

1982 SEPTEMBER 20

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1982 September 20 at 19:32 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 G.H.F. McLean
Alderman E. Nikolai
Alderman V.V. Stusiak

ABSENT: Alderman D.A. Lawson

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. J.E. Fleming, Director Administrative & Community Services
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. C.A. Turpin, Deputy Municipal Clerk

M I N U T E S

The minutes of the regular Council Meeting held on 1982 September 13 came forward for adoption.

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN McLEAN:

"THAT the minutes of the regular Council Meeting held on 1982 September 13 be now adopted."

CARRIED UNANIMOUSLY

P R O C L A M A T I O N S

- (a) His Worship, Mayor Lewarne, issued the following proclamation in recognition of "United Way Day":

"WHEREAS United Way of British Columbia has designated Tuesday, September 21, 1982, as United Way Day in British Columbia; and

WHEREAS hundreds of United Way member agencies located throughout British Columbia serve the needs of citizens of the Province; and

WHEREAS each year over 500,000 British Columbians receive help and support through the work of these agencies; and

WHEREAS prospective donors are encouraged to contribute one day's pay a year to help continue the important work of the agencies, it is desirable to appoint Tuesday, September 21, 1982, as United Way Day in British Columbia;

NOW THEREFORE I, WILLIAM A. LEWARNE, MAYOR OF BURNABY, DO HEREBY PROCLAIM Tuesday, September 21, 1982, as 'UNITED WAY DAY' in the Municipality of Burnaby."

- (b) His Worship, Mayor Lewarne, issued the following proclamation in recognition of "Vancouver Playhouse Week":

"WHEREAS on Saturday, September 25th, the Vancouver Playhouse will open its twentieth (20th) season; and

WHEREAS over the past nineteen (19) seasons this organization has made a very significant contribution to the cultural life of our city, province and country; and

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WHEREAS this season the VANCOUVER PLAYHOUSE celebrates its TWENTIETH ANNIVERSARY and during those years has become one of Canada's principal theatres, attracting actors and directors of international stature;

NOW THEREFORE I, WILLIAM A. LEWARNE, MAYOR OF THE DISTRICT OF BURNABY, DO HEREBY PROCLAIM the week of Monday, September 20th to Sunday, September 26th 1982, inclusive, as

'VANCOUVER PLAYHOUSE WEEK'

AND DO RECOMMEND to the citizens of Burnaby that they join in the celebration of the Vancouver Playhouse Anniversary by supporting and attending the 1982/83 season which comprises twelve plays all told, that will be performed at both the Queen Elizabeth Playhouse and the Vancouver East Cultural Centre."

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Pennyfarthing Development Corp., President,
1982 September 14, Re: Site 5 Community Plan 2 Application
Spokesman - Anthony J.W. Hepworth
- (b) Elsie Dean, 1982 September 14
Re: Dispensation of Oakalla Lands
Spokesperson - Elsie Dean
- (c) Kenney-Cooper Ltd., Edward Burnham,
1982 September 15, Re: Application for Rezoning Reference #36/82
Spokesman - Edward Burnham

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. Anthony J.W. Hepworth, President, Pennyfarthing Development Corp., then addressed Council on the subject of Site 5 Community Plan 2 in conjunction with Rezoning Reference #43/82.

Mr. Hepworth advised the members of Council that Pennyfarthing Development Corp. was possibly the largest developer of highrise structures in the municipality. The company as well as building highrise structures has also been involved with the construction of townhouses and three storey frame apartment houses. Mr. Hepworth advised that this was the first time he has found himself appearing before Council and arguing against a Planning Department report. The company now finds itself in total disagreement with the Planning Department concerning the proposed development for Site 5 of Community Plan 2. The company faces two issues of principle which are of dramatic import for Pennyfarthing Development Corp. The company, in the area referred to as Community Plan 2, own three of what are identified as eight remaining sites to be developed. Two further sites within the area have been already developed by Pennyfarthing Development Corp. and are known as Parkside North and Parkside South. This produces a total of five of the initial twenty sites being developed by Pennyfarthing Development Corp. Mr. Hepworth then referred to several sites developed by other companies that resulted in disastrous financial consequences. There are two issues contained within the Planning Department report, the first being the form of the building and the second relates to the end use of the building, who will live in the building when the project is completed. Mr. Hepworth stated that he was somewhat surprised by the Planning Department report in that he understood the report would be a favourable one and in support of his company's position. Mr. Hepworth advised that the building he proposes to construct, a six storey terraced building, is totally consistent with the RM5 guidelines, these are the guidelines that apply to the Community Plan 2 area. The proposed design of the building is clearly

