

1984 SEPTEMBER 24

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1984 September 24 at 7:00 p.m.

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

ABSENT: Alderman D.N. Brown
Alderman D.A. Lawson

STAFF: Mr. M.J. Shelley, 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, Municipal Clerk
Mr. T.M. Dunlop, Deputy Municipal Clerk

Alderman Emmott advised that a Lower Mainland resident, Mr. John K. Parker, was the winner of a recent International Piano competition held in Leeds, England and it was suggested that if he were a Burnaby resident, appropriate recognition be given by Council. His Worship, Mayor Lewarne, undertook to investigate this matter and follow up with the appropriate action.

M I N U T E S

(a) The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1984 September 17 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 September 17 be now adopted."

CARRIED UNANIMOUSLY

(b) The minutes of the Public Hearing (Zoning) held on 1984 September 18 came forward for adoption.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the minutes of the Public Hearing (Zoning) held on 1984 September 18 be now adopted."

CARRIED UNANIMOUSLY

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

(a) His Worship, Mayor Lewarne, issued the following proclamation regarding "Lions Food Bank Day":

"NOW THEREFORE I, William A. Lewarne, Mayor of Burnaby, do hereby proclaim Saturday, 1984 September 29 as:

'LIONS FOOD BANK DAY'."

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DELEGATIONS

The following wrote requesting an audience with Council.

- (a) Mr. Frank Ghilarducci, 1984 September 12, Re: 7878/80 Burris Street, Burnaby, B.C. - Proposed semi-detached dwelling.
Spokesman - Frank Ghilarducci
- (b) Genera Realty Inc., 1984 September 13, Re: Application for rezoning - 6574 Hastings Street.
Spokesman - David E. Patriquin
- (c) Mr. William B. Tupper, 1984 September 17, Re: Proposed Recreational Vehicle Park at 4219 Lougheed Highway.
Spokesman - William B. Tupper

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. Frank Ghilarducci, 245 S. Fell Avenue, addressed the members of Council with respect to construction of a proposed semi-detached dwelling at 7878/80 Burris Street. Mr. Ghilarducci read from a prepared brief submitted to this evening's Council Meeting, the text of which is contained hereunder:

"I wish to point out my views regarding the proposed construction of the abovementioned semi-detached dwelling. This dwelling would be slightly higher and larger than the Zoning Bylaw permits.

The semi-detached dwelling I propose would be impossible to 'fourplex'. Each unit would have 3 bedrooms and 2 bathrooms on the upper floor. The lower floor would have a kitchen, living and dining rooms, den, laundry, entry hall and powder room. Below this floor would be crawl space of approximately 3 to 4 feet. This layout would completely eliminate any chance of additional illegal suites or 'fourplexing' in the future.

I also feel that having two stories, rather than one storey and a cellar would be much more aesthetically pleasing. The mini 'townhouse' style of architecture I propose would be more compatible with the average 2 or 2 1/2 storey single family dwelling. I feel that the townhouse style of architecture I wish to build would not be too high and bulky. It is my understanding that the bulk of a building is the product of width x height x floor area. The way the current bylaw is written, one could build a single family dwelling significantly larger and bulkier than a semi-detached dwelling. On this particular property a single family dwelling of two stories and a cellar could be built, having a 35% lot coverage area of 3,480 sq.ft. per floor, yet a semi-detached dwelling of only one storey and a cellar of 2,494 sq.ft. per floor is all that is permitted. Working out these figures further, one could construct a single family dwelling of over 10,000 sq.ft. total in area, but a semi-detached dwelling must be less than 5,000 sq.ft. total area.

The semi-detached dwelling I propose to construct would be only 3,600 sq.ft. total area and would be considerably less bulky than either of the building types I can legally build.

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To conclude, I feel very strongly that the type and style of the semi-detached dwelling I propose, would not be objectionable to the majority of residents in Burnaby. Also these same residents could rest assured that fourplexing could not occur.

I feel that the current bylaw pertaining to semi-detached dwellings should be amended as I have proposed."

