

1986 OCTOBER 27

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday 1986 October 27 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. R.H. Moncur, 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. T.M. Dunlop, Deputy Municipal Clerk
Mr. R.D. Seath, Administrative Officer II

M I N U T E S

- (a) The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1986 October 20 then came forward for adoption.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN EMMOTT:

"THAT the minutes of the regular Council Meeting and Caucus Meeting 'In Camera' held on 1986 October 20 be now adopted."

CARRIED UNANIMOUSLY

- (b) The minutes of the Public Hearing (Zoning) held on 1986 October 21 then came forward for adoption.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN EMMOTT:

"THAT the minutes of the Public Hearing (Zoning) held on 1986 October 21 be now adopted."

CARRIED UNANIMOUSLY

BYLAWS

FIRST, SECOND AND THIRD READINGS:

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT

- 'Burnaby Local Improvement Charges Bylaw 1985,
Amendment Bylaw No. 2, 1986' #8654
- 'Burnaby Budget Authorization Bylaw 1986,
Amendment Bylaw No. 1' #8655
- 'Burnaby Capital Expenditure Program Bylaw 1986,
Amendment Bylaw No. 1' #8656

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 DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT

- 'Burnaby Local Improvement Charges Bylaw 1985,
Amendment Bylaw No. 2, 1986' #8654
- 'Burnaby Budget Authorization Bylaw 1986,
Amendment Bylaw No. 1' #8655
- 'Burnaby Capital Expenditure Program Bylaw 1986,
Amendment Bylaw No. 1' #8656

be now read three times."

CARRIED UNANIMOUSLY

SECOND READINGS:

- | | | |
|-------|-----------------------|------------|
| #8635 | 4261 Pender Street | RZ #106/85 |
| #8636 | 7090 Dunblane Avenue | RZ # 75/86 |
| #8637 | 6530 Randolph Avenue | RZ # 76/86 |
| #8638 | 7457 Holly Street | RZ # 77/86 |
| #8639 | 5955 Sperling Avenue | RZ # 79/86 |
| #8640 | 7195 - 10th Avenue | RZ # 80/86 |
| #8641 | 34 N. Howard Avenue | RZ # 81/86 |
| #8642 | 7931 - 19th Avenue | RZ # 83/86 |
| #8643 | 6112 Royal Oak Avenue | RZ # 84/86 |
| #8644 | 304 N. Glynde Avenue | RZ # 85/86 |
| #8645 | 7241 - 16th Avenue | RZ # 86/86 |
| #8646 | 5358 Clinton Street | RZ # 87/86 |

SECOND READINGS:

#8647	5009 Dominion Street	RZ # 88/86
#8648	5391 Frances Street	RZ # 89/86
#8649	7462 Rosewood Street	RZ #104/86
#8650	7156 - 18th Avenue	RZ # 92/86
#8651	4891 Inman Avenue	RZ # 95/86
#8652	7462 and 7488 Nelson Avenue	RZ # 97/86

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN McLEAN:

"THAT consideration of:

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 94, 1986'

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 99, 1986'

be **POSTPONED**.

CARRIED
OPPOSED: ALDERMAN RANKIN

Consideration of these Bylaws was POSTPONED pending a staff report addressing the appropriateness of the zoning for the area and that such report include the residents' comments/concerns of such initiatives.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 90, 1986'	#8635
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 91, 1986'	#8636
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 92, 1986'	#8637
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 93, 1986'	#8638
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 95, 1986'	#8640
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 96, 1986'	#8641
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 97, 1986'	#8642
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 98, 1986'	#8643
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.100, 1986'	#8645
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.101, 1986'	#8646
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.102, 1986'	#8647
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.103, 1986'	#8648
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.104, 1986'	#8649
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.105, 1986'	#8650
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.106, 1986'	#8651
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.107, 1986'	#8652

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 DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED
OPPOSED: ALDERMEN DRUMMOND AND RANKIN TO BYLAW #8635,
ALDERMEN DRUMMOND AND McLEAN TO BYLAWS #8640, #8642, #8643, #8645, #8650 AND #8651
ALDERMAN McLEAN TO BYLAWS #8636, #8637 AND #8648
ALDERMEN DRUMMOND, McLEAN, NIKOLAI AND RANKIN TO BYLAWS #8641, #8649 AND #8652
ALDERMEN DRUMMOND, McLEAN AND NIKOLAI TO BYLAW #8646

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN BEGIN:

"THAT the following be established as a prerequisite to the completion of zoning for 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 90, 1986' Bylaw No. 8635, namely:

