

1986 FEBRUARY 24

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1986 February 24 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 S.G. Veitch

ABSENT: Alderman V.V. Stusiak

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. J.E. Fleming, Director Administrative & Community Services
Mr. E.E. Olson, Director Engineering
Mr. A.L. Parr, Director Planning & Building Inspection
Mr. J.G. Plesha, Administrative Assistant to Manager
Mr. C.A. Turpin, 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 and Caucus Meeting "In Camera" held on 1986 February 17 then 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 1986 February 17 be now adopted."

CARRIED UNANIMOUSLY

- (b) The minutes of the Public Hearing (Zoning) held on 1986 February 18 then came forward for adoption.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the minutes of the Public Hearing (Zoning) held on 1986 February 18 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N

The following wrote requesting an audience with Council:

- (a) Mirko and Nada Fajfar, 1986 February 12,
Re: Proposed park expansion in vicinity
of Dover Street and Royal Oak Avenue
Speaker - Mr. Ruffi Magallanes

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN VEITCH:

"THAT the delegation be heard."

CARRIED UNANIMOUSLY

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- (a) Mr. Mirko Fajfar, 5080 Dover Street addressed the members of Council regarding the implications of the proposed trail link and open space area between Metrotown and Deer Lake Park as it affects the delegation's lot at 5080 Dover Street. The delegation advised that after consulting with Planning and Building Inspection Department staff, he purchased the subject lot with the intention of rezoning the lot from R4 to R9 to permit construction of two single family dwellings on the site. The delegation purchased the lot in late 1985 with the intention of subdividing. However, Planning and Building Inspection Department staff had declined support for the proposed rezoning and also a request to rezone the property RM2 or RM3 for multiple family apartment dwelling. Municipal staff had indicated support for demolition of the existing single family dwelling and rebuilding to the maximum allowable standards under R4 zoning.

Reference was then made to a petition submitted by local property owners who opposed the open space concept. The delegation suggested that a proposed trail link from Metrotown to the Deer Lake Park area would not be viable in the vicinity of the existing school and it was also suggested that the Parks and Recreation Commission preferred a link via Nelson Avenue, turning right along Dover Street to Royal Oak Avenue.

MOVED BY ALDERMAN RANKIN:

SECONDED BY ALDERMAN EMMOTT:

"THAT Item 12, Municipal Manager's Report No. 14, 1986 February 24 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

12. Properties at Southwest Corner of Royal Oak Avenue and Dover Street, Metrotown Area 5 - Cross Reference: (5080 Dover Street) - Trail Study and Parks Study

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding properties at the southwest corner of Royal Oak Avenue and Dover Street - Metrotown Area 5. The report was written in response to the delegation's rezoning request and to correspondence and a petition received from area residents expressing opposition to possible park expansion in the subject area.

The report advises that the area is seen as accommodating a major trail link between Metrotown and Deer Lake Park and is an integral part of the proposed Metrotown public open space network, providing a key public open space focus at the Royal Oak Avenue and Dover Street intersection, acting as a gateway to Metrotown. The report suggests the long range land assembly of the subject properties be protected by the municipality and it was therefore considered appropriate that the status quo as represented by the currently applicable R4 Residential District be maintained.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to the affected eleven (11) property owners at 5146, 5126, 5116, 5106, 5100, 5090 and 5080 Dover Street and at 6011, 6037, 6061 and 6071 Royal Oak Avenue.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN DRUMMOND:

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

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MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN VEITCH:

"THAT this matter be now **REFERRED** back to staff."

CARRIED
OPPOSED: ALDERMEN DRUMMOND AND
RANKIN

This item was referred to staff in order to examine the subject site's potential for development of "garden apartments" set back from Dover Street and also for review of the total open space concept as it relates to Metrotown. Staff was also requested to review the long range plans for provision of a trail linkage between Metrotown and the Oakalla lands.

B Y L A W S

FIRST, SECOND AND THIRD READINGS:

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Local Improvement Construction Bylaw No. 13, 1986'	#8514
'Burnaby Tax Abatement Bylaw 1986'	#8515
'Burnaby Highway Exchange Bylaw No. 3, 1986'	#8516

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 EMMOTT:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Local Improvement Construction Bylaw No. 13, 1986'	#8514
'Burnaby Tax Abatement Bylaw 1986'	#8515
'Burnaby Highway Exchange Bylaw No. 3, 1986'	#8516

be now read three times."

CARRIED UNANIMOUSLY

SECOND READINGS:

#8505	5912 Dundas Street	RZ #97/85
#8506	7269 First Street	RZ #98/85
#8507	5838 Hardwick Street	RZ #99/85
#8508	2961 Phillips Street	RZ #101/85
#8509	4376 Graveley Street	RZ #105/85
#8510	3020 Gilmore Diversion	RZ #107/85
#8511	5149 Dominion Street	RZ #108/85
#8512	4852 Bond Street	RZ #110/85

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 1986'	#8505
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 13, 1986'	#8506
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 1986'	#8507
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 1986'	#8508
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 1986'	#8509
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 1986'	#8510
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 1986'	#8511
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 1986'	#8512

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 EMMOTT:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND
McLEAN TO BYLAW #8512
ALDERMAN McLEAN TO
BYLAW #8509

The Council reconvened.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND
McLEAN TO BYLAW #8512
ALDERMAN McLEAN TO
BYLAW #8509

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 1986'	#8505
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 13, 1986'	#8506

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'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 1986'	#8507
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 1986'	#8508
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 1986'	#8509
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 1986'	#8510
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 1986'	#8511
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 1986'	#8512

be now read a second time."

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND
McLEAN TO BYLAW #8512
ALDERMAN McLEAN TO
BYLAW #8509

RECONSIDERATION AND FINAL ADOPTION:

#8137	5310 Manor Street	RZ #57/83
#8434	6757 Brantford Avenue	RZ #60/85

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 59, 1983'	#8137
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 60, 1985'	#8434

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

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND
McLEAN TO BYLAW #8434

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN VEITCH:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 14, 1986 February 24 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

(a) WITHDRAWN

(b) Province of British Columbia, Ministry
of Lands, Parks and Housing, Minister,
1986 February 10, Re: Issuance of free
Crown Grant for parks purposes - Fraser
Foreshore Park and Barnet Beach Park

A letter dated 1986 February 10 was received from the Minister of Lands, Parks and Housing advising that the Lieutenant Governor in Council has approved a free Crown Grant for park purposes in the municipality covering sites in the Fraser Foreshore Park and Barnet Beach Park.

- (c) Mrs. G. Neumann, 1986 February 04,
Re: Proposed neighbourhood pub - 3000
Block Bainbridge Avenue
-

A letter dated 1986 February 04 was received from Mrs. G. Neumann regarding a proposed neighbourhood pub in the 3000 block of Bainbridge Avenue. The writer objected to physical changes to this site which, it was suggested, had been carried out in anticipation of receiving permission to proceed with the neighbourhood pub. The writer requested that all residents of the area be canvassed before the neighbourhood pub is allowed to proceed.

Item 09, Municipal Manager's Report No. 14, 1986 February 24 was brought forward for consideration at this time.

9. Letter from Mrs. G. Neumann, 3150 Bainbridge
Avenue, Burnaby, B.C., V5A 2S8
Objection to a Neighbourhood Pub Proposal

The Municipal Manager submitted a report from the Director Planning and Building Inspection written in response to correspondence received from Mrs. G. Neumann regarding a proposed neighbourhood pub in the 3000 block, Bainbridge Avenue. The report advises that, to date, no application for a neighbourhood pub in the subject area has been received. The report further notes that application to the Liquor Control and Licensing Branch for "pre-clearance" of the neighbourhood pub by the property owner had been previously refused. The report concludes that it is unlikely that a neighbourhood pub on the subject properties will be pursued under the prevailing policies of the Provincial Liquor Control and Licensing Branch; however, if the application is further pursued, it will be necessary for a professional market survey to be carried out prior to completion of any rezoning for a neighbourhood pub.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Mrs. G. Neumann, 3150
Bainbridge Avenue, Burnaby, B.C., V5A 2S8.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

- (d) William F. and Alice I. Knox,
1986 February 08,
Re: Proposed bus routes on Patterson
Avenue - Moscrop to Grange
-

A letter dated 1986 February 08 was received from William F. and Alice I. Knox expressing support for the new bus route on Patterson Avenue (route #110/111). The writers advise that their present access to existing bus routes is long and difficult, especially during inclement weather and the new bus service will be of benefit to them and to other residents of the Garden Village area.

- (e) Ray and Roxy Abernethy, 1986 February 13,
Re: Bus stop bordering our property on
Moscrop at Alderwood
-

A letter dated 1986 February 13 was received from Ray and Roxy Abernethy expressing opposition to the location of a bus stop bordering the writers' property at Moscrop and Alderwood.

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Item 11, Municipal Manager's Report No. 14, 1986 February 24 was brought forward for consideration at this time.

11. Letter from Mr. and Mrs. R. Abernethy, 4257 Alderwood Crescent, Burnaby, B.C., V5G 2G7
Bus Stop
-

The Municipal Manager submitted a report from the Director Engineering written in response to correspondence received from Mrs. and Mrs. R. Abernethy regarding the location of a bus stop in front of 4257 Alderwood Crescent. The report advises that in response to the concern expressed by the correspondents, B.C. Transit had ordered work stopped at the subject location. The report further advises that the bus stop will now be removed and the boulevard area restored to its original condition.

The Municipal Manager recommended:

- (1) THAT Mr. and Mrs. R. Abernethy of 4257 Alderwood Crescent, Burnaby, B.C., V5G 2G7, receive a copy of the report.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

- (f) Canadian Cancer Society, Volunteer Campaign
Chairman, Burnaby Unit, 1986 February 14,
Re: Request permission to conduct Daffodil
Day - 1986 April 04 and 05; door-to-door
canvass - 1986 April 07 to 21 inclusive
-

A letter dated 1986 February 14 was received from the Canadian Cancer Society requesting permission to conduct Daffodil Days, 1986 April 04 and 05, and a door-to-door canvass for the Society in the municipality from 1986 April 07 to April 21.

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN VEITCH:

"THAT permission be granted for the Canadian Cancer Society to conduct Daffodil Days, 1986 April 04 and 05, and a door-to-door canvass in the municipality from Monday, 1986 April 07 to Monday, 1986 April 21."

CARRIED UNANIMOUSLY

- (g) Robin Blencoe, M.L.A. (Victoria)
1986 February 12,
Re: Municipal Liability Insurance

A letter dated 1986 February 12 was received from Mr. Robin Blencoe, M.L.A., (Victoria) regarding the matter of municipal liability insurance. The letter advises of material distributed under separate cover to members of Council regarding a brief from the National Insurance Consumer Organization and which Mr. Blencoe suggested would be of particular interest regarding the issue. It was suggested that the information be used to challenge the insurance industry on their increases in premiums charged for municipal liability insurance.

P O S T P O N E D M A T T E R S

- (a) WITHDRAWN

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- (b) Rezoning Reference #96/85
4135 Bond Street - From RESIDENTIAL DISTRICT
(R5) to RESIDENTIAL DISTRICT (R9)

Mayor Lewarne:

His Worship, Mayor Lewarne, advised that in accordance with the authority granted to the Mayor under Section 240(1) of the Municipal Act he was returning for reconsideration the following resolution respecting Item 12, Municipal Manager's Report No. 4, 1986 January 20 as regularly moved, seconded and CARRIED at the regular Council Meeting held on 1986 January 20:

Item 3 - RZ #96/85

Application for the rezoning of:

Legal: Lot 119, D.L. 34, Grp. 1,
Plan 46445, NWD

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

Address: 4135 Bond Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED

OPPOSED: MAYOR LEWARNE,
ALDERMEN EMMOTT AND
STUSIAK

The motion as moved by Alderman Drummond and seconded by Alderman McLean, being; "THAT the recommendation of the Municipal Manager be adopted" was now before the meeting for consideration.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN VETICH:

"THAT consideration of this matter be POSTPONED for one week."

CARRIED UNANIMOUSLY

This matter was postponed in order to allow members of Council to receive background information on the subject rezoning application.

MOVED BY ALDERMAN RANKIN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT this item be further POSTPONED for one week."

CARRIED UNANIMOUSLY

R E P O R T S

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

- (a) Mayor W.A. Lewarne,
Re: The Royal Visit

His Worship, Mayor Lewarne, submitted a report regarding the visit to the municipality by the Prince and Princess of Wales on 1986 May 06. The report advises that the royal couple will arrive by Skytrain at the Patterson Street Station at 10:15 a.m. and proceed by motorcade to Central Park where they will unveil a plaque commemorating the opening of the Variety Park. The event will be concluded with a short walk in Variety Park and the Prince and Princess are scheduled to depart from Burnaby at approximately 11:00 a.m.

His Worship, Mayor Lewarne, recommended:

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

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

- (b) The Municipal Manager presented Report No. 14, 1986 February 24 on the matters listed following as Items 01 to 12 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Local Improvement - Lighting of Lane West Side of Willingdon Avenue, Grange to Burke Streets

The Municipal Manager submitted a report from the Director Finance regarding a proposed local improvement consisting of installation of lighting for the laneway on the west side of Willingdon Avenue between Grange and Burke Streets. The report discusses and recommends project costs and frontage tax rates for the project. The report further notes that Council approved the initiation of the project on 1985 November 18, as a result of an initiative by some residents for lighting in view of instances of crime and vandalism in the area.

The Municipal Manager recommended:

- (1) THAT Council approve and adopt the cost estimates per Section 662 of the Municipal Act as shown in the report.
- (2) THAT Council approve the frontage tax as shown in the report.
- (3) THAT a bylaw be brought down to amend Burnaby Local Improvement Charges Bylaw No. 8417 to reflect the above frontage tax.
- (4) THAT the Municipal Clerk be instructed to initiate the program as approved.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

2. Cost Report - Construction and Paving of Lane South of Burke Street and West of Chaffey Avenue

The Municipal Manager submitted a report from the Director Finance providing details of construction and paving costs for the lane south of Burke Street and west of Chaffey Avenue. The report notes that on 1985 December 09, Council received a Certificate of Sufficiency from the Municipal Clerk covering the paving of the subject lane as a Local Improvement, by the petition method.

The Municipal Manager recommended:

- (1) THAT a construction bylaw be brought forward for construction and paving of the subject lane.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

3. Rezoning Reference #86/85
7142/44/46/48/50/52/54/56 Barnet Road
7091/7115/7119/7121/7125/7145 Hastings Street

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #86/85. The report advises that the applicant has now submitted a development plan which is suitable for submission to a Public Hearing. The proposed development consists of a total of 72 townhouse and stacked townhouse units in the 11 buildings arranged in five groups, incorporating outdoor atriums. Building heights are three stories along Barnet Road and two stories on the easterly part of the site with all parking provided underground.

The Municipal Manager recommended:

- (1) THAT Council authorize the introduction of a Road Reservation Bylaw to provide for the future development of the Hastings Street/Gaglardi Way arterial connector as outlined in Section 4.4 of the report.
- (2) THAT Council authorize the introduction of a Road Exchange Bylaw, according to the terms outlined in Section 4.4 of the report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
- (3) THAT a rezoning bylaw be prepared and advanced to First Reading on 1986 March 03, and to a Public Hearing on 1986 March 25 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 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. 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.

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- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The retention of as many existing mature trees as possible on the site.
- i) The approval of the Ministry of Transportation and Highways to the rezoning application.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- l) Completion of a noise study related to the Council adopted sound criteria.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

4. 1986 Municipal Subdivision Program
Advancement for Servicing and Sale by Public Tender
Subdivision Reference No. 112/85 - D.L. 87, Phase II

The Municipal Manager submitted a report from the Approving Officer regarding the 1986 municipal subdivision program. The report advises that it is now intended to advance Phase II (51 lots) of District Lot 87, for servicing in 1986 with sales of the lots by public tender in 1987. The intended zoning is (R2) Residential District and a further report, outlining minimum values of the lots when offered for sale by public tender, will be forwarded to Council.

The Municipal Manager recommended:

- (1) THAT Council authorize the servicing of the subject municipal subdivision from the Tax Sale and Corporate Land Reserves designated for land assembly and development programs and subsequent sale of the proposed lots by public tender, together with preparation of all necessary survey plans, engineering design drawings, legal documents and introduction of a bylaw to amend a portion of Robert Burnaby Park boundary and a Highway Exchange Bylaw.
- (2) THAT Council authorize the Municipal Solicitor to enter into negotiations with B.C. Hydro & Power Authority to obtain municipal easements for drainage purposes within the existing Hydro right-of-way.
- (3) THAT Council authorize the Municipal Solicitor to enter into negotiations with the owner of 7969 Goodlad Street to obtain the land that is necessary for the road.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

5. Proposed Expansion of IGA Food Store, 4469 Kingsway
Preliminary Plan Approval Application No. 8017

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding proposed expansion of the IGA Food Store at 4469 Kingsway. The report concludes with advice that the proposed addition provides an appropriate upgrading of the existing facility which was not considered to frustrate the long term redevelopment of the site for higher intensity uses as part of Metrotown. The report further notes that staff, together with the applicant, have arrived at a suitable plan of development and it was proposed to issue Preliminary Plan Approval, unless otherwise directed by Council.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN VETICH:

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

CARRIED UNANIMOUSLY

6. Building Constituting a Nuisance
5321 Spruce Street, Burnaby

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding a building constituting a nuisance at 5321 Spruce Street. The report advises that the property owners have failed to comply with a previous Council Order dated 1985 October 22 for necessary repairs and completion of the improvements on the subject site and for clean-up and removal of construction debris within 30 days of the Order. The report further advises that due to the owner's inaction, a potential hazard remains and the Municipal Solicitor has advised that an updated Order (1986) is now required.

The Municipal Manager recommended:

- (1) THAT Council DECLARE the unfinished building located on the lot at 5321 Spruce Street to be a nuisance and DIRECTS AND ORDERS that:
 - a) the said building be repaired as necessary, including completion of the exterior siding, to render it sound and inaccessible;
 - b) the lots be cleaned up by the removal of all construction debris by the owners or their agent within 30 days after service of the order on that person.
- (2) THAT Council FURTHER ORDERS that in the case of default by the owners to comply with the order within the period named on it, the Municipality, by its employees or others, may enter and carry out the necessary repairs to clean up and restore the dilapidated building to a safe condition, and remove related debris from the properties at the expense of the owners.
- (3) THAT Council FURTHER ORDERS that in the case of default by the owners to comply with the order, the charges for carrying out the necessary repairs and clean up, including all incidental expenses, if unpaid on 1986 December 31, shall be added to and form part of the taxes payable on the subject land or real property as taxes in arrears.
- (4) THAT a copy of the report be sent to Mr. and Mrs. J.S. Nemeth, 5222 Sussex Avenue, Burnaby, B.C., V5H 3B1.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

7. Improvements to Archway Washrooms in Central Park

The Municipal Manager submitted a report from the Director Recreation and Cultural Services regarding proposed improvements to archway washrooms in Central Park. The report advises that the Parks and Recreation Commission has approved upgrading and modifications to the washrooms in connection with the development of the Variety Club Park. Accordingly, the Commission requested that Council authorize the release of funds from the 1986 Provisional Capital Budget prior to Annual Budget approval.

The Municipal Manager recommended:

- (1) THAT Council authorize the release of \$13,600 from the 1986 Parks and Recreation Provisional Capital Budget, prior to Annual Budget approval, to enable immediate upgrading of the archway entrance washrooms in Central Park in connection with the development of the Variety Club Park.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

8. Rezoning Reference #90/85
6934 Greenwood Street

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #90/85, 6934 Greenwood Street. The report advises that the applicant has now submitted a plan of development for an indoor pistol and rifle range and further, that the plan is suitable for presentation at a Public Hearing.

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1986 March 03 and to a Public Hearing on 1985 March 25 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 incorporating any required acoustical treatment as prescribed by the acoustical engineer in the Preliminary Plan Approval and Building Permit drawings.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. All services are to be designed and constructed to the approval of the Director Engineering. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The granting of any necessary easements to include those provisions for securing off-street parking as outlined in Section 3.6.
 - d) The dedication of any rights-of-way deemed requisite.
 - e) Compliance with all Federal and Provincial regulations governing the development of indoor pistol and rifle ranges.

- f) The contracting of the services of an acoustic engineer to ensure that the design of the building will limit the intensity of the noise level at all times to a maximum of 45 decibels measured at the outer surface of the perimeter walls of the indoor pistol and rifle range and at the upper surface of the floor assembly above.
- g) The registration of a Covenant under Section 215 of the Land Title Act to guarantee that required off street parking will be secured at 7018 Lougheed Highway to comply with the Burnaby Zoning Bylaw as described in Section 3.6.
- h) The approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

- 9. Letter from Mrs. G. Neumann, 3150 Bainbridge Avenue, Burnaby, B.C., V5A 2S8
Objection to a Neighbourhood Pub Proposal

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

- 10. Endorsement of Decisions Taken By Council "In Camera"
1986 February 03 and February 10

The Municipal Manager submitted a report from the Municipal Clerk advising of decisions taken by Council at Caucus Meetings "In Camera" with respect to acquisition of property at 5813 Byrne Road, 4925 Canada Way and 9426 Glencoe Street.

The Municipal Manager recommended:

- (1) THAT Council endorse at an "open" Council Meeting the decisions that have been taken by Council at Caucus Meetings "In Camera" 1986 February 03 and February 10 as enumerated in the Municipal Clerk's report.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

- 11. Letter from Mr. and Mrs. R. Abernethy, 4257 Alderwood Crescent, Burnaby, B.C., V5G 2G7
Bus Stop

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

- 12. Properties at Southwest Corner of Royal Oak Avenue and Dover Street, Metrotown Area 5 - Cross Reference:
(5080 Dover Street) - Trail Study and Parks Study

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

1986 February 24

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN EMMOTT:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman Begin

Alderman Begin enquired as to whether the proposed School Board tax increase, as it applies to property owners, has been established.

Mr. M.J. Shelley, Municipal Manager, advised that the proposed tax increase will not be established until such time as the School Board brings down its budget by 1986 March 15.

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the Finance Advisory Committee meet with the Burnaby School Board to discuss the implications of the School Board budget as it relates to the taxpayers of Burnaby."

CARRIED UNANIMOUSLY

It was agreed that an invitation will be extended to each member of Council to also attend the meeting.

Alderman Drummond

Alderman Drummond then advised of a loud alarm ringing in the Westridge area on Tuesday, 1986 February 18 and again on Sunday, 1986 February 23 and enquired as to whether staff was aware of the origin of the alarm.

In response, Mr. J.E. Fleming, Director Administrative and Community Services, advised that he would check with both the Police and Fire Departments to determine whether they had received any call with respect to this alarm.

Alderman Drummond further enquired as to the status of a report regarding the incinerator in the Big Bend area of Burnaby.

His Worship, Mayor Lewarne, advised that staff are awaiting a response from Mr. D.L. McKay, Regional Manager, G.V.R.D. prior to submitting this report to Council.

Alderman Nikolai

Alderman Nikolai then expressed concern regarding pedestrian safety at the Royal Oak Skytrain Station and the lack of lighting around the Edmonds Skytrain Station.

In response, His Worship, Mayor Lewarne, advised that the matter of pedestrian safety at the Royal Oak Skytrain Station should be referred to the Traffic Safety Committee.

1986 February 24

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN McLEAN:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 8:03 p.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY MUNICIPAL CLERK