Municipal Manager's Report No. 33, 1982, pertaining to this subject, was brought forward for consideration at this time.

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The Municipal Manager reported that Council, earlier this year, had already taken action to reduce the number of burning days in 1982 from 12 days to eight days. With reference to the correspondence enquiry about what can be done when neighbours burn materials such as old rugs and synthetic materials, the Fire Department, upon being notified will respond and cause the fire to be extinguished. In other words, a telephone call to the Fire Department will result in a satisfactory resolution to this problem.

The Municipal Manager recommended:

- (1) THAT a copy of this report and Item 8, Municipal Manager's Report No. 11, 1982 February 22, be sent to Frank and Martha Spencer, 6135 Wilson Avenue, Burnaby, B.C. V5J 2R9.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

- (c) Shirley N. North,
Re: 1. Massive lay-offs of nursing personnel and a
more than significant closure of acute beds
2. Drop-in daycare centres for handicapped and
senior citizens
-

A letter dated 1982 May 06 was received concerning the recent massive lay-offs of nursing personnel from area hospitals and a more than significant closure of acute care beds.

Concern was also expressed as to the availability of alternatives in Burnaby such as drop-in daycare centres for handicapped and senior citizens.

Council was advised that a staff report on this subject would be available on 1982 May 25 and further consideration of the matter was deferred until that time.

- (d) Multiple Sclerosis Society of Canada, B.C. Division, President,
Re: Permission to hold MS Carnation Days 1983 May 05 through
May 07 inclusive
-

A letter dated 1982 May 10 was received requesting permission for the Multiple Sclerosis Society of Canada, B.C. Division, to hold its annual MS Carnation Days in the Municipality of Burnaby on 1983 May 05 through May 07 inclusive.

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN LAWSON:

"THAT permission be granted to the Multiple Sclerosis Society of Canada, B.C. Division, to hold its annual fund raising campaign as requested."

CARRIED UNANIMOUSLY

- (e) Province of British Columbia, Ministry
of Municipal Affairs, Minister,
Re: First Quarter Housing Growth Grant for 1982
- Part III Revenue Sharing Act Regulations
-

A letter dated 1982 May 05 was received enclosing a Province of British Columbia cheque in the amount of \$31,250.00, which represents the first quarter Housing Growth Grant for 1982 pursuant to Part III of the Revenue Sharing Act Regulations.

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- (f) H.S. Elwood, Re: Additional dog catcher
to patrol park and beach areas

A letter dated 1982 May 03 was received expressing interest and dismay with Council's recent decision to hire an additional dog catcher to patrol park and beach areas during the hours between 06:00 h and 21:00 h and on weekends at a cost of approximately \$2,000.00 per month.

Council was advised that a staff report on this subject would be available on 1982 May 25 and further consideration of the matter was deferred until that time.

- (g) Jean E. Leier (plus 59 other identical letters on this
subject), Re: Request that duplex and semi detached
(R4 and R5) owners and occupiers have the right to an
in-law suite

Sixty letters dated 1982 May 12 were received requesting that duplex and semi detached (R4 and R5) owners and occupiers have the right to an in-law suite.

Council was advised that a staff report on this subject would be available on 1982 May 25 and further consideration of the matter was deferred until that time.

- (h) Mr. F.J. Slivinski, Re: Construction
of correctional facilities at Oakalla

A letter dated 1982 May 11 was received in which the writer complained that his letter dated 1982 April 27 concerning the construction of a maximum security facility at Oakalla had not been acknowledged. Mr. Slivinski requested that he be advised as to whether or not the Council of Burnaby is either supporting the present government position, or if not, is it doing anything to actively oppose such a redevelopment plan. It was noted that a reply dated 1982 May 12 had gone forward.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

- (a) Mayor W.A. Lewarne
Re: 1982 Summer Council Meetings

His Worship, Mayor Lewarne, submitted a report on the dates on which Council Meetings would be held during the months of 1982 July and August. If Council adopts the practice that has been followed in years past, meetings would be held on alternate weeks during the months of 1982 July and August. To assist Council with its deliberations on this matter, the following are the dates on which meetings would be both held and cancelled if the recommendation in this report is adopted:

1. Meetings would be held on:

Monday
June 28

Monday
July 12

Monday
July 26

Monday
August 09

Monday
August 23

2. Meetings would be cancelled on:

Monday
July 05

Monday
July 19

Tuesday
*August 03

Monday
August 16

Monday
August 30

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Note: *Monday, August 02 is a Legal Holiday (B.C. Day).

The first meeting in September would be Tuesday, September 07
as Monday, September 06 is a Legal Holiday (Labour Day).

It is recommended that the Council Meetings on 1982 July 05, 19, August
03, 16 and 30 be cancelled.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

(b) Housing Committee

Re: Provision of "In-law" suites in Residential
District (R9) and Two Family Districts (R4 and R5)

The Housing Committee submitted a report on the above subject in which it
was recommended:

1. THAT Burnaby Zoning Bylaw 1965, Bylaw No. 4742, be amended to
provide "in-law" suites in Residential District (R9) and Two Family
Districts (R4 and R5).

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the report of the Housing Committee be referred to the Municipal Manager
for comment and recommendations from the staff."

MOTION DEFEATED

OPPOSED: ALDERMEN BROWN, CONSTABLE,
DRUMMOND AND STUSIAK

A vote was then taken on the original motion as moved by Alderman Stusiak and
seconded by Alderman Drummond, "That the recommendation of the Housing
Committee be adopted" and same was CARRIED with Alderman Lawson opposed.

(bb) Mayor W.A. Lewarne

Re: Burnaby's 90th Birthday Celebrations

His Worship, Mayor Lewarne, noted that Council is already aware that
1982 September 22 marks the 90th anniversary of Burnaby's incorporation
as a District Municipality. Many of our citizens have expressed the
desire to focus attention on Burnaby's birthday this year and since we
are only ten years away from our Centennial there might be many activities
of historical interest that could be commenced and have ready for that
event.

With this in mind, His Worship, Mayor Lewarne, has approached the Century
Park Museum Association and they have agreed to act as a catalyst for
Burnaby's 90th birthday celebrations.

The Century Park Museum Association called the first meeting of the
"Burnaby 90th Birthday Committee" on Tuesday, 1982 May 04 and appointed
a Chairman, Treasurer and Secretary. The Committee is also comprised
of representatives from the Arts, Recreation and Cultural groups, and it
is intended to invite representatives from other Burnaby organizations
who might wish to become involved.

His Worship, Mayor Lewarne, recommended:

- (1) THAT a sum of \$5,000.00 be made available to the Century Park Museum
Association for the purpose of coordinating Burnaby's 90th birthday
celebrations.

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

- (c) The Municipal Manager presented Report No. 33, 1982 on the matters listed following as Items 1 to 15, either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Municipal Manager's Absence/Attendance at Conferences

The Municipal Manager submitted a report in which it was indicated that he will be in Ottawa for the Canadian Association of Municipal Administrators (CAMA) and Federation of Canadian Municipalities (FCM) conferences from 1982 June 02 to June 12 inclusive. Mr. Olson will be Acting Manager during this period.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

2. Director Engineering Special Estimate

The Municipal Manager provided a report from the Director Engineering on a special estimate of work for his department in the amount of \$15,000.00.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

3. Rezoning Reference #165/81
Parcel "A", D.L. 69, Group 1, Plan 59581
3054 Smith Avenue

Application for the rezoning of:

Parcel "A", Group 1, D.L. 69, Plan 59581

From: Residential District (R5)
To: Comprehensive Development District (CD)
(based upon the RM2 guidelines)

3054 Smith Avenue

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 June 14 and to a Public Hearing on 1982 June 22 at 19:30 h, and that the following be established as prerequisites to the completion of the rezoning:

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- (a) The submission of a suitable plan of development.
- (b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. In addition to the underground works, it will be necessary to complete the abutting portion of Smith Avenue to a full 11 metre standard. All services are to be designed and constructed to the approval of the Director Engineering. 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 granting of any necessary easements.
- (e) The dedication of any rights-of-way deemed requisite.
- (f) The retention of as many existing mature trees as possible on the site.
- (g) The approval of the Ministry of Transportation and Highways to the rezoning application.
- (h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- (i) The deposit of a levy to go towards the acquisition of proposed neighbourhood parks. The present levy is \$884.00 per unit; however, the levy in effect at the time of final adoption of this rezoning will be required.
- (j) The completion of a noise study and the incorporation of the consultant's recommendations in the building design.
- (k) Consent to the future closure of the lane abutting the south side of the site.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

4. Endorsements of Decisions taken by Council
"In Camera" 1982 May 03

The Municipal Manager submitted a report from the Municipal Clerk regarding decisions that had been taken at a Caucus Meeting "In Camera" on 1982 May 03.

