

1986 JANUARY 13

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1986 January 13 at 7:00 p.m.

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

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. J.E. Fleming, Director Administrative & Community Services
Mr. W.C. Sinclair, Deputy Director Engineering
Mr. A.L. Parr, Director Planning & Building Inspection
Mr. H.B. Karras, Director Finance
Mr. J.G. Plesha, Administrative Assistant to Manager
Mr. T.M. Dunlop, Deputy Municipal Clerk
Mr. R.D. Seath, Municipal Clerk's Assistant

M I N U T E S

- (a) The minutes of the regular Council Meeting held on 1986 January 06 then came forward for adoption.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the minutes of the regular Council Meeting held on 1986 January 06 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N

The following wrote requesting an audience with Council:

- (a) Mrs. Elizabeth Elwood,
1986 January 08
Re: Bus links between East
Burnaby and the ALRT Line
Speaker - Elizabeth Elwood

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANKIN:

"THAT the delegation be heard."

CARRIED UNANIMOUSLY

- (a) Mrs. Elizabeth Elwood, 8134 Fourteenth Avenue, addressed members of Council with reference to concerns regarding bus links between East Burnaby and the SkyTrain line. The delegation also expressed concern regarding suggested inequities in the availability of day passes for the transit system.

Reference was made to a letter dated 1982 April from the East Burnaby Ratepayers Association to B.C. Transit's predecessor, the Urban Transit Authority, which requested a direct bus link between East Burnaby and the ALRT system. The delegation also referred to a Burnaby staff report dated 1985 May which recommended a bus link between the Lougheed Mall and the Edmonds SkyTrain Station.

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Council was then advised of some comparative trip times, using existing bus routes travelling via New Westminster, and it was suggested that the present routes are circuitous and unsatisfactory to the residents of East Burnaby. Furthermore, the delegation suggested that B.C. Transit's proposal to link the 101 bus to terminate at the 22nd SkyTrain Station was also unsatisfactory. A link to the Edmonds Station would provide East Burnaby residents with access not only to the SkyTrain Station and other bus routes, but also to the Kingsway/Edmonds commercial area and avoid detouring through New Westminster.

With respect to day pass inequities, the delegation suggested that the current system of availability of passes at the SkyTrain Station favours those residents who live within the vicinity of a station whereas users who do not live in the immediate vicinity of a SkyTrain Station must first pay bus fare in order to reach a location where the day passes are available. It was suggested that the day passes should be available for purchase on the bus system in addition to the SkyTrain locations. Finally, Council was requested to reiterate its support for a link between the Edmonds SkyTrain Station and East Burnaby and also to request the B.C. Transit Commission to review the suggested inequities in operation of the day pass program.

B Y L A W S

FIRST, SECOND AND THIRD READINGS:

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

"THAT Item 01, Municipal Manager's Report No. 02, 1986 January 13 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

1. Subdivision Reference No. 50/85
Belmont Avenue between Curtis and Aubrey Streets
(Road Closure)

The Municipal Manager submitted a report from the Approving Officer regarding Subdivision Reference No. 50/85 in connection with a Road Closing Bylaw for the westerly 33 feet of Belmont Avenue between Curtis and Aubrey Streets.

The report advises that all previous conditions of the Road Closure remain unchanged from those approved by Council on 1985 October 28; however, due to time constraints the subdivision developer has chosen to close the road allowance, using the Highway Exchange Bylaw method which is more expedient than the Road Closing Bylaw method.

The Municipal Manager recommended:

- (1) THAT a Highway Exchange Bylaw be introduced for the westerly 33 feet of Belmont Avenue between Curtis and Aubrey Streets in exchange for road dedications within the subject subdivision subject to the conditions outlined in Section 2.0 of Item 12, Municipal Manager's Report No. 68, 1985 October 28.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Capital Works, Machinery and Equipment Reserve Fund
Expenditure Bylaw No. 1, 1986'

#8490

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'Burnaby Highway Exchange Bylaw No. 1, 1986' #8491

'Burnaby Highway Exchange Bylaw No. 2, 1986' #8492

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 the bylaws 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 Capital Works, Machinery and Equipment Reserve Fund
Expenditure Bylaw No. 1, 1986' #8490

'Burnaby Highway Exchange Bylaw No. 1, 1986' #8491

'Burnaby Highway Exchange Bylaw No. 2, 1986' #8492

be now read three times."

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION:

#8354 4150, 4236 - 4298 & 4390 Still Creek Avenue; RZ #61/84
2611 & 2750 Sumner Avenue; 2651 & 2761
Willingdon Avenue

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOKAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 1985' #8354

'Burnaby Waterworks Regulation Bylaw 1953, Amendment Bylaw
No. 2, 1985' #8447

'Burnaby Sewer Charge Bylaw 1961, Amendment Bylaw 1985' #8449

'Burnaby Tax Sale Lands Reserve Fund Expenditure Bylaw
No. 4, 1985' #8472

'Burnaby Capital Works, Machinery and Equipment Reserve Fund
Expenditure Bylaw No. 7, 1985' #8473

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'Burnaby Temporary Borrowing Bylaw No. 1, 1986' #8488

'Burnaby Temporary Borrowing Bylaw No. 2, 1986' #8489

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

CARRIED UNANIMOUSLY

ABANDONMENT

#8209 4700 Kingsway

RZ #78/83

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 1984' #8209

be now ABANDONED."

CARRIED UNANIMOUSLY

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN STUSIAK:

SECONDE BY ALDERMAN DRUMMOND:

"THAT the following listed item of correspondence be received and those items of the Municipal Manager's Report No. 02, 1986 January 13 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Lilian M. Ewen, 1986 January 01,
Re: Equestrian activity in the
municipality

A letter dated 1985 January 01 was received from Mrs. Lilian M. Ewen expressing appreciation to Council, the Parks and Recreation Commission and the respective staffs who have supported preservation and growth of equestrian facilities in the municipality. The writer expressed the hope that all riders in the municipality can look forward to Parks and Recreation's and Council's support for provision of a covered arena and trail-connecting links at the Burnaby Lake Equestrian Centre.

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

#8458 3807, 3825, 3841 Canada Way

RZ #45/85

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 68, 1985' #8458

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 progress on the bylaw."

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MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN STUSIAK:

"THAT the motion as moved by Alderman McLean and seconded by Alderman Nikolai, being; 'THAT the Committee now rise and report progress on

"Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 68, 1985" #8458'
be now **TABLED**."

CARRIED UNANIMOUSLY

The bylaw was tabled to allow new members of Council to familiarize themselves with the Community Plan for the area affected by the subject rezoning.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN EMMOTT:

"THAT the motion as moved by Alderman McLean and seconded by Alderman Nikolai at the regular Council Meeting held on 1986 January 06 being, 'THAT the Committee now rise and report progress on

"Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 68, 1985" #8458'
be now **LIFTED** from the table."

CARRIED UNANIMOUSLY

A vote was then taken on the motion as moved by Alderman McLean and seconded by Alderman Nikolai at the regular Council Meeting held on 1986 January 06 being, "THAT the Committee now rise and report progress on

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 68, 1985' #8458

and same was **DEFEATED** with Mayor Lewarne and Aldermen McLean, Nikolai and Veitch FOR and Aldermen Begin, Drummond, Emmott, Rankin 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. 02, 1986 January 13 on the matters listed following as Items 01 to 09 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Subdivision Reference No. 50/85
Belmont Avenue between Curtis and Aubrey Streets
(Road Closure)

This item was dealt with previously in the meeting in conjunction with Item 3.(b) under Bylaws, First, Second and Third Readings.

2. Conferences for the Parks & Recreation
Commission

The Municipal Manager submitted a report from the Director Recreation and Cultural Services regarding conferences for the Parks and Recreation Commission. The report advises of requirements of the Municipal Act with respect to authorization for payment of expenses for Council delegates to attend conferences and business meetings.

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The report notes that in previous years, such authority has been granted by Council in mid-year, in conjunction with the Annual Budget. In order to remove any possible technical problems in connection with expenses between January 01 and adoption of the Annual Budget in May, the report suggests that the approving resolution be brought forward in January of each year and that reference be made to the Provisional Budget rather than to the Annual Budget.

The Municipal Manager recommended:

- (1) THAT in January of each year the following resolution be brought forward for the approval of Council:

"THAT, in accordance with Section 270 (e) of the Municipal Act, members of the Parks & Recreation Commission be appointed as delegates of Council for the purpose of attending conferences and business meetings as provided in the ... (current year) Provisional Budget".

- (2) THAT Council approve this resolution for the year 1986.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

3. Subdivision Servicing Agreement
Subdivision Reference No. 36/85
Willingdon Avenue/Still Creek Street/
Gilmore Avenue/Grandview Highway

The Municipal Manager submitted a report from the Approving Officer regarding Subdivision Reference No. 36/85, Willingdon Avenue/Still Creek Street/Gilmore Avenue/Grandview Highway. The report advises that the subdivider has completed requirements leading to final approval of the subdivision and refers to information for inclusion in the servicing agreement.

The Municipal Manager recommended:

- (1) THAT Council authorize the preparation and execution of the servicing agreement for Subdivision Reference No. 36/85.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

4. Municipal Investments

The Municipal Manager submitted a report from the Director Finance regarding municipal investments. The report advises Council of changes made to the municipality's financial institution investment limits since the last report to Council on 1985 September 09, following the failure of the Canadian Commercial Bank. Changes were made to minimize the risk to Burnaby's investment capital arising from the actions of nervous investors.

The report proposes a gradual but conservative relaxation of investment limits as confidence in the system and particular financial institutions is slowly restored. Furthermore, Council was advised that the municipality will shortly be receiving the majority of the money owing from its investment in the Canadian Commercial Bank, with the balance due on 1986 April 01.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

5. Proposed Royal Oak Development Plan
(SkyTrain Station/South Slope Centre)

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the proposed Royal Oak Development Plan. The report advises that a Development Plan has now been prepared and is considered appropriate to serve as the basis for requesting comments from area property owners, residents and other interested parties. Upon receipt of this input, a further report would be submitted to Council providing a summary of comments together with specific recommendations for the formulation and adoption of the Royal Oak Development Plan.

The Municipal Manager recommended:

- (1) THAT Council endorse the proposed Royal Oak Development Plan, attached to the report of the Director Planning and Building Inspection, as the basis for requesting comments from area residents and other interested parties.
- (2) THAT the MacPherson Park expansion aspects outlined in the proposed Royal Oak Development Plan be referred to the Parks & Recreation Commission for its consideration.
- (3) THAT a letter be forwarded to the property owners within the study area and vicinity as defined in the report inviting them to attend an Open House to be held in the area to review the proposed Development Plan.
- (4) THAT, upon receipt of all interested parties' comments, a further report be submitted to Council providing a summary of these comments together with specific recommendations for the formulation and adoption of the Royal Oak Development Plan.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

6. Letter from Mr. and Mrs. L. Palmer which appeared
on the Agenda for the 1986 January 06 Meeting of
Council
Deer Lake Park Drive

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to correspondence received from Mr. and Mrs. L. Palmer regarding Deer Lake Park Drive. The report responds to a number of questions and concerns raised by the correspondents regarding the proposed bridge crossing of Deer Lake Creek. The report describes the history, process and concept involved and further notes the proposed bridge standard and construction dates. It was noted that the existing standard of Deer Lake Avenue will remain unchanged with no reduction in access to the three remaining private properties in the subject area.

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The report also notes that it has been an objective of both Council and the Transportation Committee to discourage commuter traffic from the Park Drive. A monitoring program will be instituted after completion of the Park Drive to ensure that commuter traffic does not use the route.

The Municipal Manager recommended:

- (1) THAT a copy of the report be forwarded to Leigh and Evelyn Palmer of 5075 Deer Lake Avenue, Burnaby, B.C., V5G 3T7.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

7. West Building Lease - 6161 Gilpin Street to the British Columbia Buildings Corporation - Lease No. 1617
-

The Municipal Manager submitted a report from the Municipal Solicitor regarding lease of the West Building to the British Columbia Buildings Corporation. The report advises of the negotiations for rental of the property to provide Home Care and Long Term Care facilities.

The Municipal Manager recommended:

- (1) THAT 9,400 square feet of the West Building continue to be leased to the British Columbia Buildings Corporation for a further period of three years on the terms and conditions set out in the report.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

8. Proposed Residential Development Concept for Edmonds Town Centre South Area (Stride Avenue Area/Domglas Site)
-

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding a proposed residential development concept for Edmonds Town Centre, south area. The report advises that the residential development concept proposed for the study is still schematic in nature and further refinement and study will be required to develop it into a Community Plan to guide specific development. The report specifically identifies the Domglas property, currently available for sale, and notes that the recommended development concept will be contingent upon the property's redevelopment for residential use rather than continued industrial use in the long term. The report suggests that residential development potential of the site is between 1,100 and 1,200 dwelling units with approximately 60 percent being high rise apartments and 40 percent being low rise apartments.

Staff therefore requested authority to continue working towards a development plan for the area based on the concept and to engage in discussions with Domglas representatives, with a view towards facilitating the redevelopment of the property for residential purposes. The report also suggests that the parks component of the proposed development concept be referred to the Parks & Recreation Commission for information and comment.

The Municipal Manager recommended:

- (1) THAT Council approve the concept of residential land use for the Stride Avenue Area (including the Domglas site) as outlined in the report, and authorize staff to continue working towards a development plan for the area.
- (2) THAT Council authorize staff to engage in discussions with Domglas representatives with a view towards facilitating the redevelopment of their property for residential purposes.
- (3) THAT the parks component of the proposed development concept be referred to the Parks and Recreation Commission for information and comment.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

9. Odour Problems - Trans Mountain Pipe Line's Loading Operations

The Municipal Manager submitted a report from the Director Administrative and Community Services regarding odour problems in connection with Trans Mountain Pipe Line's loading operations. The report advises Council of the progress on the various issues associated with the operations and notes that vessel loading had been scheduled to begin at the terminal on 1986 January 12. Staff is satisfied with the efforts being made by Trans Mountain Pipe Line Company Ltd. to address the associated problems in both the short and long terms. The report advises that staff will continue to monitor progress closely.

The Municipal Manager recommended:

- (1) THAT the 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 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

NEW BUSINESS

Mayor Lewarne

His Worship, Mayor Lewarne, advised of receipt of an invoice from the Union of British Columbia Municipalities for membership dues for 1986.

His Worship, Mayor Lewarne, recommended:

- (1) THAT Council authorize the payment of the Union of British Columbia Municipalities membership dues for 1986 in the amount of \$8,164.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

E N Q U I R I E S

Alderman Drummond

Alderman Drummond enquired as to the possibility of safety improvements to the north approach of the B.N.R. Grade Separation and also to the lane divider markings on the south approach. Alderman Drummond suggested that improved signage is desirable on the access road from Broadway onto the Overpass, informing drivers that they are entering two moving lanes of traffic. With respect to the southern approach roads, Alderman Drummond advised that motorists have complained they were unable to see lane markings on the road surface during wet weather conditions. Alderman Drummond requested that staff address these important safety concerns.

In response to the concern regarding lane markings, His Worship, Mayor Lewarne, advised that he had recently requested that the Director Engineering consider the possible installation of "cat's eyes" to more clearly define the lane separation along the subject southerly approach road to the B.N.R. Grade Separation.

Alderman Drummond further enquired as to the disposition of the Lower Mainland Waste Management Plan following its approval by the Provincial Government. Alderman Drummond also observed that the Plan includes the expanded Big Bend incinerator and enquired as to whether the Greater Vancouver Sewerage and Drainage District (G.V.S.&D.D.) would stand by its previous commitment to the municipality that it would not impose the expanded incinerator against Council's wishes.

In response, His Worship, Mayor Lewarne, advised that acceptance or rejection of the Plan or any part thereof would be determined by the current Board of the G.V.S.&D.D. and the present Municipal Council.

Alderman Veitch

Alderman Veitch advised of complaints received from a Kingsway merchant with respect to illegal posting of signs on telephone poles by a competitor from a neighbouring municipality.

In response, His Worship, Mayor Lewarne, advised that offenders must be apprehended at the time of committing the offence in order for action to be taken.

Alderman Veitch also enquired regarding possible damage being caused to the Pitch & Putt course at Central Park where golfers have been observed using the course for practice purposes.

In response, the Municipal Manager, Mr. M.J. Shelley, undertook to advise the Parks Patrol to check the situation.

Alderman Veitch further enquired as to reasons for the closure of the Patterson and Maywood intersection, noting it had taken an undue length of time to make a turn from Maywood northward onto Willingdon Avenue.

In response, the Director Planning and Building Inspection, Mr. A.L. Parr, advised that the closure was made at the request of area residents and a six month trial operation of the closure is now in effect.

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Alderman McLean

Alderman McLean advised of an enquiry received from Directors of St. Michael's Hospital Board regarding the disposition of the Sussex School lands and park site adjacent to the hospital.

In response, the Director Planning and Building Inspection, Mr. A.L. Parr, undertook to investigate the matter further.

Alderman McLean further enquired with respect to removal of barricades around handicapped access ramps on Patterson Avenue.

In response, the Deputy Director Engineering, Mr. W.C. Sinclair, advised that some barricades had remained in place owing to loose asphalt. Mr. Sinclair undertook to have remaining barricades removed at the earliest opportunity.

Alderman Nikolai

Alderman Nikolai enquired regarding the lack of adequate signage for the Edmonds SkyTrain Station.

In response, the Director Planning and Building Inspection, Mr. A.L. Parr, advised that discussions had been held with B.C. Transit staff, noting that there is a plan to install signage for all SkyTrain Station locations; however, to date, B.C. Transit has not proceeded with the installation.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSLAK:

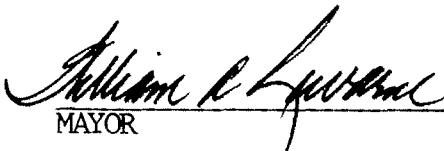
"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 9:00 p.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY MUNICIPAL CLERK