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN McLEAN:

"THAT Item 14, Municipal Manager's Supplementary Report No. 59, 1984 September 24 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

14. (a) Item of Correspondence from Burnaby Board
of Variance
Semi-Detached or Duplex Dwellings
(b) Letter from Mr. Frank Ghilarducci,
245 S. Fell Ave., Burnaby, B.C., V5B 3Y3

The Municipal Manager submitted a report from the Director Planning and Building Inspection prepared in response to a letter from the Secretary of the Burnaby Board of Variance with respect to the Board's recommendation that Council give consideration to amending the Zoning Bylaw to permit an increase in the allowable height and maximum gross floor area of semi-detached or duplex dwellings.

The Municipal Manager recommended:

- (1) THAT Council reply to the Secretary, Board of Variance, expressing appreciation for the Board's interest in this matter but informing them that it would be inappropriate to amend the Zoning Bylaw as proposed and attach a copy of the report.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN NIKOLAI:

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

MOTION DEFEATED

FOR: ALDERMEN DRUMMOND, EMMOTT AND
McLEAN

OPPOSED: MAYOR LEWARNE, ALDERMEN NIKOLAI,
RANKIN AND STUSIAK

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANKIN:

"THAT this matter be **REFERRED** to the Housing Committee, and further;

THAT this matter be the subject of a meeting to be convened between the Housing Committee and the Board of Variance with an informational report to be submitted by the Housing Committee to Council following its meeting with the Board of Variance."

CARRIED UNANIMOUSLY

- (b) Mr. David E. Patriquin, 1402 Chippendale Road, West Vancouver, then addressed the members of Council on behalf of Genera Realty Inc. Mr. Patriquin spoke to a report dated 1984 September 05 from the Director Planning and Building Inspection as submitted by the Municipal Manager to Council at its meeting of 1984 September 10. The delegation then advised that, in response to suggestions raised in the report, a new plan had now been submitted which included increased parking, a decreased building size and elimination of service areas from the lane and the east and west property lines. Council was therefore urged to approve preparation of a rezoning bylaw and, following first reading, that it be forwarded to Public Hearing on 1984 October 23.

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- (c) This delegation withdrew its request to appear before Council as a delegation prior to the commencement of this evening's Council Meeting.

B Y L A W S

FIRST, SECOND AND THIRD READING:

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT

'Burnaby Road Closing Bylaw No. 3, 1984'

#8262

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 STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT

'Burnaby Road Closing Bylaw No. 3, 1984'

#8262

be now read three times."

CARRIED UNANIMOUSLY

SECOND READINGS:

#8255	6943, 6944, 6954 18th Avenue; 7449 Ayres Avenue and 7485 19th Avenue	RZ #16/83
#8256	249, 259, 271 Duthie Avenue; 7158, 7160, 7162, 7164, 7170 Barnet Road	RZ #3/84

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT Item 09, Municipal Manager's Report No. 59, 1984 September 24 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- 9. Rezoning Reference #3/84
 Lot 17, Lot 18, Pcl "A", Expl. Pl. 15768,
 Lot 18, Exc. Pcl. "A" Expl. Pl. 15768, Lots 10,
 11, 12, 13, & 14, Blk. 2, D.L. 207, Plan 4032

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding proposed rezoning of 249, 259, 271 Duthie Avenue and 7158, 7160, 7162, 7164, 7170 Barnet Road from Residential District (R4) and Neighbourhood Institutional District (P1) to Comprehensive Development District (CD) based on RM1 Multiple Family Residential District regulations. The report advised of minor discrepancies included in Public Hearing signs placed on the project site and noted that advice received from the Municipal Solicitor suggested it was unlikely that there would be any legal implications in the processing of the subject rezoning application. Staff was of the opinion that a new Public Hearing would, therefore, not be necessary under the circumstances.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT

- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 55, 1984' #8255
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 56, 1984' #8256

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 STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT

- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 55, 1984' #8255
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 56, 1984' #8256

be now read a second time."

CARRIED UNANIMOUSLY

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CONSIDERATION AND THIRD READING:

#8224 Portion of 8760 Lougheed Highway

RZ #38/84

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 1984' #8224."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 1984' #8224

be now read a third time."