The Municipal Manager recommended:

- (1) THAT Council endorse at an "open" Council Meeting the decisions that have been taken by Council at a Caucus Meeting "In Camera" 1982 May 03 as enumerated in the Municipal Clerk's report.

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

5. Letter from Frank and Martha Spencer
6135 Wilson Avenue, Burnaby, B.C. V5H 2R9
Outdoor Burning

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

6. Letter from International Brotherhood of
Electrical Workers, Local 213, which appeared
on the agenda for the 1982 May 10 Meeting of
Council - Facilities for the Handicapped

The Municipal Manager provided a report from the Director Engineering concerning the relocation and reconstruction of the sidewalk on the northeast corner of Willingdon Avenue and Canada Way.

The Director Engineering reported that the subject site was inspected and in his opinion was unsuitable for wheelchair ramps for the following reasons:

- (1) The grade of the sidewalk is steeply sloped to the curb as well as to the north. Any ramp would only compound the difficulty a person in a wheelchair would experience in staying on the sidewalk.
- (2) The converse of #1 is the difficulty a person in a wheelchair would experience trying to gain access to the sidewalk from the roadway.
- (3) The southbound curb lane on Willingdon Avenue, which is designated for right-turns only, is an integral part of the Freeway interchange and as such generates high volumes of turning traffic.
- (4) Because of the severe slope in the walk any ramp would present an insecure footing to the many pedestrians who use the walkway and who usually have their attention focused on the traffic and the signals, not on the walkway.

The Municipal Manager recommended:

- (1) THAT a copy of this report be sent to Mr. G. Dyck, Assistant Business Manager, Local 213, I.B.E.W., 4220 Norland Avenue, Burnaby, B.C. V5G 3X2.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

7. Letter from Sidney Wong and Yonge Wong which appeared
on the agenda for the 1982 May 10 Meeting of Council
Illegal Suite

The Municipal Manager provided a report from the Chief Building Inspector concerning an illegal suite at 5561/63 Chaffey Avenue.

The Chief Building Inspector reported that Mr. Sidney Wong of 5563 Chaffey Avenue has written to Council objecting to the action taken by the Corporation with regard to a breach of covenant between himself and his co-property owner, Mr. Yonge Wong, and the Corporation of the District of Burnaby.

The semi-detached, two-family dwelling in question was constructed under Building Permit No. B-44738, with an Occupancy Permit issued by the Burnaby Building Department 1978 December 29. Following a complaint from a neighbour, inspection on 1980 August 27 confirmed

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that unauthorized basement finishing was taking place at the subject address. On 1980 December 16, property owners Sidney and Yonge Wong appeared in Provincial Court charged with illegal construction. The case was dismissed on a technicality. In connection with their application for a building permit, the Wongs were advised by letter on 1981 May 20 as to the two-family dwelling status of their premises and were issued a building permit for basement finishing on 1981 June 08. One of the conditions whereby the permit was issued was the agreement sworn by the Wongs on 1980 September 08 and registered against the land title stating that the premises would be used as a two-family dwelling only and would not be converted into a multiple family dwelling.

On 1982 March 29, a complaint was received by the Building Department that the subject premises were being used as an unauthorized multiple family dwelling.

The Municipal Manager recommended:

- (1) THAT a copy of this report be forwarded to Mr. Sidney Wong, 5563 Chaffey Avenue, Burnaby, B.C. V5H 2S1.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

8. Tenders - Nine Compact Automobiles

The Municipal Manager provided a report from the Purchasing Agent regarding the purchase of nine compact automobiles.

The Municipal Manager recommended:

- (1) THAT a purchase order be issued to New Westminster Datsun Ltd. to supply nine (9) 1983 Model Datsun Sentras for the sum of \$51,189.37, including applicable taxes.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED

OPPOSED: ALDERMEN DRUMMOND
AND STUSIAK

9. 1982 Property Taxes

The Municipal Manager provided a report from the Treasurer on 1982 property taxes.

The Treasurer reported that when the 1982 Operating Budget was presented to Council on 1982 April 26 the Manager's Report made a comparison of taxes 1981 to 1982 on the median single family dwelling. The school tax figures used in that comparison were based on a preliminary 1982 school tax levy of 48.6 mills.

The 1982 school tax levy has now been finalized at 51.374 mills. Primarily, the difference between the preliminary and the final mill rate relates to the amount of 1981 surplus that the province permitted the School Board to apply towards the local levy. The net effect is that the school tax on the median single family dwelling will be up \$32.53 over the preliminary figure.

Also, since the 1982 April 26 report, the municipal general tax levy has been set at 48.6 mills for 1982, and the Municipal Finance Authority has informed us that they have changed their 1982 mill rate from .020 to .018 mills.

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The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

10. Highways Works Yard

The Municipal Manager provided a report from the Director Planning & Building Inspection regarding the Highways Works Yard in the Stormont-Cariboo area.

The Director Planning & Building Inspection advised that this report reviews the likely ramifications of the development of a Highways Works Yard at the southwest corner of the Stormont Interchange on negotiations with the Federal Government concerning the disposition and future use of the George Derby Lands. The report concludes that there are potential ramifications on negotiations with the Federal Government. In addition, the report reviews what development criteria should be applied to the site purely from a site planning perspective in order to accommodate the proposed Works Yard.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

11. Rezoning Applications

The Municipal Manager provided a report from the Director Planning & Building Inspection regarding rezoning applications proposed for a Public Hearing on 1982 June 22.

The Municipal Manager recommended:

- (1) THAT Council set a Public Hearing for this group of rezonings on Tuesday, 1982 June 22, except where noted otherwise in the individual reports.

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

1. Rezoning Reference #19/82

Application for the rezoning of:

Lot 25, S. 115' exc. Plan 15412, D.L. 33, Plan 944

From: Residential District (R4)

To: Residential District (R9)

Address: 4689 Bond Street

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The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN CONSTABLE:

"THAT a rezoning bylaw be prepared and advanced to first reading on 1982 June 14 and to a Public Hearing on 1982 June 22 at 19:30 h."

CARRIED

OPPOSED: ALDERMEN DRUMMOND,
LAWSON AND NIKOLAI

2. Rezoning Reference #20/82

Application for the rezoning of:

Lot C, Block 16, D.L. 98, exc. Parcel 1, Ref. Plan 753
and Parcel 2, Ref. Plan 754, Plan 2127

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

Address: 5244 Victory Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 June 14 and to a Public Hearing on 1982 June 22 at 19:30 h and that the following be established as prerequisites to the completion of rezoning:
 - (a) The satisfaction of all necessary subdivision requirements.
 - (b) The submission of a \$933.00 per unit Neighbourhood Parkland Acquisition Charge.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

3. Rezoning Reference #21/82

Application for the rezoning of:

Lot A, Blocks 21 and 22, D.L. 34, Plan 12185

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

Address: 4050 Moscrop Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED

OPPOSED: MAYOR LEWARNE, ALDERMEN
CONSTABLE AND STUSIAK

The Council Meeting recessed at 21:05 h.

The Council Meeting reconvened at 21:20 h with Aldermen Emmott and McLean absent.

4. Rezoning Reference #22/82

Application for the rezoning of:

Lot 163, D.L. 77, Plan 42281

From: Comprehensive Development District (CD)

To: Amended Comprehensive Development District (CD)

Address: 6501 Sprott Street

The Municipal Manager recommended:

- (1) THAT Council authorize the Planning & Building Inspection Department to work with the applicant towards the creation of a suitable plan of development with the understanding that a further more detailed report will be submitted at a later date recommending referral to a Public Hearing.

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

5. Rezoning Reference #23/82

Application for the rezoning of:

Lot 90, D.L. 100, Plan 51478

From: Small Holdings District (A2)

To: Comprehensive Development District (CD),
based on RML and Burnaby 200 Community Plan Guidelines

Address: 9252 Ash Grove Crescent

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 June 14 and to a Public Hearing on 1982 June 22 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
 - (a) The submission of a suitable plan of development.
 - (b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. All services are to be designed and constructed to the approval of the Director Engineering. 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 granting of any necessary easements.
 - (e) The retention of the existing watercourse in an open condition over the subject site in its existing alignment, to the approval of the Director Engineering.

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- (f) The retention of as many existing mature trees as possible on the site.
 - (g) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - (h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
2. THAT Council request the Ministry of Education to give priority to funding the construction of an elementary school within Burnaby 200 (Harold Winch Park) as the approval of further residential rezoning proposals in this Community Plan Area may be affected if the construction of a new elementary school is not committed and commenced in the near future.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

6. Rezoning Reference #25/82

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

7. Rezoning Reference #26/82

Application for the rezoning of:

Lot 339, D.L. 80, Plan 48833

From: Residential District (R2)

To: Residential District (R9)

Address: 5411 Spruce Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BROWN:

"THAT a rezoning bylaw be prepared and advanced to first reading on 1982 June 14 and to a Public Hearing on 1982 June 22 at 19:30 h."

CARRIED

OPPOSED: ALDERMAN LAWSON

8. Rezoning Reference #27/82

Application for the rezoning of:

Parcel "B", Ref. Plan 59875, D.L. 121

From: Service Station District Self-Serve (C6a)

To: Neighbourhood Commercial District (C1)

Address: 975 Willingdon Avenue

The Municipal Manager recommended:

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- (1) THAT the subject rezoning bylaw amendment be tabled pending Council's deliberation on the matter of regulating the establishment of combination convenience grocery store/gas station facilities in Burnaby.
- (2) THAT a copy of this report be sent to the rezoning applicant, Mr. Claude Hazle, Mohawk Oil Co. Ltd., Suite #325, 6400 Roberts Street, Burnaby, B.C. V5G 4G2.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

12. Guidelines related to the
Metrotown ALRT/Bus Station

The Municipal Manager provided a report from the Director Planning & Building Inspection regarding guidelines related to the Metrotown ALRT/Bus Station.

The Director Planning & Building Inspection advised that from time to time, his department has submitted reports to Council regarding the Automated Light Rapid Transit (ALRT) line and stations designated in Burnaby in order to keep Council abreast of the progress of the major ALRT undertaking and to obtain Council's consideration and approval of arrangements determined at various stages of the overall ALRT development process. Previous reports have included such items as the number and general staging of ALRT stations in Burnaby, station location refinements, and aspects of the vertical and horizontal alignment. This report outlines updated information related to the Metrotown ALRT/bus station and requests Council's endorsement of the outlined guidelines.

Municipal staff have been working closely with the Urban Transit Authority (UTA), the GVRD Transit Department and consultants retained by the UTA, providing appropriate municipal input to the UTA's tight development schedule which consists of a series of deadlines for various aspects of the ALRT line. The Metrotown ALRT station aspects which are the subject of this report include details of alignment, station location, ALRT station envelope, bus station needs, and vehicular/public access.

The Municipal Manager recommended:

- (1) THAT Council endorse the guidelines related to the Metrotown ALRT/bus station and for future development in the vicinity of the station as outlined in Sections 2.0 and 3.0 of the report of the Director Planning & Building Inspection.
- (2) THAT Council endorse the land exchange proposal as discussed in Section 4.0 of the report of the Director Planning & Building Inspection and authorize that department to pursue the land exchange with Kelly Douglas and Company Ltd.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

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13. Letter from Carol Clarke which appeared on the agenda for the 1982 May 10 Meeting of Council Sidewalks in the Burnwood-Aubrey-Greystone area

This item was withdrawn by the Municipal Manager from this evening's agenda.

14. Letter from Carol Clarke which appeared on the agenda for the 1982 May 10 Meeting of Council Traffic Patterns in the Burnwood-Aubrey-Greystone area

The Municipal Manager provided a report from the Director Engineering concerning traffic patterns in the Burnwood-Aubrey-Greystone area.

The Director Engineering reported that Engineering Department employees met with Mr. and Mrs. Clarke and a neighbour of the Clarke's to discuss the specific concerns. At the meeting it was recognized by all present it would have been virtually impossible to maintain through movements on Aubrey Street across Burnwood Drive, but in any event, the people were more concerned about being able to make left turns into and out of Aubrey Street east of Burnwood Drive.

The Director Engineering has directed staff to design and construct facilities to allow these traffic movements to be made, subject only to be able to achieve an acceptable vertical curve sight distances for the southbound Burnwood to eastbound Aubrey movement.

The cost/benefit ratio of providing for these movements is marginal at best because there is an alternative way in and out of the area by the use of Pinehurst Drive, but there is no question that the left turn movement at Burnwood Drive would be a definite convenience for the residents and they are presently enjoying that convenience. It is on this basis that the Director Engineering made the decision to allow for those traffic movements.

The Municipal Manager recommended:

- (1) THAT a copy of this report be sent to Carol Clarke, 7491 Aubrey Street, Burnaby, B.C. V5A 1K6.

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

15. ALRT Alignment Rumble/Edmonds Section

The Municipal Manager provided a report from the Director Planning & Building Inspection regarding the ALRT Alignment Rumble/Edmonds Section.

The Director Planning & Building Inspection advised that Council at its meeting on 1982 April 26 received for information purposes a report discussing the ALRT alignment and particularly the location of the Edmonds station in the Rumble/Edmonds section of the rapid transit line. At that time staff were concerned that the station location proposed by the UTA did not address the requirement of being as close to the Kingsway/Edmonds core area as possible. Staff, in conjunction with the UTA, have reviewed this issue and it is clear that a station in the vicinity of 18th south of the ravine at Edmonds is the only feasible solution given alignment, design, and land use constraints.

It is also apparent that the UTA in order to gain access to the proposed yard site in the gravel pit area must of necessity under-cross rather than overpass Stride and the Safeway spur. Thus the Edmonds station cannot be elevated as are other stations in the

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municipality. The indications are that the station will be on an embankment relative to the adjacent bus interchange in order to facilitate access and egress. Thus southeast of Rumble basic design considerations preclude the development of an elevated alignment in accordance with Council's earlier adopted requirements.

West of Rumble and east of Gilley the UTA staff have maintained that the alignment should be at grade rather than elevated in accordance with Council's requirements. They have indicated their willingness to provide an elevated alignment if the municipality were to bear the added cost which is estimated to be \$1.5 million. Although the other changes to the alignment in this section from baseline will result in savings in excess of this amount it is their view that these savings cannot be used to balance the added cost of the additional elevated alignment required by the municipality.

Whilst municipal staff are of the opinion that both the system and the municipality would benefit from having all the line west of Rumble elevated we cannot recommend that Council should pay the full amount of the added cost, i.e. \$1.5 million or even a substantial proportion of that cost. Accordingly, it is appropriate that the Rapid Transit 86 Committee should review this section of the alignment relative to previous Council requirements and this report.

The Municipal Manager recommended:

- (1) THAT Council endorse the location of the Edmonds station at 18th Avenue south of the Byrne Creek Ravine.
- (2) THAT Council request the Rapid Transit 86 Committee to review the UTA staff decision to build the ART alignment at grade between the elevated sections crossing Gilley and Rumble, and as previously required by Council construct this portion in an elevated mode.
- (3) THAT a copy of this report be forwarded to the Rapid Transit 86 Committee chaired by the Honourable Jack Davis.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

E N Q U I R I E S

ALDERMAN DRUMMOND:

Alderman Drummond noted that in late 1981 Council had been advised of bus improvements that could be expected in the municipality in 1982.

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It was now Alderman Drummond's understanding that some of these improvements would not be forthcoming during the current year. Alderman Drummond requested that the Director Planning & Building Inspection advise Council on this subject.

It was agreed that the Director Planning & Building Inspection would submit a report on planned improvements to the bus service in Burnaby during 1982.

Alderman Drummond noted that a portion of the Marine Drive bus service had been temporarily moved to Marine Way. Alderman Drummond advised that it was his understanding that Burnaby staff had intervened and that the bus route would not be returned to Marine Drive.

The Director Planning & Building Inspection advised that he would look into this matter and submit a report for the information of Council.

Alderman Drummond noted that in 1980 December he had introduced a Notice of Motion calling for the establishment of a Municipal Finance Committee. The matter had been tabled at that time. Alderman Drummond enquired as whether it would be appropriate to have this matter discussed at the joint Council/Management Committee Meeting to be held later this month at the Sheraton Villa.

The Municipal Clerk was requested to place Alderman Drummond's initial "Notice of Motion" regarding the formation of a Finance Committee on the agenda for the Council Meeting on 1982 May 25. At that time the matter could be lifted from the table and referred to the joint Council/Management Committee Meeting on 1982 May 28.

N E W B U S I N E S S

His Worship, Mayor Lewarne, stated that Mr. Bob Howlett had been in contact with him earlier today and advised him that ten members of the Junior Chamber of Commerce from Kushiro, Japan, would be visiting Burnaby from 1982 May 24 to 29. Mr. Howlett requested that Council consider sponsoring a reception for these people on Tuesday, 1982 May 25.

His Worship, Mayor Lewarne recommended that Council authorize the holding of a reception for the visitors from Kushiro at a cost of up to \$400.00.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

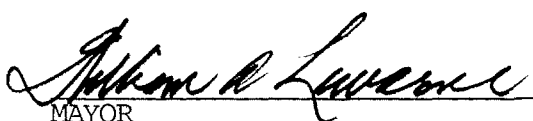
"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 22:00 h.

Confirmed:

Certified Correct:


MAYOR


DEPUTY MUNICIPAL CLERK