1. THAT both gates accessing the proposed parking lot be fully secured during non-business hours."

CARRIED
OPPOSED: ALDERMAN STUSIAK

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED
OPPOSED: ALDERMEN DRUMMOND AND RANKIN TO BYLAW #8635,
ALDERMEN DRUMMOND AND McLEAN TO BYLAWS #8640, #8642, #8643, #8645, #8650 AND #8651
ALDERMAN McLEAN TO BYLAWS #8636, #8637 AND #8648
ALDERMEN DRUMMOND, McLEAN, NIKOLAI AND RANKIN TO BYLAWS #8641, #8649 AND #8652
ALDERMEN DRUMMOND, McLEAN AND NIKOLAI TO BYLAW #8646

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT

- | | |
|---|-------|
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 90, 1986' | #8635 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 91, 1986' | #8636 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 92, 1986' | #8637 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 93, 1986' | #8638 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 95, 1986' | #8640 |

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'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 96, 1986'	#8641
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 97, 1986'	#8642
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 98, 1986'	#8643
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.100, 1986'	#8645
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.101, 1986'	#8646
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.102, 1986'	#8647
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.103, 1986'	#8648
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.104, 1986'	#8649
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.105, 1986'	#8650
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.106, 1986'	#8651
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No.107, 1986'	#8652

be now read a second time."

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND RANKIN TO BYLAW #8635,
ALDERMEN DRUMMOND AND McLEAN TO BYLAWS #8640, #8642, #8643, #8645, #8650 AND #8651
ALDERMAN McLEAN TO BYLAWS #8636, #8637 AND #8648
ALDERMEN DRUMMOND, McLEAN, NIKOLAI AND RANKIN TO BYLAWS #8641, #8649 AND #8652
ALDERMEN DRUMMOND, McLEAN AND NIKOLAI TO BYLAW #8646

CONSIDERATION AND THIRD READINGS:

#8146	5000 and 5022 Newton Street	RZ #69/83
#8631	8751 Broadway and 9201 Forest Grove Drive	RZ #58/85A

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANKIN:

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 1986' #8146

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 88, 1986' #8631."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

The Council reconvened

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT

- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 1986' #8146
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 88, 1986' #8631

be now read a third time."

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION:

#8541 5455 Norfolk Street RZ #12/86

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT

- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 1986' #8541
- 'Burnaby Sinking Fund Surplus Reserve Appropriation Bylaw 1986' #8628
- 'Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 7, 1986' #8629

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

CARRIED
OPPOSED: ALDERMAN McLEAN TO
BYLAW #8541

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 65, 1986 October 27 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Columbus Charities Association,
Shamrock Drive Co-Chairman,
Undated,
Re: Request permission to hold
annual Shamrock Tag Days -
1987 March 12 through 15

An undated letter was received from Columbus Charities Association, Shamrock Drive Co-Chairman, requesting permission to hold their annual Shamrock Tag Days in the Municipality from 1987 March 12 through to and including 1987 March 15.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT permission be given to Columbus Charities Association to conduct their annual Shamrock Tag Days in the Municipality from 1987 March 12 through to and including 1987 March 15."

CARRIED UNANIMOUSLY

- (b) Clark Reefer Lines Ltd., President
and General Manager, 1986 October 20,
Re: Protest enforcement of Bylaw
No. 6336 - Underground Electrical
Service Connection
-

A letter dated 1986 October 20 was received from Mr. Jim Clark, President and General Manager, Clark Reefer Lines Ltd., advising that instructions have now been given to B.C. Hydro to proceed with the installation of underground wiring to comply with Bylaw No. 6336. The writer further advised that Clark Reefer Lines Ltd., is complying with Bylaw No. 6336 under duress and expressed considerable concern with respect to the Municipality of Burnaby threat of disconnection of electrical service for non compliance with Bylaw No. 6336.

His Worship, Mayor Lewarne, advised that this item of correspondence has been referred to the Director Planning and Building Inspection who is preparing a report for submission to the next regular Meeting of Council to be held 1986 November 03.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

- (a) Advisory Planning Commission
Re: i) R9 zoning criteria
ii) "Burnaby Advisory Planning
Commission Bylaw 1980"
-

The Advisory Planning Commission submitted a report advising that over the past while, the Commission has become concerned with their deliberation process when dealing with R9 rezoning applications. The Commission felt that being as they recognized the Council adopted R9 zoning criteria, it would be most appropriate for them to provide their input during the current revision process being undertaken by Council, the Housing Committee and staff.

With reference to recommendation 2. the Commission is seeking Council's leave to review the stated bylaw which not only establishes the Commission itself, but also governs its structure, composition and procedures. This review process would include incorporation of all amendments necessitated by the implementation of Bill 62, as well as any other amendments the Advisory Planning Commission deem warranted.