within the range of the description of suitable structures as contained in the Community Plan 2 guidelines. In accordance with the Community Plan 2 guidelines, it would be extremely difficult to make the case that a variety of housing types have been provided in the area, or a variety of design types. The designs that have been provided to date are all what is referred to in the industry as point block towers, with between six and eight suites per floor, with the buildings ranging in height from a low of thirteen storeys to a high of approximately twenty storeys. Pennyfarthing Development Corp. believes that the time of the twenty storey highrise towers have probably disappeared. Though the Burnaby Planning Department still wishes to have a highrise block tower developed on the site, the Greater Vancouver Housing Corporation staff have advised Pennyfarthing Corp. that a point tower was not, in their view, suitable accommodation for the type of tenant that they would wish to accommodate. However, the Housing Corporation indicated that they would be extremely supportive of a project in the five to seven storey range. They felt that this would fill a niche within their own requirements and, therefore, they would be supportive. From the developer's perspective, the six storey accommodation, such as proposed, has one very significant advantage, it allows the break down of the building module from the hundred and twenty suite kind of building, to two buildings of approximately half that size. That kind of a breakdown of these very large components is vital, to our way of thinking, if the projects are to get off the ground in these areas. The issue of point block towers versus slab buildings is highly subjective. It has been the company's experience that one or two members of the Burnaby Planning Department are vehemently opposed to anything but the point tower form of development. Mr. Hepworth went on to advise that with a development in the City of Vancouver they were discouraged by the Vancouver Planning Department from constructing three twelve storey towers and instead worked with that department in creating a very attractive slab tower development. In concluding this presentation, Mr. Hepworth requested that Council advance the rezoning application before them, and further that the Council reject the Planning Department request contained in the report which asks Council to confirm a point block tower concept for the eight remaining sites left in Community Plan 2. The consequences for the company, were Council to adopt that recommendation, would be to completely preclude Pennyfarthing Development Corp. from coming forward with any plans which could even vaguely be called creative. Mr. Hepworth then went on to briefly consider the second issue, being the family aspect of the development. The position of the company is that the two bedroom suites are perfectly suited to containing a family with one child.

- (b) Mrs. Elsie Dean then addressed the members of Council and advised that she requested to appear before Council as a result of her surprise in picking up the newspaper and reading about the plans that have been made for Burnaby by the Provincial Government. Mrs. Dean noted that Burnaby has been offered another B.C. Place for the Oakalla Lands. The Premier of the Province of British Columbia, when making the announcement, claimed that Burnaby had entered into a partnership with the Provincial Government in developing the Oakalla Lands. Mrs. Dean questioned when the Burnaby Council joined in the partnership. It is Mrs. Dean's belief that the Oakalla Prison should be replaced, but not through any backroom deals. The speaker stated that she believes that it is the responsibility of the Provincial Government to provide decent, safe and humane prison facilities and not the responsibility of this municipality. Mrs. Dean further stated that she believes that Council should officially protest to the Premier of the Province and his government for such unwarranted interference in Burnaby's affairs. The long range planning that has taken place in the municipality has been done in conjunction with various committees and the citizens of the municipality and any changes to those long range plans should continue to be made in consultation with existing committees and the citizens.

His Worship, Mayor Lewarne, advised the delegate that the plan as announced is only a conceptual plan and will be the subject of reports to Council and it will be up to Council, from this point forward, to determine what type of partnership will be established if, in fact, there is a partnership entered into.

- (c) Mr. Edward Burnham then addressed the members of Council and advised that he was appearing on behalf of the Hanna Medical Clinic in connection with a rezoning application concerning property at 3430 Boundary Road.

Mr. Burnham provided some background information with respect to the development of the Hanna Medical Clinic and past rezonings in the area. Mr. Burnham wished to dispute the Planning Department's contention in their report that development along Boundary Road is not suitable. Originally, when the Hanna Medical Clinic was developed, the most logical place to expand would be to the south on Lots 1, 2, 3 and 4, facing onto Boundary Road between Laurel Street and Lynwood Street. These four lots were zoned C1 at that time. It was then that the Hanna Medical Clinic purchased Lot 4 as a holding lot. This was done on the basis that when the remaining three lots became available they would be purchased by the clinic. It now appears that Lots 1, 2 and 3 are going to be rezoned back to a residential zone permitting the development of single family dwellings. This upsets the Hanna Medical Clinic greatly. Mr. Burnham stated that this means that there is no place for further expansion on the present site of the Hanna Medical Clinic and the Planning Department can only see future expansion occurring on lots 4 5, 6, 7, 8, 9, 10 and 11 along Canada Way, directly east of the Medical Clinic and separated by a twenty foot lane. This property is now occupied by one row of stores. In response to the parking situation, the Hanna Medial Clinic presently owns Lots 8, 9 and 10 on the south side of Laurel Street, which could be used for parking instead of the property which is the subject of the rezoning application. Mr. Burnham further advised that the lane between the Hanna Medical Clinic and the stores along Canada Way could be closed and used for parking as at present it presents a traffic hazard. In concluding, Mr. Burnham stated that he would like to advise that the Hanna Medical Clinic could meet the requirements of the municipality if they are allowed to rezone the subject project back to the C1 zoning district.

B Y L A W S

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN NIKOLAI:

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 1982

#7938"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED

OPPOSED: ALDERMEN BROWN
AND McLEAN

The Council reconvened.

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED

OPPOSED: ALDERMEN BROWN
AND McLEAN

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MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN DRUMMOND:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 1982'

#7938

be now read a third time."

CARRIED

OPPOSED: ALDERMEN BROWN
AND McLEAN

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 51, 1982, which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following items of correspondence (a) through (e), with the exception of Item (b), were received in opposition to the removal of vehicular parking on East Hastings Street between the hours of 15:00 h and 18:00 h:

- (a) Mr. and Mrs. L.A. Munday, 1982 August 30
- (b) Ida Mason and Peter Cutts, 1982 August 31 (Support removal of parking)
- (c) Mrs. M. Dobbe, 1982 September 07
- (d) Mrs. Irene Welch, 1982 September 09
- (e) Mr. and Mrs. Lawrence J. Gardner, 1982 September 13

Item 11, Municipal Manager's Report No. 51, 1982, pertaining to this subject was brought forward for consideration at this time.

The Acting Municipal Manager provided a report from the Director Engineering regarding the date when Council may expect a report providing information on all items requested by Council.

The Director Engineering advised that it is expected to take at least two months before the Engineering Department will be able to submit a report which will cover the following requested items:

1. Check parking on the north side of Hastings Street, Esmond Avenue to Boundary Road.
2. Prepare a traffic flow map showing volumes entering the leaving Hastings Street, 3 - 6 p.m.
3. Investigate extension of parking to the Westridge area.
4. Prepare sketches of other streets which could accommodate angle parking.
5. Discuss left turn prohibitions with Ministry of Highways.
6. Council and staff to look into Parking Corporation
7. Staff to video tape parking/deparking Hastings Street.

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The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN BROWN:

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

Arising out of Council's consideration of this matter, the following motion was adopted:

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN CONSTABLE:

"THAT this matter be referred to the Municipal Manager and the Management Committee for their consideration of those items which will have community implications, and then to bring back to Council a report containing recommendations in four weeks' time."

CARRIED UNANIMOUSLY

(f) City of Vancouver, City Clerk

Re: Implementation of the King Edward Avenue Transit Route

A letter dated 1982 September 03 was received attaching an extract from the minutes of the Vancouver City Council Meeting held on 1982 August 31 dealing with an attached City Manager's Report dated 1982 August 20, concerning the implementation of the King Edward Avenue Transit Route. The attached City Manager's Report contained three recommendations from the City Engineer that were recommended for approval by the City Manager.

(g) Mrs. Eve Sample

Re: Vehemently opposed to bus service down Gilpin Street

A letter dated 1982 September 08 was received advising that the residents of the 5800 block Gilpin Street are vehemently opposed to the provision of bus service along Gilpin Street.

Item 6, Municipal Manager's Report No. 51, 1982, pertaining to this subject, was brought forward for consideration at this time.

The Acting Municipal Manager provided a report from the Director Planning & Building Inspection in response to the concerns of Mrs. Sample as expressed in her letter.

The Director Planning & Building Inspection advised that although the position taken by Mrs. Sample on bus service for the area cannot be supported by the Planning & Building Inspection Department, it is the Greater Vancouver Regional District who is responsible for the planning and routing of public transportation services.

The Acting Municipal Manager recommended:

- (1) THAT Mrs. Eve Sample be forwarded a copy of this report.
- (2) THAT a copy of Mrs. Eve Sample's letter and this report be forwarded to the Administrator-Transit Planning, G.V.R.D.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

- (h) Kinsmen Mothers' March, Campaigns Coordinator,
Re: Request permission to conduct annual door-to-door campaign
- Monday, 1983 January 24 to Tuesday, 1983 February 01

A letter dated 1982 September 14 was received requesting permission to conduct the annual Kinsmen Mothers' March door-to-door campaign from 1983 January 24 to 1983 February 01.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT the request for permission to conduct the annual Kinsmen Mothers' March door-to-door campaign from 1983 January 24 to 1983 February 01 be approved."

CARRIED UNANIMOUSLY

R E P O R T S

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

- (a) Mayor W.A. Lewarne,
Re: Acting Mayor for 1982 October and November

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

- (1) THAT Alderman George H.F. McLean serve as Acting Mayor for the months of October and November 1982.

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

The Council Meeting recessed at 21:00 h.

The Council Meeting reconvened at 21:15 h with Alderman Lawson absent.

- (b) The Municipal Manager presented Report No. 51, 1982, on the matters listed following as Items 1 to 12, either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Retirement - Mr. Joseph McCafferty

The Acting Municipal Manager provided a report from the Acting Personnel Director regarding the retirement of Mr. Joseph McCafferty after thirty-three years of service with the Corporation.

The Acting Municipal Manager recommended:

- (1) THAT the Mayor, on behalf of Council, send to Mr. McCafferty a letter of appreciation for his many years of loyal and dedicated service to the municipality.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

2. Retirement - Mr. Harry Anderson

The Acting Municipal Manager provided a report from the Acting Personnel Director regarding the retirement of Mr. Harry Anderson after thirty-six years of service with the Corporation.

The Acting Municipal Manager recommended:

- (1) THAT the Mayor, on behalf of Council, send to Mr. Anderson a letter of appreciation for his many years of loyal and dedicated service to the municipality.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

3. Building Permit Tabulation Report
with Revenue/Expenditure Statement
1982 August 02 - August 29

The Acting Municipal Manager provided a report from the Chief Building Inspector that included the Building Permit Tabulation Report with Revenue/Expenditure Statement for the period from 1982 August 02 to 1982 August 29.

The Acting Municipal Manager recommended;

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

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

4. Burnaby Lake Sports Complex Fieldhouse-Rugby Committee

The Acting Municipal Manager provided a report from the Director Recreation & Cultural Services containing the Parks and Recreation Commission's recommendations regarding the Burnaby Lake Sports Complex Fieldhouse Licence Agreement.

The Acting Municipal Manager recommended:

- (1) THAT Council approve and direct the Municipal Solicitor to execute the Burnaby Lake Sports Complex Fieldhouse Licence Agreement.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

5. Lease - 6450 Deer Lake Drive
Parcel "W", Expl. 255 and Parcel "D",
Expl. 4272, D.L. 86, Group 1, N.W.D.

The Acting Municipal Manager provided a report from the Municipal Solicitor regarding a recommended change in the monthly rental received for the municipally owned property at 6450 Deer Lake Drive.

The Acting Municipal Manager recommended:

- (1) THAT the base lease on the property at 6450 Deer Lake Drive be reduced from \$1,250.00 per month to \$1,100.00 per month, commencing 1982 October 01, with all other conditions to remain as approved by Council on 1982 March 01.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

6. Letter from Mrs. Eve Sample
5815 Gilpin Street, Burnaby, B.C., V5G 2J1
Bus Service on Gilpin Street

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

7. Rezoning Reference #6/82
Lots 35 Except W.72', 36 and 37, Block 6,
D.L. 28, Plan 24032
7750, 7790 Sixth Street and 7923 Twelfth Avenue

The Acting Municipal Manager provided a report from the Director Planning & Building Inspection regarding the rezoning of the property as described below:

Rezoning Reference #6/82

Legal: Lots 35 except W.72', 36 and 37, Block 6, D.L. 28,
Plan 24032

From: Community Commercial District (C2)
and Residential District (R5)

To: Comprehensive Development District (CD)
(Based on the R1 Multiple Family Residential District)

Address: 7750, 7790 Sixth Street and 7923 Twelfth Avenue

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 October 04 and to a Public Hearing on 1982 October 19 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
 - (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 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 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 preparation of an acoustical study of the site as outlined in the report and the incorporation of the study recommendations in the suitable plan of development, the Preliminary Plan Approval application drawings and construction drawings.
- (i) The deposit of a charge of \$884.00 per unit to go towards the acquisition of proposed neighbourhood parks.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

8. Review of Fire Department Organization

The Acting Municipal Manager provided a report advising that the Joint/Union Management Task Force has now had an opportunity to review a draft set of terms of reference and approved same. The terms of reference were attached to the report for Council's approval.

The Acting Municipal Manager recommended:

- (1) THAT the terms of reference for the review of the Burnaby Fire Department Organization be approved.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

9. Rezoning Reference #34/82
4174 Kingsway, 5750, 5770, 5790 Patterson
Avenue, 5791 and 5807 Barker Avenue

The Acting Municipal Manager provided a report from the Director Planning & Building Inspection regarding the rezoning of the property as described below:

Rezoning Reference #34/82

Legal: Lot 106, D.L. 151, Group 1, Plan 36700; Lots 1, 2, 3, 4, Block 7, D.L. 151 and 153, Plan 1895; Lot 24 N 1/2, Block 7, D.L. 151, Plan 1895; Lot 25, Block 7, D.L. 151 and 153, Plan 1895.

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From: Multiple Family Residential District (RM5),
Drive-In Restaurant District (C7) and
Park & Public Use District (P3)
To: Comprehensive Development District (CD)
(Based upon adopted Metrotown Development Concept
and C3 use guidelines)
Address: 4174 Kingsway; 5750, 5770, 5790 Patterson Avenue;
5791 and 5807 Barker Avenue

The Acting Municipal Manager recommended:

- (1) THAT Council abandon Rezoning #111/80, an uncompleted rezoning application which is a predecessor of the subject rezoning application, after first and second reading has been granted for this new rezoning proposal.
- (2) THAT Council authorize the introduction of a Road/Lane Closing Bylaw, according to the terms outlined in Section 4.3 of the report, contingent upon the granting by Council of first and second reading of the subject rezoning bylaw.
- (3) THAT Council approve in principle the sale of municipal property for inclusion in the development site, according to the terms outlined in Section 4.3 of the report.
- (4) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 October 04 and to a Public Hearing on 1982 October 19 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
 - (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 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 consolidation of the net project site into one legal parcel.
 - (e) The granting of any necessary easements.
 - (f) The dedication of any rights-of-way deemed requisite.
 - (g) The completion of the requisite Road Exchange Bylaw as outlined in Section 4.3 of the report.
 - (h) The retention of as many existing mature trees as possible on the southeast corner of the site.
 - (i) The deposit of a charge of \$.50 per square foot to go towards the acquisition of public open space in Metrotown.
 - (j) Deposit in the amount of \$2,000.00 per required parking space which is not constructed as per section 4.7 of the report.
 - (k) Consent to the future closure of Barker Avenue abutting the site.

- (1) Undergrounding of existing overhead wiring along Patterson Avenue abutting the site.

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

10. Rezoning Applications

The Acting Municipal Manager provided a report from the Director Planning & Building Inspection concerning current rezoning applications.

The Acting Municipal Manager recommended:

- (1) THAT Council set a Public Hearing for this group of rezonings on Tuesday, 1982 October 19 at 19:30 h except where noted otherwise in the individual reports.

MOVED BY ALDERMAN CONSTABLE:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

Item #1, Rezoning Reference #38/82

Application for the rezoning of:

Legal: Lot 3, D.L. 92, Plan 1711

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

Address: 6841 Imperial Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 October 04 and to a Public Hearing on 1982 October 19 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 BROWN:

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

CARRIED UNANIMOUSLY

Item #2, Rezoning Reference #39/82

Application for the rezoning of:

Legal: Lot 4 E 1/2, Block 4, D.L. 116 S 1/2, Plan 1439

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

Address: 4099 East Georgia Street

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The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 October 04 and to a Public Hearing on 1982 October 19 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 CONSTABLE:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

Item #3, Rezoning Reference #40/82

Application for the rezoning of:

Legal: Lot 1, Block 26, D.L. 132, Plan 14433

From: Residential District (R4)

To: Residential District (R9)

Address: 6771 Aubrey Street

The Acting Municipal Manager recommended:

- (1) THAT favourable consideration not be given to this rezoning request.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

"THAT a rezoning bylaw be prepared and advanced to first reading on 1982 October 04 and to a Public Hearing on 1982 October 19 at 19:30 h.

CARRIED

OPPOSED: ALDERMEN DRUMMOND
AND McLEAN

Item #4, Rezoning Reference #41/82

Application for the rezoning of:

Legal: Lot 12, Block 47, D.L. 95, Plan 1981

From: Residential District (R5)

To: Residential District (R9)

Address: 7122 Edmonds Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 October 04 and to a Public Hearing on 1982 October 19 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.

- (c) The submission of a letter of undertaking agreeing to enter into a Restrictive Covenant under Section 215 of the Land Title Act to ensure that existing duplex use is discontinued. The preparation and execution of the covenant would become a condition of final subdivision approval.

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

Item #5, Rezoning Reference #42/82

Application for the rezoning of:

Legal: Lot 17, Blocks 57 and 58, D.L. 33, Plan 1825

From: Residential District (R5)

To: Residential District (R9)

Address: 5876 Booth Avenue

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 October 04 and to a Public Hearing on 1982 October 19 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 BROWN:

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

CARRIED

OPPOSED: ALDERMAN McLEAN

Item #6, Rezoning Reference #44/82

Application for the rezoning of:

Legal: Lot 6, Lot 12, Lot 11, Exc. Plan 26625, Lot 10, Lot 9, Lot 8 W 1/2, Lot 8 E 1/2, Lot 7, Lot 1 W 1/2, Lot 1 E 1/2, Lot 2, Lot 3, Lot A, Block 19, D.L. 69, Plan 1321.

From: Residential District (R5)

To: Light Industrial District (M5)

Address: 2815 Gilmore Avenue; 4007, 4025, 4041, 4057, 4069, 4077, 4091 Grandview Highway; 4008, 4018, 4028, 4048, 4068 Regent Street.

The Acting Municipal Manager recommended:

- (1) THAT Council abandon Rezoning Reference #21/77, Amendment Bylaw No. 18 (1978), Bylaw No. 7242.
- (2) THAT Council authorize the introduction of a Road Closure Bylaw for the lane allowance according to the terms outlined in Section 4.3 of the report, contingent upon the granting by Council of second reading of the subject rezoning bylaw.

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- (3) THAT Council approve the inclusion of the three municipal properties in the development site as outlined in Section 4.4 of the report.
- (4) THAT Council authorize the Legal and Lands Department to establish a price for the sale of the lane and road allowances and the Corporation owned properties as outlined in Sections 4.3 and 4.4 of the report.
- (5) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 October 04 and to a Public Hearing on 1982 October 19 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
 - (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 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 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 bylaws. 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 including an easement to cover the culverting of the existing watercourse running through the site.
 - (g) The dedication of any rights-of-way deemed requisite.
 - (h) The completion of the requisite Road Closure Bylaw sale and consolidation outlined in Section 4.3 of the report.
 - (i) The completion of the Municipal Land Sale and consolidation as outlined in Section 4.4 of the report.
 - (j) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - (k) The registration of a Restrictive Covenant to prohibit vehicular access to Grandview Highway as outlined in Section 4.6 of the report.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item #7, Rezoning Reference #46/82

Application for the rezoning of:

Legal: Portion of Lot 30, D.L. 73, Plan 56913
From: Manufacturing District (M1)
To: Manufacturing District (Restaurant) (M1r)
Address: 3230 Beta Avenue

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 October 04 and to a Public Hearing on 1982 October 19 at 19:30 h and that the following be established as prerequisites to the completion of rezoning:
 - (a) The approval of the Ministry of Transportation and Highways to the rezoning.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

Item #8, Rezoning Reference #47/82

(a) Patterson A.L.R.T. Station

B.C. Hydro R/W (30.5 m width) from centre line of Patterson Avenue and 55 m east along centre line of B.C. Hydro R/W.

From: Comprehensive Development District (CD), Special Industrial District (M4) and Residential District (R5)
To: Administration and Assembly District (P2)

(b) Metrotown A.L.R.T. Station

B.C. Hydro R/W (30.5 m width) and from a point 13 m west of the westerly property line of Sussex Avenue and running west for 135 m and including south 5 m of Beresford Street and including the rear 5 m of Parcel "E" exc. Sketch 11158, Block 16 and 19, D.L. 153, Plan 9394.

From: Manufacturing District (M1), Special Industrial District (M4) and Residential District (R5) and Multiple Family Residential District (RM3)
To: Comprehensive Development District (CD), utilizing the Administration and Assembly District (P2) as a guideline.

(c) Royal Oak A.L.R.T. Station

B.C. Hydro R/W (30.5 m width) from a point on the centre line of the B.C. Hydro R/W and 40 m west of the westerly property line of Royal Oak Avenue running east for 137 m along the B.C. Hydro R/W.

From: Special Industrial District (M4) and Residential District (R5)
To: Administration and Assembly District (P2)

(d) Edmonds A.L.R.T. Station

North easterly 15 m portion of B.C. Hydro R/W starting at a point 35 m west of the westerly property line of 18th Avenue and running southeast for 135 m along the centre line of the B.C. Hydro R/W plus an additional 15 m area to be acquired in a portion of Lot

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52, Sketch 6916, Block 2, D.L. 95 N, Plan 927 (Powerline R/W) and portion of Parcel 1, Reference Plan 60693 and portion of Parcel "C" of 50 and 51, Block 2, D.L. 95, Plan 16808 plus portion of 18t Avenue and lane.

From: General Industrial District (M2)
and Residential District (R5)
To: Administration and Assembly District (P2)

The Acting Municipal Manager recommended:

- (1) THAT Council endorse the preliminary guidelines for A.L.R.T. stations in Burnaby as outlined in Appendix "A" of the report.
- (2) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 October 04 and that the following be established as prerequisites (to be completed by B.C. Transit) for 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 achievement by B.C. Transit of agreements to use the designated sites to accommodate A.L.R.T. stations.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

Item #9, Rezoning Reference #36/82

Application for the rezoning of:

Legal: Lot 4, Block 4, D.L. 69, Plan 980
From: Parking District (P8)
To: Neighbourhood Commercial District (C1)
Address: 3430 Boundary Road

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT this rezoning application be referred back to the Director Planning & Building Inspection in order to determine if a suitable plan could be developed which would be suitable to both the applicant and the Director Planning & Building Inspection."

CARRIED UNANIMOUSLY

Item #10, Rezoning Reference #45/82

Application for the rezoning of:

Legal: Lot 1, Block 1, D.L. 118, Plan 58624

From: Light Industrial District (M5)
To: Comprehensive Development District (CD),
based on the M5 District Regulations

Address: 2250 Boundary Road

The Acting Municipal Manager recommended:

- (1) THAT Rezoning Reference #16/80, Amendment Bylaw No. 25(1980), Bylaw No. 7520 be abandoned.
- (2) THAT Council authorize the Planning & Building Inspection Department to work with the applicant towards a suitable development plan for the site which will be the subject of a further report to Council.

MOVED BY ALDERMAN BROWN:

SECONDED BY ALDERMAN CONSTABLE:

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

MOVED BY ALDERMAN CONSTABLE:

SECONDED BY ALDERMAN McLEAN:

"THAT the Planning & Building Inspection Department discuss with the developer the possibility of providing an identification sign suitably landscaped advising people that they are now entering the Municipality of Burnaby."

CARRIED UNANIMOUSLY

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

Item #11, Rezoning Reference #43/82

Application for the rezoning of:

Legal: Lots 17, 18, and 19 S. 40 feet, Lot 19 and 20, Parcel "B",
Expl. Plan 9434, Lots 21, 22, 23, 24, Block 35, D.L. 151/153,
Plan 1319.

From: Low Density Residential District (R5)
To: Comprehensive Development District (CD), based upon
the RM5 (high density residential guidelines)

Address: 6146, 6156, 6166, 6176, 6186, 6196, 6208, 6222 Kathleen
Avenue.

The Acting Municipal Manager recommended:

- (1) THAT the Planning & Building Inspection Department be authorized to work with the applicant towards the development of a residential proposal in conformance with the adopted Community Plan Two as explained in the report.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

"THAT further discussions take place between the developer and the Planning & Building Inspection Department in order to attempt to reach a mutual agreement on an acceptable plan of development."

CARRIED UNANIMOUSLY

11. Hastings Street Parking

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

12. Rezoning Reference #48/82
Portion of Lot 19 of 17, S.D. 13, Block 1,
D.L. 130, Plan 21055 - 5901 East Broadway
From: Neighbourhood Commercial District (C1)
To: Residential District (R5)

The Acting Municipal Manager provided a report from the Director Planning & Building Inspection regarding the rezoning of the property as described below:

Rezoning Reference #48/82

Legal: Portion of Lot 19 of 17, S.D. 13, Block 1, D.L. 130
Plan 21055

From: Neighbourhood Commercial District (C1)
To: Residential District (R5)

Address: 5901 East Broadway

The Acting Municipal Manager recommended:

- (1) THAT Council abandon Rezoning Reference #166/81, Amendment Bylaw No. 145 (1981), Bylaw No. 7840, contingent upon Council giving the subject rezoning bylaw amendment second reading.
- (2) THAT a rezoning bylaw be prepared and advanced to first reading on 1982 October 04 and to a Public Hearing on 1982 October 19 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 to reflect the design concerns outlined in the previous reports on this topic.
 - (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 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 satisfaction of all conditions necessary to obtain subdivision approval.
 - (e) The granting of any necessary easements.
 - (f) The dedication of any rights-of-way deemed requisite.
 - (g) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - (h) The registration of a Restrictive Covenant under Section 215 of the Land Title Act against the title of the proposed lots to prohibit vehicular access to Broadway and to cover the necessary items as outlined in Section 1.2 of the report.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
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 BROWN

Alderman Brown enquired as to whether any information had been transmitted to the municipal staff or members of Council respecting a meeting to be held on 1982 October 04 between the City of Vancouver and the Minister of Transportation and Highways regarding Cassiar Street.

His Worship, Mayor Lewarne, advised that Burnaby has not received any information regarding that meeting.

Alderman Brown enquired as to whether or not the municipality has received a copy of the Langley City Bylaw regarding video game arcades.

His Worship, Mayor Lewarne, advised that the bylaw has been obtained and Council members may obtain a copy of the bylaw if they so wish. Mayor Lewarne went on to say that the municipality has contacted the arcade owners and those people who lease the machines and have been informed that they are willing to police themselves and since they have been contacted there have been very few or no complaints received.

ALDERMAN McLEAN

Alderman McLean had noted that a landscape area at Kingsway and Patterson Avenue had been recently altered and a large amount of loose rock had been deposited at this location. Alderman McLean felt that the use of loose rock provided an opportunity for those who wish to do so, to throw the rocks around the neighbourhood. This results in broken windows and damaged lawnmowers, etc. Alderman McLean felt that it would be far more suitable to use bark mulch rather than the loose rocks.

His Worship, Mayor Lewarne, noted that Mr. D. Gaunt, Director Recreation & Cultural Services, was in attendance at tonight's Council meeting and he was sure that Mr. Gaunt would make note of Alderman McLean concerns in this area.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

"THAT this regular Council Meeting do now adjourn."

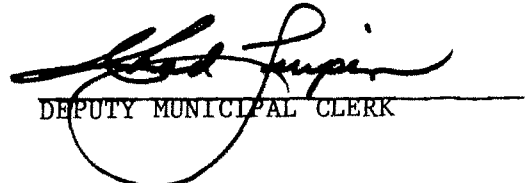
CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 22:15 h.

Confirmed:


MAYOR

Certified Correct:


DEPUTY MUNICIPAL CLERK