

1984 MAY 22

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1984 May 22 at 19:00 h.

PRESENT: Acting Mayor D.N. Brown (In the Chair)
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman V.V. Stusiak

ABSENT: Mayor W.A. Lewarne

STAFF: Mr. D. Gaunt, Acting Municipal Manager
Mr. J.E. Fleming, Director Administrative and Community Services
Mr. E.E. Olson, Director Engineering
Mr. A.L. Parr, Director Planning and Building Inspection
Mr. J.G. Plesha, Administrative Assistant to Manager
Mr. C.A. Turpin, Deputy Municipal Clerk
Mrs. M.I. Pasqua, Committee Secretary

A N N O U N C E M E N T

Acting Mayor Brown extended Happy Birthday wishes to the City Council and residents of New Westminster upon the City of New Westminster's 125th birthday.

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

Acting Mayor Brown with the assistance of Alderman Lawson presented "Superkids Awards" to Miss Janice Greenwood, 3795 Triumph Street and Miss Klara Cristofaro, 3795 Triumph Street. The girls were being awarded "Superkids" status because of their clever and healthy idea of a way to raise money for their favorite charity, the British Columbia Humane Society. Miss Greenwood and Miss Cristofaro received special edition badges and scrolls commemorating the "Superkids" award. The "Superkids" award was established by the Young Naturalist Foundation, publishers of the Owl and Chickadee Magazine, and co-sponsored by Environment Canada.

M I N U T E S

(a) The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1984 May 14 came forward for adoption.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1984 May 14 be now adopted."

CARRIED UNANIMOUSLY

(b) The minutes of the Public Hearing (Zoning) held on 1984 May 15 came forward for adoption.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the minutes of the Public Hearing (Zoning) held on 1984 May 15 be now adopted."

CARRIED UNANIMOUSLY

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D E L E G A T I O N

The following wrote requesting an audience with Council:

- (a) Richard F. Rusk, 1984 April 30, Re:
Application for Rezoning - 5887
Sprott Street - Residential District
(R5) to Residential District (R9).
Spokesman - Richard F. Rusk

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the delegation be heard."

CARRIED UNANIMOUSLY

- (a) Mr. Richard F. Rusk, 3416 West 5th Avenue, Vancouver, then addressed the members of Council on behalf of the owners of the property at 5887 Sprott Street. The text of Mr. Rusk's presentation is contained hereunder:

"This is the second application before Council for this property. The previous application submitted in 1983 was brought before Council by the Planning Department without the applicant being advised. We did not thus have an opportunity to speak to the issues that we feel are important. It is our intent with this application to construct single family accommodation on the two lots that will be created by the subdivision. The Meta and Franco families which currently own the lot are long term residents of the area. They have a desire to stay and a desire to improve the neighbourhood through the removal of the old cottage currently on the property and replace that with two new structures. As the Planning Department report points out the existing pattern of the neighbourhood is principally single family. In the redevelopment of this area, however, you would have to expect the highest and best use of the existing properties to lead to duplex construction as allowed under the R5 zoning. Our proposal, however, of two single family residences we feel reinforces the existing pattern and is concurrent with the Planning Department findings, predominantly single family pattern.

The Planning Department also identifies some special zoning across the street, across Sprott Street, this is an institutional zoning. Based on this special zoning combined with the fact that the property is now located on Sprott, a very busy street, would indicate that special consideration is needed for the residential proposal for this property. We feel that the noise impact from Sprott Street and the long term reduction in privacy then may come from the development of the properties across the street demanding a more responsive residential design that may be achieved most easily through single family construction. We identify the greater side yard that would be achieved by two residences over one, allowing for innovative use of those side yards. Private yards will be allocated to the back with the ground area towards the front providing adequate sound and privacy screening.

We further note that current R5 zoning for this property is quite restrictive, it allows a residence of size that is more suitable to rental tenure. It is the desire of the residents currently living in the neighbourhood to encourage a more stable ownership tenure and as we look at the options under the R9 guidelines which we are proposing, these guidelines will allow for the construction of accommodation much more suitable to family living over a longer term. We have taken the time to poll the residents of the existing neighbourhood and have advised them of what we are proposing to Council this evening and they have signed these documents which I would like to present to Council for their review. There is a total of 11 letters which have been signed and addresses for the surrounding properties. We note that there are also subdivisions approved in this immediate area, two blocks down Godwin on the corner property there are two recently approved subdivisions and we do not see that our property is significantly different from that particular application. Those were approved as an initial introduction of the 33 foot lots into this neighbourhood.

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The Franco family who is currently a joint owner with the Meta family also would like to have the opportunity to have a single family residence. They currently reside in a duplex which they own in the area.

If members of Council have any questions I or the owners, present tonight, would be pleased to try and answer them now."

The letters submitted by the delegation are on file in the office of the Municipal Clerk.

B Y L A W S

FIRST, SECOND AND THIRD READINGS:

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Tax Sale Lands Reserve Fund Expenditure
Bylaw No. 1, 1984' #8208

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Tax Sale Lands Reserve Fund Expenditure
Bylaw No. 1, 1984' #8208

be now read three times."

CARRIED UNANIMOUSLY

SECOND READINGS:

#8199	6554 Twelfth Avenue	RZ #17/84
#8201	7128 Edmonds Street	RZ #1/84
#8202	820 Sperling Avenue	RZ #14/84
#8203	3776, 3798 Canada Way	RZ #72/83

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 1984' #8199

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 1984' #8201

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'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 1984' #8202

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 1984' #8203

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 1984' #8199

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 1984' #8201

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 1984' #8202

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 1984' #8203

be now read a second time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the requirement for underground wiring as stipulated in the Director Planning and Building Inspection's report respecting Rezoning Reference #72/83, 3776 and 3798 Canada Way, be stricken as a condition of rezoning and further, that such a requirement not be included in any subsequent rezoning reports pending Council receipt of a report on the matter of underground wiring and a decision by Council therefrom."

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANKIN:

"THAT the motion as moved by Alderman Stusiak and seconded by Alderman Nikolai being; 'THAT the requirement for underground wiring as stipulated in the Director Planning and Building Inspection's report respecting Rezoning Reference #72/83, 3776 and 3798 Canada Way, be stricken as a condition of rezoning and further, that such a requirement not be included in any subsequent rezoning reports pending Council's receipt of a report on the matter of underground wiring and a decision by Council therefrom,' be now **TABLED.**"

CARRIED

OPPOSED: ALDERMEN EMMOTT,
NIKOLAI AND STUSIAK

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CONSIDERATION AND THIRD READING:

#8175 4372/74/76 Kingsway; 5925/33/39/
47 Kathleen Avenue

RZ #86/83

MOVED BY ALDERMAN McLEAN:

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. 14, 1984'

#8175."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 1984'

#8175

be now read a third time."

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION:

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Capital Works, Machinery and Equipment Reserve Fund
Expenditure Bylaw No. 4, 1984'

#8198

'Burnaby Capital Works, Machinery and Equipment Reserve Fund
Expenditure Bylaw No. 5, 1984'

#8200

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

CARRIED UNANIMOUSLY

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 36, 1984 May 22 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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- (a) Federation of Canadian Municipalities,
Secretary to the Standing Committee
on Resolutions, 1984 May 09, Re:
1984 Conference Resolutions.

A memorandum dated 1984 May 09 was received enclosing a copy of the 1984 Federation of Canadian Municipalities Annual Conference Resolutions Book, which contains all resolutions received from members by the submission deadline of 1984 March 05. Resolutions received after that date will be introduced from the floor of the Conference following debate of the resolutions listed in the book.

- (b) Mr. S. Khan, 1984 May 11, Re: Metro
Transit new Fair Share Fare System.

An undated letter was received expressing concern over the fact that Metro Transit as of 1984 May 01 has updated the transit boundaries with one adjustment being to divide the municipality of Burnaby into two zones. The writer felt that this was most unfair and requested that Council look into this matter on behalf of the residents of Burnaby.

Item 04, Municipal Manager's Report No. 36, 1984 May 22 was brought forward for consideration at this time.

4. Letter from Mr. S. Khan, 3030 Willoughby Avenue,
Burnaby, B.C., V3J 1K9
Transit Fare Zone Boundary in North East Burnaby

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection written in response to the letter received from Mr. S. Khan, a Burnaby resident, regarding the division of Burnaby into two fare zones.

The Acting Municipal Manager recommended:

- (1) THAT B.C. Transit include northeast Burnaby in fare zone 2B as was originally proposed in the Conventional Transit 1984-85 Fare Plan.
- (2) THAT a copy of this report be forwarded to the Vancouver Regional Transit Commission and B.C. Transit.
- (3) THAT a copy of this report be sent to Mr. S. Khan, 3030 Willoughby Street, Burnaby, B.C., V3J 1K9.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

- (c) The Corporation of the City of Port
Coquitlam, City Clerk, 1984 May 08,
Re: European Trip - Incinerator
Operations.

A letter dated 1984 May 08 was received advising that the City Council of the City of Port Coquitlam passed a motion at its regular Council Meeting on 1984 April 30 requesting that Greater Vancouver Regional District be advised that the City of Port Coquitlam is opposed to the G.V.R.D. representatives Mayor Ross and Mayor Lewarne travelling to Europe to view incinerator operations.

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- (d) Alma Kelly, 1984 May 14, Re: Place
for children where they can play,
sing and progress.

An undated letter was received containing the words of a song written by Mrs. Alma Kelly entitled "A Haven that Angels Dream Of" and the writer expressed hope that the words of this song would express to Council the need for a place for children where they can play, sing and progress freely in harmony and joy with safety and security for all of them. Mrs. Kelly also forwarded the words to a song she had written entitled "Burnaby, Burnaby, Burnaby" and the words and music to a song she had written entitled "A Centennial Song, British Columbia".

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN LAWSON:

"THAT this item of correspondence be **REFERRED** to the Parks and Recreation Commission."

CARRIED UNANIMOUSLY

- (e) Geoffrey N. Macaulay, Gail M.
Macaulay, 1984 May 15, Re: Dangerous
intersection exists at Madison Avenue
and Cambridge Street.

A letter dated 1984 May 15 was received advising that it is the writer's contention that the municipal traffic policies have created a potentially dangerous intersection at Madison Avenue and Cambridge Street. The writer further suggested steps that could be taken in order to reduce the potentially dangerous situation at this intersection.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this item of correspondence be **REFERRED** to the Traffic Safety Committee."

CARRIED UNANIMOUSLY

- (f) Province of British Columbia, Ministry
of Municipal Affairs, Minister, 1984
May 14, Re: Transfer of unused project
funds.

A letter dated 1984 May 14 was received advising that the Minister of Municipal Affairs has reviewed the request of the municipality concerning the transfer of unused project funds out of the 1983 Revenue Sharing Act Roads Program from the Kensington Railway Overpass Project to the proposed Oakland Street reconstruction. The Minister of Municipal Affairs advised that he was prepared to support the request of the transfer of \$1,357,000.00 and requested that appropriate plans and finalized estimates on the new project be submitted to the Ministry of Transportation and Highways at the municipality's earliest convenience.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

1984 May 22

(a) Traffic Safety Committee
Re: Traffic Matters

A. Eighteenth Street and Stride Avenue -
Request to Institute Patrolled Crosswalk

The Traffic Safety Committee submitted a report in response to a memorandum received from the Director Engineering regarding a request received to institute a patrolled crossing of Stride Avenue at Eighteenth Street.

The Traffic Safety Committee recommended:

- (1) THAT Council concur with recommendation No. 1 as submitted by the Stride Avenue Community Council being, 'THAT a school patrol on Stride Avenue at Eighteenth Street be provided.'
- (2) THAT staff be requested to investigate the signing in the vicinity of Stride Avenue Community School.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN DRUMMOND:

"THAT Council concur with recommendation No. 1 as submitted by the Stride Avenue Community Council being, 'THAT a school patrol on Stride Avenue at Eighteenth Street be provided.'"

CARRIED
OPPOSED: ALDERMEN EMMOTT,
LAWSON AND STUSIAK

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

"THAT requests for voluntary school patrolled crossings be dealt with by the Burnaby School Board and the particular school involved."

MOTION DEFEATED
OPPOSED: ACTING MAYOR BROWN, ALDERMEN
DRUMMOND, EMMOTT, LAWSON, RANKIN
AND STUSIAK

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN NIKOLAI:

"THAT staff be requested to investigate the signing in the vicinity of Stride Avenue Community School."

CARRIED UNANIMOUSLY

B. Request for Controlled Crosswalk Light -
Intersection of McMurray Avenue and Kingsway

The Traffic Safety Committee submitted a report in response to a letter received from Mr. L.T. Mills, Manager, Resources Protection Department, Dow Service Centre, Simpson Sears Ltd., advising that as a result of another serious pedestrian accident on 1984 March 23, a controlled crosswalk light should be installed at the pedestrian crosswalk which runs north and south at the intersection of McMurray Avenue and Kingsway.

The Traffic Safety Committee recommended:

- (1) THAT a copy of this report be sent to Mr. L.T. Mills, Manager, Resources Protection Department, Dow Service Centre, Simpson Sears Ltd., 6560 Dow Avenue, Burnaby, B.C., V5H 3C8.

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MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

C. Silhouette Signs for School Crosswalks

The Traffic Safety Committee submitted a report written in response to report received from the Director Engineering regarding silhouette signs for school crosswalks.

The Traffic Safety Committee recommended:

- (1) THAT the conditions and procedures for the placement of silhouette signs, as set out in the Director Engineering's report, be approved.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

- (c) The Acting Municipal Manager presented Report No. 36, 1984 May 22 on the matters listed following as Items 01 to 07 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Demolition of 4203 Trinity Street
McGill Park

The Acting Municipal Manager submitted a report from the Director Recreation and Cultural Services advising that at its meeting of 1984 May 16 the Parks and Recreation Commission received a report regarding the demolition of 4203 Trinity Street and approved the following recommendations:

THAT the Commission approved the demolition of 4203 Trinity Street.

THAT the Commission so recommend to Council.

The Acting Municipal Manager recommended:

- (1) THAT Council approve the demolition of 4203 Trinity Street.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

2. Work Orders - Nos. 60-21-048 and 60-21-049

The Acting Municipal Manager submitted a report from the Director Engineering providing details of costs associated with the following works; a) construct watermain on Oakland Street from Royal Oak Avenue to Sperling Avenue and on Willard Street from 14th Avenue to 15th Avenue with all necessary fittings and appurtenances, b) construct watermain on Beaverbrook Drive from Noel Drive to Cameron Street with all necessary fittings and appurtenances.

The total cost of the proposed work to be performed is \$238,000.00.

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The Acting Municipal Manager recommended:

- (1) THAT Work Order Nos. 60-21-048 and 60-21-049 be approved.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

3. Retirement - Mr. Albert Little

The Acting Municipal Manager submitted a report from the Personnel Director advising that Mr. Albert Little will be retiring from employment with the Corporation on 1984 May 31 after 27 years of service.

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

4. Letter from Mr. S. Khan, 3030 Willoughby Avenue,
Burnaby, B.C., V3J 1K9
Transit Fare Zone Boundary in North East Burnaby

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

5. Demolition of House to Permit Road Construction
Pertaining to Lease of Lands in Burnaby Lake
Sports Complex (Burnaby Lake Management Ltd.)

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection advising that on 1984 May 07 Council considered a report on the matter of leasing a site to Burnaby Lake Management Ltd. for a Family Fitness Park. In order to service the site with the necessary road connections, a new piece of road to connect Ardingley Avenue to Norland Avenue is required. This road will be constructed in conjunction with the servicing of the site to be leased to Burnaby Lake Management. There is an existing house at 6361 Hardwick which is owned by the municipality and must be removed in order to preload the land as soon as possible, to permit the construction of the road early next year.

The Acting Municipal Manager recommended:

- (1) THAT Council authorize the giving of a Notice to Vacate and the demolition of a house at 6361 Hardwick Street to facilitate construction of the Norland to Ardingley connector road.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

1984 May 22

6. Rezoning Reference #6/84
Lot 1, Lot 16, Block 12, D.L. 30, Plan 3036
Lot 1, Lot 16, Block 13, D.L. 30, Plan 3036
Rem. 72, Rem. 73, Rem. 74, Ex. Pl. 4427, D.L. 30,
Plan 29773
7510, 7520 Rosewood Street, 7086, 7124,
7126 Mary Avenue and 7520, 7521 Holly Street

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection advising that Council on 1984 March 19 received a report from the Planning and Building Inspection Department concerning the rezoning of the site at 7510, 7520 Rosewood, 7086, 7124, 7126 Mary Avenue and 7520, 7521 Holly Street and subsequently authorized the Department to work with the applicant in preparation of a suitable plan of development with the understanding that a further more detailed report will be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

The Acting Municipal Manager recommended:

- (1) THAT Council authorize the introduction of a Lane Closing Bylaw, according to the terms outlined in Section 3.5 of this report, contingent upon the granting by Council of first and second readings of the subject rezoning bylaw.
- (2) THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19 at 19:30 h, and that the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the 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 into one legal parcel.
 - f) The granting of any necessary easements.
 - g) The dedication of any rights-of-way deemed requisite.
 - h) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
 - i) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.

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MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

7. Rezoning Applications

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

The Acting Municipal Manager recommended:

THAT a date for a Public Hearing for this group of rezonings be set for Tuesday, 1984 June 19 except where noted otherwise in the individual reports.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

Item 1 - RZ #20/84

Application for the rezoning of:

Legal: Lot 13, Blk. 14, D.L. 116, Plan 2223

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

Address: 3921 Parker Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19 at 19:30 h and that the following be established as prerequisites to 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 NIKOLAI:

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

CARRIED
OPPOSED: ALDERMAN McLEAN

Item 2 - RZ #21/84

Application for the rezoning of:

Legal: Lot 8, Blk. 28, D.L. 122, Plan 13130

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

Address: 4830 Union Street

The Acting Municipal Manager recommended:

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- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19 at 19:30 h and that the following be established as prerequisites to 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 EMMOTT:

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

CARRIED UNANIMOUSLY

Item 3 - RZ #22/84

Application for the rezoning of:

Legal: Lot 11, Blk. 10, D.L. 76, Plan 1885

From: Residential District (R5)

To: Residential District (R9)

Address: 5887 Sprott Street

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

"THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19."

CARRIED

OPPOSED: ALDERMEN DRUMMOND,
LAWSON AND McLEAN

Item 4 - RZ #23/84

Application for the rezoning of:

Legal: Lot 34, D.L. 166A, Plan 48494

From: Comprehensive Development District (CD)

To: Amended Comprehensive Development District (Amended CD)
based upon the M1 and M5 District guidelines.

Address: 7402 Fraser Park Drive

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19 at 19:30 h and that the following be established as prerequisites to completion of rezoning:
- a) The submission of a suitable plan of development.

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- 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 granting of any necessary easements.
- e) The dedication of any rights-of-way deemed requisite.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

Item 5 - RZ #24/84

Application for the rezoning of:

Legal: Lot A, Blk. 20, D.L. 187, Plan 14306

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

Address: 4408 Cambridge Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19 at 19:30 h and that the following be established as prerequisites to 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 LAWSON:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 6 - RZ #25/84

Application for the rezoning of:

Legal: Lot 2, D.L. 77, Plan 3051; Lots 1 - 17, Blk. 3, D.L. 77, Plan 3051; Lots 36 - 50, Blk. 3, D.L. 77, Plan 3051; Lot 55 Ex S 6.5', Blk. 3, D.L. & 7, Plan 3051; Lot 56 Ex S 6.5', Blk. 3, D.L. 77, Plan 3051; Lot 57 Ex S 6.5', Blk. 3, D.L. 77, Plan 3051; Lot 58 Ex S 6.5', Blk. 3, D.L. 77, Plan 3051; Lots 59 - 69, Blk. 3, D.L. 77, Plan 3051; Lots E & F, Blk. 3, D.L. 77, Plan 13680, Lot G, Blk. 3, D.L. 77, Plan 3051; Lots 88 - 95, Blk. 3, D.L. 77, Plan 13680; Lots 51 & 52 and 53 & 54, Blk. 3, D.L. 77, Plan 3051; Lots C and D, Blk. 3, D.L. 77, Plan 3354; Portion of Lot 5, D.L. 77, Plan 3051

1984 May 22

From: General Industrial District (M2)
To: Comprehensive Development District (CD) based upon the P3 District guidelines.

Address: 6406 - 6528, 6499 Darnley Street; 6421 - 6427, 6422 - 6528 Hyde Street; 6433 - 6527 Laurel Street; 3286 - 3388 Ardingley Avenue; 6499 Non Street

The Acting Municipal Manager recommended:

- (1) THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 3.4 of this report, contingent upon the granting by Council of first and second readings of the subject rezoning bylaw.
- (2) THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19 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 a sufficient monies to cover the costs of the developer's share of the 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 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 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 retention of as many existing mature trees as possible on the site.
 - h) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - i) The undergrounding of existing overhead wiring abutting the site.
 - j) The posting of an Irrevocable Letter of Credit for \$200,000 to ensure the completion of all the works and the landscaping shown on the drawings.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

1984 May 22

Item 7 - RZ #26/84

Application for the rezoning of:

Legal: Lot 11, Blk. 8, D.L. 93, Plan 1525

From: Residential District (R5)

To: Residential District (R9)

Address: 6629 Gilley Avenue

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19 at 19:30 h and that the following be established as prerequisites to 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 NIKOLAI:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

Item 8 - RZ #27/84

Application for the rezoning of:

Legal: Pcl. "A", Expl. Pl. 10683, Blk. 6, D.L. 207,
Plan 4032, Except. Pl. 28286

From: Residential District (R4)

To: Residential District (R9)

Address: 7021 Curtis Street

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

Item 9 - RZ #28/84

Application for the rezoning of:

Legal: Lot "D", D.L. 92, Plan 17077

From: Residential District (R5)

To: Residential District (R9)

Address: 6325 Brantford Avenue

1984 May 22

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19 at 19:30 h and that the following be established as prerequisites to 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 LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

Item 10 - RZ #29/84

Application for the rezoning of:

Legal: Lot 3, Blk. 13, D.L. 32, Plan 1667

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

Address: 4325 Sardis Street

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

Item 11 - RZ #30/84

Application for the rezoning of:

Legal: Lot 46, Blks. 1 & 2, D.L. 158, Pl. 17337

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

Address: 7610 Nelson Avenue

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN McLEAN:

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

FOR: ACTING MAYOR BROWN, DRUMMOND,
LAWSON AND McLEAN
OPPOSED: ALDERMEN EMMOTT, NIKOLAI, RANKIN
AND STUSIAK

1984 May 22

The votes as recorded being equal both for and against the question, the question was declared negatived and LOST.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19."

CARRIED
OPPOSED: ACTING MAYOR BROWN,
ALDERMEN DRUMMOND AND
LAWSON

Item 12 - RZ #31/84

Application for the rezoning of:

Legal: Lot 1 E 1/2, Lot 2 E 1/2, Blk. 2 W. Part,
D.L. 99, Plan 1579

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

Address: 4520 Imperial Street

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN McLEAN:

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

MOTION DEFEATED
FOR: ALDERMEN DRUMMOND, LAWSON AND
McLEAN
OPPOSED: ACTING MAYOR BROWN, ALDERMEN
EMMOTT, NIKOLAI, RANKIN AND
STUSIAK

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19."

CARRIED
OPPOSED: ALDERMEN DRUMMOND,
LAWSON AND McLEAN

Item 13 - RZ #32/84

Application for the rezoning of:

Legal: Lot 3 N 1/2, Blks. 34 & 36, D.L. 35,
Plan 2603

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

Address: 3842 Fir Street

The Acting Municipal Manager recommended:

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

1984 May 22

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN LAWSON:

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

MOTION DEFEATED
FOR: ALDERMEN DRUMMOND AND LAWSON
OPPOSED: ACTING MAYOR BROWN, ALDERMEN
EMMOTT, McLEAN, NIKOLAI, RANKIN
AND STUSIAK

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19."

CARRIED
OPPOSED: ALDERMEN DRUMMOND AND
LAWSON

Item 14 - RZ #33/84

Application for the rezoning of:

Legal: Portion of Lot 89, D.L. 10, Plan 63231

From: Comprehensive Development District (CD)
To: Amended Comprehensive Development District (Amended CD)

Address: 3280 & 3290 Production Way

The Acting Municipal Manager recommended:

- (1) THAT Council authorize the Planning and Building Inspection Department to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing reflecting the development concept as outlined in this report.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

Item 15 - RZ #34/84

Application for the rezoning of:

Legal: Lot 7, Blk. 27, D.L. 34, Plan 1355

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

Address: 4084 Brandon Street

The Acting Municipal Manager recommended:

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

MOTION DEFEATED
FOR: ALDERMEN DRUMMOND, LAWSON AND
McLEAN
OPPOSED: ACTING MAYOR BROWN, ALDERMEN
EMMOTT, NIKOLAI, RANKIN AND
STUSIAK

1984 May 22

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19."

CARRIED
OPPOSED: ALDERMEN DRUMMOND,
LAWSON AND McLEAN

Item 16 - RZ #36/84

Application for the rezoning of:

Legal: Lot 8, Blks. 18 & 19, D.L. 35, Pl. 1198;
Lot 7 Exc. S 20 ft., Blks. 14, 18, 19 & 20,
D.L. 35, Pl. 1198; Lot 6, Blks. 14, 18, 19 &
20, D.L. 35, Pl. 2274; Lot 5, Blk. 19,
D.L. 35, Plan 2274

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

Address: 3754, 3762, 3768, 3776 Thurston Street

The Acting Municipal Manager recommended:

- (1) THAT the Planning and Building Inspection Department be authorized to work with the applicant towards the preparation of a plan of development for an appropriate site assembly as described in Section 4.1 of this report and suitable for presentation to a Public Hearing.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

Item 17 - RZ #37/84

Application for the rezoning of:

Legal: Lot 24, Blk. 11, D.L. 99, Plan 18528

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

Address: 7125 Frederick Avenue

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19 at 19:30 h and that the following be established as prerequisites to 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 McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

1984 May 22

Item 18 - RZ #38/84

Application for the rezoning of:

Legal: Lot B Except Plans 12317 & 28760, D.L. 10,
Plan 6980

From: Residential District (R1)
To: Comprehensive Development District (CD)

Address: Portion of 8760 Lougheed Hwy.

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19 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) Approval of the Ministry of Transportation & Highways to the rezoning application.
 - c) The deposit of a sufficient monies to cover the costs of the developer's share of the 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.
 - d) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - e) The granting of any necessary easements.
 - f) The retention of as many existing mature trees as possible on the site.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

Item 19 - RZ #40/84

Application for the rezoning of:

Legal: Lot 46, D.L. 34, Plan 28060

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

Address: 4742 Inman Avenue

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to first reading on 1984 June 11 and to a Public Hearing on 1984 June 19 at 19:30 h and that the following be established as prerequisites to completion of rezoning:

1984 May 22

- a) The satisfaction of all necessary subdivision requirements.
- b) The submission of a \$933.00 per unit Neighbourhood Parkland Acquisition Charge.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman Stusiak:

Alderman Stusiak enquired into the possibility of obtaining a copy of a book currently being written by Mr. Edgar Horwood, a professor of civil engineering and urban planning at the University of Washington in Seattle, on the subject of Vancouver's rapid transit system. Mr. Horwood is considered to be a U.S. transit expert and an article concerning his book appeared in a recent edition of the Globe & Mail. Alderman Stusiak prior to tonight's Council Meeting circulated copies of the article that appeared in the Globe & Mail to all Council members.

Alderman Drummond:

Alderman Drummond then enquired as to the current status respecting the turn around in the lane to the rear of the 200 block N. Gamma Avenue.

In response to Alderman Drummond's enquiry the Director Engineering, Mr. E.E. Olson, explained that it is now a matter of policing the site and further that a vast majority of the homeowners in the area are satisfied with what has been done.

Alderman Rankin:

Alderman Rankin enquired as to the possibility of having the Engineering Department review the traffic pattern at the intersection of Broadway and Bainbridge Avenue. Alderman Rankin advised that he had received an enquiry from a Burnaby resident with respect to the hazardous condition at this intersection. It was suggested that while traffic was being diverted from Sperling Avenue to Bainbridge Avenue that the intersection at Broadway and Bainbridge Avenue could become a temporary three-way stop intersection.

In response to Alderman Rankin's enquiry, the Director Engineering, Mr. E.E. Olson, advised that he would ask the Traffic Supervisor to investigate this intersection and determine what action should be taken.

1984 May 22

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANKIN:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 20:51 h.

Confirmed:

Certified Correct:



ACTING MAYOR



DEPUTY MUNICIPAL CLERK