The Advisory Planning Commission recommends:

1. THAT the Advisory Planning Commission be authorized to participate in any future discussions with Council, the Housing Committee or any other Committee struck, to deal specifically with the revision of R9 zoning criteria.
2. THAT the Advisory Planning Commission be authorized to review "Burnaby Advisory Planning Commission Bylaw 1980", Bylaw No. 7600 for the purpose of reviewing and recommending changes arising from the implementation of Bill 62 and any other amendments the Commission deems appropriate which shall be the subject of a further report to Council.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN VEITCH:

"THAT the recommendations of the Advisory Planning Commission be adopted."

The meeting then AGREED to vote separately on each of the recommendations contained in the report.

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN STUSIAK:

"THAT recommendation No. 1. of the report of the Advisory Planning Commission be **AMENDED** to read as follows:

1. 'That the Advisory Planning Commission be **invited to make a presentation to Council**, the Housing Committee or any other Committee struck, to deal specifically with the revision of R9 zoning criteria.'

CARRIED UNANIMOUSLY

A vote was then taken on the motion as moved by Alderman McLean and seconded by Alderman Veitch, namely; 'THAT recommendation No. 1. of the Advisory Planning Commission be adopted' AS **AMENDED** and same was CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN VEITCH:

"THAT recommendation No. 2. of the Advisory Planning Commission report be **AMENDED** by substituting the following:

2. "THAT Council concur with the Advisory Planning Commission's intent to review the Advisory Planning Commission Bylaw respecting changes that have arisen from the implementation of Bill 62."

CARRIED UNANIMOUSLY

A vote was then taken on the motion as moved by Alderman McLean and seconded by Alderman Veitch namely; 'THAT recommendation No. 2. of the Advisory Planning Commission be adopted' AS **AMENDED** and same was CARRIED UNANIMOUSLY.

- (b) The Municipal Manager presented Report No. 65, 1986 October 27 on the matters listed following as Items 01 to 07 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Building Permit Tabulation
Report No. 10 - 1986
From 1986 September 08 - 1986 October 05

The Municipal Manager submitted a report from the Director Planning and Building Inspection providing Report No. 10 - 1986, of Building Permit Tabulation with revenue/expenditure statement for the period from 1986 September 08 to 1986 October 05.

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

2. 1987 Dog Licence, Impounding,
Cremation and Disposal Fees

The Municipal Manager submitted a report from the Director Finance which proposes a 4% increase in Dog Licence, Impounding and Cremation Disposal Fees for 1987. The fee changes are required to off-set expected operating cost increases for the Municipal Animal Control Programme provided primarily by the S.P.C.A. The proposed fee changes would increase dog licence revenue by an estimated \$5,650 in 1987.

The Municipal Manager recommended:

1. THAT the Burnaby Dog Tax and Pound and Animal Regulation Bylaw 1972 No. 6191 be amended to provide for the fees outlined in the report effective 1987 January 01.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

3. 1987 Business Licence Fees

The Municipal Manager submitted a report from the Director Finance reviewing the proposed annual business licence fees for 1987. The report proposes an average 3% increase for all categories in 1987, with a minimum increase of \$1.00 on licence fees up to \$100.00 and \$5.00 on licence fees over \$100.00. The minimum increases do not apply to vending machines and apartment licences, which are calculated on an individual unit basis. The proposed fees would increase business licence revenue by an estimated \$41,000.00 in 1987.

The Municipal Manager recommended:

1. THAT the following bylaws be amended to provide for the fees outlined in Schedules 1 to 5 attached to the report, effective 1987 January 01:
 - a) Burnaby Trades Licence Bylaw No. 3089
 - b) Burnaby Cab & Commercial Vehicle Bylaw No. 3102
 - c) Burnaby Cabaret Regulation Bylaw No. 1481
 - d) Burnaby Club Regulation Bylaw No. 3065
 - e) Burnaby Automatic Vending Machine Bylaw No. 1914

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

4. Sanitary Sewer System Rates

The Municipal Manager submitted a report from the Director Finance advising that it is Council's objective that the Sanitary Sewer System be financially self supporting, and with that objective annual reviews of rates are made. There was a 5% increase in 1986. The report projects the revenues and expenditure through 1988 and recommends no increase in rates for 1987.