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION:

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT

'Burnaby Dog Tax and Pound and Animal Regulation Bylaw 1972,
Amendment Bylaw No. 2, 1984' #8257

'Burnaby Parks Regulation Bylaw 1979, Amendment Bylaw No. 1, 1984' #8258

'Burnaby Local Improvement Financing Bylaw No. 1, 1984' #8261

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. 59, 1984 September 24 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) North Fraser Harbour Commission,
Secretary, 1984 September 05, Re:
Appointment or Reappointment to
North Fraser Harbour Commission

A letter dated 1984 September 05 was received from the North Fraser Harbour Commission requesting Council's recommendation with respect to appointment or reappointment of a member to the North Fraser Harbour Commission upon the expiration of the three year term of office of Commissioner Lloyd D. Whalen on 1984 November 30.

His Worship, Mayor Lewarne, advised that he would be reporting to Council on this matter at a later date.

- (b) Province of British Columbia, Ministry
of Finance, Government Agent, 1984
September 10, Re: Discussion Paper -
Taxation and Economic Development

A letter dated 1984 September 10 was received from the Ministry of Finance, Office of the Government Agent, advising of consultative meetings scheduled for throughout the province on the topic of the impact of taxation on economic development. Members of Council were invited to contact the Government Agent's Office if they wished to make any presentation at such meetings or to receive further information.

- (c) Union of British Columbia Municipalities,
Executive Director, 1984 September 10,
Re: Public Hearings on Taxation and
Economic Development Scheduled by Minister
of Finance

A memorandum dated 1984 September 10 was received from the Union of British Columbia Municipalities with respect to the public hearings on taxation and economic development as scheduled by the Minister of Finance. The memo requested member municipalities to submit copies to the U.B.C.M. of any brief or submission proposed to be made during the consultative period.

- (d) Royal Canadian Legion, South Burnaby
Branch No. 83, Poppy Campaign Chairman,
1984 August 30, Re:
1. Request permission to conduct Tag Days
on Thursday, Friday and Saturday, 1984
November 8, 9 and 10.
2. Request permission to hold Remembrance
Day Parade on Sunday, 1984 November 11

A letter dated 1984 August 30 was received from the Royal Canadian Legion, South Burnaby Branch No. 83, requesting permission to conduct Tag Days during November and to hold the Remembrance Day Parade on Sunday, 1984 November 11.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT Council grant permission to the Royal Canadian Legion, South Burnaby Branch No. 83 to conduct Tag Days within the municipality on Thursday, 1984 November 08, Friday, November 09 and Saturday, November 10, and further;

THAT Council grant permission to the Royal Canadian Legion, South Burnaby Branch No. 83 to hold its Remembrance Day Parade on Sunday, 1984 November 11."

CARRIED UNANIMOUSLY

- (e) Mr. Rick Bennett, 1984 September 14,
Re: Future of the Oakalla Prison Lands

A letter dated 1984 September 14 was received from Mr. Rick Bennett enclosing a copy of correspondence to the Provincial Attorney General with respect to the future disposition of the Oakalla lands.

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MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN DRUMMOND:

"THAT this item of correspondence be **REFERRED** to the Municipal Manager for an examination of the feasibility and desirability of the writer's proposal."

CARRIED

OPPOSED: MAYOR LEWARNE AND
ALDERMAN STUSIAK

- (f) Teleglobe Canada, Station Manager,
Vancouver International Centre, 1984
September 17, Re: Request temporary
closure of Willingdon Green Road

A letter dated 1984 September 17 was received from Teleglobe Canada with respect to proposed temporary closure of Willingdon Green Road to accommodate the opening ceremonies of the new international telecommunications complex on 1984 November 07.

Item 05, Municipal Manager's Report No. 59, 1984 September 24 was brought forward for consideration at this time.

5. Letter from Mr. John Neilson of Teleglobe Canada
Vancouver Gateway, 1158 Melville Street,
Vancouver, B.C., V6E 2W9
Willingdon Green Road Closure

The Municipal Manager submitted a report from the Director Engineering with respect to the request from Teleglobe Canada for temporary closure of Willingdon Green Road. The report advised that staff recommendation for approval of the request was based on the assumption that Teleglobe Canada had contacted developers involved in construction on adjacent properties to ensure there would no adverse effects.

The Municipal Manager recommended:

- (1) THAT Council approve the requested closure subject to the conditions contained in the Engineer's report.
- (2) THAT a copy of the report be sent to Teleglobe Canada, 1158 Melville Street, Vancouver, B.C., V6E 2W9.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

- (g) British Columbia Institute of Technology,
President, 1984 September 17, Re:
Appreciate recognition of Institute in
proclaiming "B.C.I.T. Week"

A letter dated 1984 September 17 was received expressing thanks and appreciation to Council and the citizens of Burnaby for supporting B.C.I.T. Week, 1984 September 09 to September 15. The letter also expressed thanks to His Worship, Mayor Lewarne, for his personal attendance and participation in the Institute's rededication ceremony held on 1984 September 14.

- (h) Royal Canadian Air Cadets, Squadron
No. 637, Secretary, Sponsoring Committee,
1984 September 16, Re: Request permission
to hold Tag Days - Friday and Saturday,
1984 October 19 and 20

A letter dated 1984 September 16 was received from the Royal Canadian Air Cadets, No. 637 "Arrow" Squadron, requesting permission to hold Tag Days during October.

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT Council grant permission to the Royal Canadian Air Cadets, No. 637 'Arrow' Squadron to hold Tag Days within the municipality on Friday, 1984 October 19 and Saturday, 1984 October 20."

CARRIED UNANIMOUSLY

T A B L E D M A T T E R

- (a) Responses to 1983 U.B.C.M. Resolutions:
Provisions of Municipal Control of
Strata Plans for New and Unoccupied
Buildings - Resolution B48

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT Item 01, Municipal Manager's Report No. 59, 1984 September 24 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

1. Responses to 1984 U.B.C.M. Resolutions:
Provision of Municipal Control of Strata Plans
for New and Unoccupied Buildings - Resolutions B48

The Municipal Manager submitted a report from the Director Planning and Building Inspection providing clarification of instances where developers had circumvented zoning bylaw regulations in order to strata title semi-detached dwellings for sale as fourplex units. The report advised that in 1981 and 1982, from a total of 18 semi-detached, two family dwellings, ten had been subsequently strata titled without municipal approval. Research revealed that nine of the ten two family dwellings contained illegal dwelling units.

The Municipl Manager recommended:

- (1) THAT Council continue to press for the implementation of Resolution B48 by the Province, through the U.B.C.M. Executive.
- (2) THAT a copy of this report be forwarded to Mayor A.L. Moore, President of the U.B.C.M. - 313 Sixth Street, New Westminster, B.C., V3L 3A7 for appropriate follow up actions.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT Item 01, Municipal Manager's Report No. 59, 1984 September 24 be received for information purposes."

CARRIED
OPPOSED: ALDERMAN STUSIAK

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT Item 05, Municipal Manager's Report No. 53, 1984 August 27 be now **LIFTED** from the table."

CARRIED UNANIMOUSLY

The following report was tabled by Council at the regular Concil Meeting held on 1984 August 27 pending receipt of the aforementioned report from the Director Planning and Building Inspection.

5. Responses to 1983 U.B.C.M. Resolutions:
Provisions of Municipal Control of Strata
Plans for New and Unoccupied Buildings -
Resolution B48

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding responses to 1983 U.B.C.M. Resolutions, specifically Provision of Municipal Control of Strata Plans for New and Unoccupied Buildings - Resolution B48. The report notes that the absence of municipal control continues to be regarded by certain developers as an opportunity to circumvent zoning bylaw regulations, particularly where new semi-detached dwellings, intended for two family occupancy, were being strata titled before completion and subsequently sold as fourplex strata units.

The Municipal Manager recommended:

- (1) THAT Council continue to press for the implementation of Resolution B48 by the Province, through the U.B.C.M. Executive.
- (2) THAT a copy of this report be forwarded to Mayor A.L. Moore, President of the U.B.C.M. - 313 Sixth Street, New Westminster, B.C., V3L 3A7 for appropriate follow up actions.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN BROWN:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT Item 5, Municipal Manager's Report No. 53, 1984 August 27, be now TABLED."

CARRIED UNANIMOUSLY

The motion as moved by Alderman Nikolai and seconded by Alderman Brown at the regular Council Meeting held on 1984 August 27, being; "THAT the recommendations of the Municipal Manager be adopted," was now before the meeting.

A vote was then taken on the motion as moved by Alderman Nikolai and seconded by Alderman Brown at the regular Council Meeting held on 1984 August 27 being; "THAT the recommendations of the Municipal Manager be adopted," and same was DEFEATED with Mayor Lewarne and Aldermen Emmott, Nikolai and Stusiak OPPOSED.

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

- (a) The Municipal Manager presented Report No. 59, 1984 September 24 on the matters listed following as Items 01 to 14 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Responses to 1983 U.B.C.M. Resolutions:
Provision of Municipal Control of Strata Plans
for New and Unoccupied Buildings - Resolution B48

This item was dealt with previously in the meeting in conjunction with Item 6.(a) under Tabled Matter.

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2. Endorsement of Decisions Taken by Council
"In Camera" 1984 August 27

The Municipal Manager submitted a report from the Municipal Clerk regarding decisions that had been taken at a Caucus Meeting "In Camera" held on 1984 August 27 respecting property acquisitions at Cariboo Road and Augusta Avenue.

The Municipal Manager recommended:

- (1) THAT Council endorse at an "open" Council Meeting the decisions that have been taken by Council at a Caucus Meeting "In Camera" 1984 August 27 as enumerated in the Municipal Clerk's report.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

3. Closure of a Portion of Regent Street and Acquisition
of a Portion of Adjacent Properties to Facilitate
Consolidation and Development of Municipal Lands

The Municipal Manager submitted a report from the Director Planning and Building Inspection with respect to proposed property acquisition to enable the municipality to proceed with the closure of the full Regent Street road allowance and subsequently, with the sale and consolidation of adjacent properties. It was noted that the initial costs of acquiring the subject lands will be captured by sale of the consolidated parcel resulting from the proposed closure.

The Municipal Manager recommended:

- (1) THAT Council authorize the acquisition of a portion of properties addressed at 3958 and 4008 Myrtle Street as shown on Figure 1 of the report.
- (2) THAT the amount of compensation paid be determined by survey at a value of \$3.50 per square foot (which equates to approximately \$11,650.00).
- (3) THAT the Director Engineering be authorized to arrange for the preparation of the necessary survey plans.
- (4) THAT Council authorize the registration of a covenant against the title of the closed Regent Street road allowance prohibiting the construction of a building within this area as shown on Figure 3 of the report.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

4. Robert Burnaby Park Boundary Realignment Bylaw

The Municipal Manager submitted a report from the Municipal Clerk with respect to the Robert Burnaby Park Boundary Realignment Bylaw. The report advised that "Robert Burnaby Park Boundary Realignment Bylaw, 1984", Bylaw 8253 as given three readings by Council on 1984 August 27 required approval of the Ministry of Municipal Affairs pursuant to Section 532(3) of the Municipal Act. The report advised that it was the Ministry's practice to fully inform the public of the proposal by requiring that an advertisement be placed in a local newspaper to provide an opportunity for public comment. The report also contained a copy of the advertisement proposed for insertion in the next edition of "Burnaby Now".

The Municipal Manager recommended:

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

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

5. Letter from Mr. John Neilson of Teleglobe Canada
Vancouver Gateway, 1158 Melville Street,
Vancouver, B.C., V6E 2W9
Willingdon Green Road Closure

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

6. Closure of Lane Allowance South of Pandora Street
Between Barnet Road and Duthie Avenue
Road Closure Ref. #10/84

The Municipal Manager submitted a report from the Director Planning and Building Inspection with respect to proposed closure of the lane allowance south of Pandora Street between Barnet Road and Duthie Avenue. It was recommended that Council approve the closure to permit consolidation with abutting properties to create a proposed development site.

The Municipal Manager recommended:

- (1) THAT the portion of lane allowance south of Pandora Street between Barnet Road and Duthie Avenue be sold for consolidation with abutting properties as more particularly outlined in the report of the Director Planning and Building Inspection.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

7. Proposed Sale of Municipal Property
8651 Royal Oak Avenue
D.L. 162, Block 2, Lot A of Lot 3, Plan 18927

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the proposed sale of 8651 Royal Oak Avenue by public tender with an upset price of \$65,000.00.

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The Municipal Manager recommended:

- (1) THAT Council authorize the Municipal Solicitor to offer the subject property for sale by public tender with an upset price of \$65,000.00.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

8. Building Permit Tabulation Report No. 09 - 1984
from 1984 August 13 to September 09

The Municipal Manager submitted a report from the Director Planning and Building Inspection attaching a Building Permit Tabulation Report with Revenue/Expenditure Statement for the period 1984 August 13 to 1984 September 09.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

9. Rezoning Reference #3/84
Lot 17, Lot 18, Pcl "A", Expl. Pl. 15768,
Lot 18, Exc. Pcl. "A" Expl. Pl. 15768, Lots 10,
11, 12, 13 & 14, Blk. 2, D.L. 207, Plan 4032

This item was dealt with previously in the meeting in conjunction with Item 4.(c) under Bylaws, Second Reading.

10. Ratification of Formal Agreement
Cooperative Proposal related to the Edmonds ALRT Station

The Municipal Manager submitted a report from the Director Planning and Building Inspection recommending that the Municipal Clerk be authorized to execute a legal agreement formalizing a cooperative arrangement with B.C. Transit regarding the Edmonds ALRT Station.

The Municipal Manager recommended:

- (1) THAT the Municipal Clerk be authorized to execute the legal agreement concerning a cooperative proposal related to the Edmonds ALRT Station on behalf of the municipality.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

- 11. Letter from W.B. Tupper, #16 - 1141 Eagle Ridge
Port Coquitlam, B.C., V3E 1K1
Recreational Vehicle Park Proposal
- 4219 Lougheed Highway

The Municipal Manager submitted a report from the Director Planning and Building Inspection written in response to a letter from Mr. William B. Tupper proposing the development of a recreational vehicle park on a site at 4219 Lougheed Highway. The report advised that the current zoning was C4 Commercial and a recreational vehicle park development was not a permitted use in that category and the same applied to other zoning categories included in the Burnaby Zoning Bylaw. The report further defined existing zoning bylaw regulations relating to recreational vehicles and mobile homes and explained that pre-emption of undeveloped but potentially urban land for the proposed use might create barriers to the planned future growth of the community and inhibit smooth transition towards more urban forms of development. The proposed site is situated under a guideplan which envisages a mix of warehousing, office and commercial developments.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Mr. William B. Tupper, #16 - 1141 Eagle Ridge Drive, Port Coquitlam, B.C., V3E 1K1.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED
OPPOSED: ALDERMAN STUSIAK

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the Planning and Building Inspection Department prepare a report for Council's consideration that will contain a draft of a bylaw that would deal exclusively with a recreational vehicle facility without the requirements of a permanent motel unit."

CARRIED
OPPOSED: ALDERMAN DRUMMOND

The Council Meeting recessed at 8:57 p.m.

The Council Meeting reconvened at 9:10 p.m. with Aldermen Brown and Lawson absent.

12. Rezoning Applications

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

The Municipal Manager recommended:

- (1) THAT Council set a Public Hearing for this group of rezonings on Tuesday, 1984 October 23 except where noted otherwise in the individual reports.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

1984 September 24

Item 1 - RZ #48/84

Application for the rezoning of:

Legal: Lot "C", D.L. 92, Plan 67790

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

Address: 6134 Brantford Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

MOTION DEFEATED

FOR: ALDERMEN DRUMMOND AND McLEAN

OPPOSED: MAYOR LEWARNE, ALDERMEN EMMOTT,
NIKOLAI, RANKIN AND STUSIAK

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT a rezoning bylaw be prepared and advanced to First Reading on 1984 October 01 and to a Public Hearing on 1984 October 23."

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND
McLEAN

Item 2 - RZ #49/84

Application for the rezoning of:

Legal: Lot 40, D.L. 205, Plan 4180

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

Address: 341 S. Fell Avenue

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1984 October 01 and to a Public Hearing on 1984 October 23 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 DRUMMOND:

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

CARRIED UNANIMOUSLY

1984 September 24

Item 3 - RZ #50/84

Application for the rezoning of:

Legal: Lot 4, Blk. 3, D.L. 39, Plan 1466

From: Residential District (R4)

To: Residential District (R9)

Address: 3926 Spruce Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1984 October 01 and to a Public Hearing on 1984 October 23 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 NIKOLAI:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

Item 4 - RZ #51/84

Application for the rezoning of:

Legal: Lot 6, Blk. 4, D.L. 39 W 1/2, Plan 1466

From: Residential District (R4)

To: Residential District (R9)

Address: 3958 Pine Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1984 October 01 and to a Public Hearing on 1984 October 23 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 McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 5 - RZ #52/84

Application for the rezoning of:

Legal: Lot 3, Blk. 3, D.L. 39, Plan 1466 NWD

From: Residential District (R4)

To: Residential District (R9)

1984 September 24

Address: 3908 Spruce Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1984 October 01 and to a Public Hearing on 1984 October 23 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 NIKOLAI:

SECONDED BY ALDERMAN STUSLAK:

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

CARRIED UNANIMOUSLY

Item 6 - RZ #53/84

Application for the rezoning of:

Legal: Lot 19 of "A", Blk. 2, D.L. 94, Plan 13872

From: Residential District (R4)

To: Residential District (R9)

Address: 5361 Irving Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN DRUMMOND:

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

MOTION DEFEATED

FOR: ALDERMEN DRUMMOND AND McLEAN

OPPOSED: MAYOR LEWARNE, ALDERMEN EMMOTT,
NIKOLAI, RANKIN AND STUSLAK

MOVED BY ALDERMAN STUSLAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT a rezoning bylaw be prepared and advanced to First Reading on 1984 October 01 and to a Public Hearing on 1984 October 23."

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND
McLEAN

Item 7 - RZ #54/84

Application for the rezoning of:

Legal: Lot 12, Blk. 36, D.L. 30, Plan 3036

From: Residential District (R5)

To: Residential District (R9)

Address: 7475 Eighteenth Avenue

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The Municipal Manager recommended:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

MOTION DEFEATED

FOR: ALDERMEN DRUMMOND AND McLEAN

OPPOSED: MAYOR LEWARNE, ALDERMEN EMMOTT,
NIKOLAI, RANKIN AND STUSIAK

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT a rezoning bylaw be prepared and advanced to First Reading on 1984 October 01 and to a Public Hearing on 1984 October 23."

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND
McLEAN

Item 8 - RZ #55/84

Application for the rezoning of:

Legal: Lot 21, Blk. 8, D.L. 93, Plan 1525

From: Residential District (R4)

To: Residential District (R9)

Address: 6570 Randolph Avenue

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1984 October 01 and to a Public Hearing on 1984 October 23 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 NIKOLAI:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 9 - RZ #56/84

Application for the rezoning of:

Legal: Lot "A" Except N 52 ft., Blk. 3, D.L. 119
E 1/2, Plan 10580; Lot "A", N 52 ft., Blk. 3,
D.L. 119 E 1/2, Plan 10580; Lots 6 & 7,
Blk. 3, D.L. 119 E 1/2, Plan 2855

From: Residential District (R5)

To: Comprehensive Development District (CD) based
upon the C3 and Community Plan 9 guidelines

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Address: 1911 & 1933 Willington Avenue;
4462 & 4472 Buchanan Street

The Municipal Manager recommended:

- (1) THAT Council authorize the Planning and Building Inspection Department to work with the developer to prepare a plan of development suitable for presentation to a future Public Hearing.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item 10 - RZ #57/84

Application for the rezoning of:

Legal: Lot 2, D.L. 74, Plan 68416

From: Residential District (R5)

To: Residential District (R9)

Address: 5505 Dominion Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1984 October 01 and to a Public Hearing on 1984 October 23 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 McLEAN:

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

CARRIED UNANIMOUSLY

Item 11 - RZ #58/84

Application for the rezoning of:

Legal: Lot "A" of 8 W 1/2, Blk. 3, D.L. 206,
Plan 1071

From: Tourist Commercial District (C5)

To: Community Commercial District (C2)

Address: 6574 E. Hastings Street

The Municipal Manager recommended:

- (1) THAT Council reject the subject rezoning request and authorize Planning staff to work with the applicant towards the preparation of a comprehensive development plan that reflects the objectives of the Apartment Study and the Residential Growth Management Study as outlined in the report and avoids the creation of a locked in lot.

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MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN RANKIN:

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

MOTION DEFEATED
FOR: ALDERMEN DRUMMOND AND EMMOTT
OPPOSED: MAYOR LEWARNE, ALDERMEN McLEAN,
NIKOLAI, RANKIN AND STUSIAK

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the Director Planning and Building Inspection be requested to bring forward a report recommending a suitable plan of development for this property based upon the C2 zoning requirements."

CARRIED UNANIMOUSLY

Item 12 - RZ #59/84

Application for the rezoning of:

Legal: Lots 15 Except N 20 ft., 16, 17 & 18,
Blk. 12, D.L. 121, Plan 1054

From: Service Commercial District (C4)
To: Gasoline Service Station District (C6b)

Address: 4472 E. Hastings Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1984 October 01 and to a Public Hearing on 1984 October 23 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 to Municipal standards and constructed in accordance with the Engineering Design. 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.
 - 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 to include the required dedication adjacent to E. Hastings Street as outlined in Section 4.4 of the report.

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

Item 13 - RZ #60/84

Application for the rezoning of:

Legal: Lots 2 & 3 Except S. 10 ft. & Ref. Pl. 33213,
Blk. 46, D.L. 94S, Plan 4498

From: Service Commercial District (C4)
To: Comprehensive Development District (CD) utilizing the
C2 Community Commercial District as a guideline

Address: 5619 and 5625 Imperial Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT consideration of the rezoning application be now **TABLED.**"

CARRIED UNANIMOUSLY

13. Municipal Policy Confirmation of Burnaby
Metrotown

The Municipal Manager submitted a report from the Director Planning and Building Inspection containing recommendations with respect to confirmation of Metrotown as the area for major new regionally scaled commercial initiatives in Burnaby. The report advised that it was considered essential that Council reaffirm its support for Metrotown and express opposition to any regionally scaled commercial initiative being located elsewhere in the municipality. It was suggested that such confirmation would preclude any further unproductive promotion and advancement of proposals such as the suggestion that the Loughheed/Boundary site be developed as a commercial/fantasyland project.

The Municipal Manager recommended:

- (1) THAT Council confirm Metrotown as the area for major new regionally scaled commercial initiatives in Burnaby and so advise the Provincial authorities, B.C. Transit and B.C. Hydro.
- (2) THAT Council advise any parties involved in promoting the development of a site at Loughheed Highway and Boundary Road that a suggested commercial/fantasyland project on this site is unacceptable, and that the site should be developed for industrial purposes in conformance with overall municipal land use and zoning policies.
- (3) THAT any proposal for a major commercial/fantasyland project be located on a site within one of the designated regional town centres, including Burnaby Metrotown.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

1984 September 24

14. (a) Item of Correspondence from Burnaby
Board of Variance
(b) Letter from Mr. Frank Ghilarducci,
245 S. Fell Avenue, Burnaby, B.C., V5B 3Y3

This item was dealt with previously in the meeting in conjunction with Item 3.(a) under Delegations.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

N E W B U S I N E S S

Mayor Lewarne:

For the information of Council His Worship, Mayor Lewarne, advised that the applicant for RZ #54/84, 5290 Watling Street, does not wish to proceed with the rezoning application.

E N Q U I R I E S

Alderman Rankin:

Alderman Rankin enquired as to the legal position of the municipality in connection with advertising of Public Hearings (Zoning). This enquiry resulted from a Court decision rendered with respect to challenge of advertising procedures in the Municipality of Parksville, B.C. The Municipal Clerk was requested to take cognizance of this decision and discuss the matter further with the Municipal Solicitor.

Alderman Stusiak:

Alderman Stusiak advised that a report with respect to Council Members' indemnities would come before Council during his absence. Alderman Stusiak requested that this report be tabled until such time he would be present at the Council Meeting.

Alderman McLean:

Alderman McLean enquired as to the disposition of a letter dated 1984 September 03 from Mr. F.K. Mabbutt regarding commuter and commercial traffic along Oxford Street, Gilmore Avenue and other residential streets.

His Worship, Mayor Lewarne, advised that this letter was received at the Council Meeting of 1984 September 10 and referred to the Director Engineering for report to the Traffic Safety Committee at its next regularly scheduled meeting.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

1984 September 24

The regular Council Meeting adjourned at 9:40 p.m.

Confirmed:

Certified Correct:


ACTING MAYOR


DEPUTY MUNICIPAL CLERK