The Municipal Manager recommended:

1. THAT no change in sanitary sewer system rates be made in 1987.
2. THAT a further report be placed before Council in the Fall of 1987 regarding rates for 1988.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN DRUMMOND:

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

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT the motion as moved by Alderman McLean and seconded by Alderman Drummond, being;

'THAT the recommendations of the Municipal Manager be adopted,'

be **AMENDED** by changing Recommendation No. 1 to read as follows;

1. THAT the sanitary sewer system rates be increased by 2 1/2% in 1987."

CARRIED UNANIMOUSLY

A vote was then taken on the motion as moved by Alderman McLean and seconded by Alderman Drummond, "THAT the recommendations of the Municipal Manager be adopted," AS **AMENDED** and same was CARRIED UNANIMOUSLY.

5. Waterworks Utility Rates

The Municipal Manager submitted a report from the Director Finance advising that it is Council's objective that the waterworks utility be financially self-supporting, and with that objective, annual review of rates are made. There was a 5% increase in 1986. The report projects the revenues and expenditures through 1988 and recommends a 10% increase in rates for 1987. The recommended increase in the rates (excluding connections) is the second since 1974. In 1987 the water rate for a single family home would increase by \$4.40 from the present \$44.10 to \$48.50.

The Municipal Manager recommended:

- (1) THAT a bylaw to amend Bylaw No. 3325, being Burnaby Waterworks Regulation Bylaw 1953, be brought down to incorporate the taxes and rates shown under the column in Schedule A attached to the report, headed "Effective 1987 January 01."
- (2) THAT a further report be placed before Council in the Fall of 1987 regarding rates for 1988.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

6. Letter From the U.B.C.M. Liability Task Force, Which Appeared on the Agenda for the 1986 October 06 Meeting of Council (Item 3d) Group Self-Insurance Study and Market Update

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from U.B.C.M. at its meeting of 1986 October 06, and is now being asked for its formal support on the next phase, Phase 2, of a Municipal Group Self-Insurance System. The U.B.C.M. Liability Task Force has requested Council to reply to five specific questions dealing with the matter of Group Self-Insurance prior to 1986 October 31. The report provides discussion and rationale to positively support the U.B.C.M. Liability Task Force questions on Group Self-Insurance.

The Municipal Manager recommended:

- (1) THAT the existing municipal liability insurance coverage be maintained and reviewed again when Phase 2 of the U.B.C.M. Task Force Study is completed or other significant market developments occur.

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- (2) THAT Council support positively the following U.B.C.M. Liability Task Force questions on Group Self-Insurance:
 - 1) Would you prefer an "insurance" system where the rates were based solely on B.C. municipal claims costs plus administration costs; and those rates could be fully justified?
 - 2) Would you be prepared to make a long term commitment to a pooled insurance system in order to achieve stable and explicitly determined costs?
 - 3) Would you be prepared to accept mandatory participation if a sizable majority of municipalities and regional districts also favoured a group self-insurance system?
 - 4) Would you agree to sharing control over the program with the other participants?
- (3) THAT Council approve expenditure of up to \$7,200 to support Phase 2 of the U.B.C.M. Liability Task Force Study.
- (4) THAT a copy of the report be sent to the U.B.C.M. Liability Task Force.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

7. Rezoning Reference No. 102/86
Lots 9 & 10, D.L. 152, Plan 4932 & Lot 'D',
D.L. 152, Plan 12232, Group 1, NWD
6470, 6486 & 6496 Nelson Avenue

The Municipal Manager submitted a report from the Director Planning and Building Inspection with respect to Rezoning Reference No. 102/86 at 6470, 6486 & 6496 Nelson Avenue. The report advises that the site is to be redeveloped for a six storey office building and underground parking. The site is to be consolidated, and the development integrated with the adjacent Plaza 5000 development, and a portion of the parking for the subject development is to be provided on a separate lot at 5000 Newton Street which is currently the subject of Rezoning Reference No. 69/83. A development plan suitable for submission to a Public Hearing has been submitted.

The Municipal Manager recommended:

- (1) THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 4.3 of the report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
- (2) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1986 November 03 and to a Public Hearing on 1986 November 25 at 7:30 p.m., and that the following be established as prerequisites to the completion of the zoning:
 - 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.

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- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The deposit of the applicable charge of \$.50 per gross building square foot to go towards the acquisition of public open space in Metrotown.
- i) Completion Rezoning Reference #69/83 and registration of a covenant to protect parking on that site for the subject development.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN STUSIAK:

"THAT the Planning Department review the \$2,000.00 parking space levy charged a developer for each parking space reduced from the standard parking requirement."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

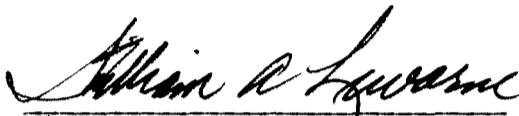
"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 8:12 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER II