

1987 AUGUST 10

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Monday, 1987 August 10 at 7:00 p.m.

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

ABSENT: Alderman A.H. Emmott  
Alderman G.H.F. McLean

STAFF: Mr. D. Gaunt, Acting 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. C.A. Turpin, Municipal Clerk  
Mr. T.M. Dunlop, Deputy Municipal Clerk

M I N U T E S

- (a) The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1987 July 27 then came forward for adoption.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN VEITCH:

"THAT the minutes of the regular Council Meeting and Caucus Meeting 'In Camera' held on 1987 July 27 be adopted."

CARRIED UNANIMOUSLY

- (b) The minutes of the Public Hearing (Zoning) held on 1987 July 28 then came forward for adoption.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN VEITCH:

"THAT the minutes of the Public Hearing (Zoning) held on 1987 July 28 be adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Grace Kravac, Secretary  
Breakaway Drug Abuse Society  
1987 July 29  
Re: Grant Application  
Speaker - Grace Kravac
- (b) Mr. Terry Nichols, 1987 July 27  
Re: Subdivision Reference #50/87  
Speaker - Terry Nichols
- (c) Mr. E.F. Turner, 1987 August 05  
Re: Construction of Fourth and Elwell  
Streets  
Speaker - E.F. Turner
- (d) Mrs. Elsie Dean, 1987 August 05  
Re: Letters of Protest Regarding  
Property Tax Increases  
Speaker - Elsie Dean

- (e) Mr. Mehboob Pirani, Dosanjh and Pirani,  
Barristers and Solicitors, 1987 August 05  
Re: Removal of Peat and Attendants  
from Riverway Golf Course  
Speaker - Ujjal Dosanjh
- (f) Mrs. Elsie Walls, 1987 August 05  
Re: Edmonds Station Area Plan  
Speaker - Elsie Walls
- (g) Mr. Richard Cinnamon, 1987 August 05  
Re: Proposed Edmonds Station Area Plan  
Speaker - Richard Cinnamon

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BEGIN:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mrs. Grace Kravac, 5766 Charles Street, then addressed the members of Council on behalf of the Breakaway Drug Abuse Society regarding the organization's application for a municipal grant. The delegation noted that the Society's application for a municipal grant had been denied by Council on 1987 April 21 and the Society now wished to appeal that decision. The delegation provided a brief outline of the problems associated with drug abuse and described the various stages of the problem and the consequences for drug abusers, their families, employers and society. The delegation also reviewed methods of treatment and noted the importance of the role of such organizations as the Breakaway Drug Abuse Society in rehabilitation of drug abusers. Council was therefore requested to give favourable consideration to the Society's request for financial support when reconsidering any further recommendations from the Grants and Publicity Committee.
- (b) Mr. Terry Nichols, 7312 Nelson Avenue, then addressed the members of Council with respect to Subdivision Reference #50/87. The delegation referred to a letter received from the Approving Officer who had stipulated that a 74 foot by 24 foot area of the subject site would be required for laneway and, additionally, a 10 foot by 101 foot easement would be required for storm sewer servicing. The delegation protested these requirements noting that his property would be the only one between Imperial Street and the Skytrain right-of-way having lane access; in the same area, there are 38 driveway entrances onto Nelson Avenue. Council was therefore requested to intervene by eliminating the requirement for lane access and the storm sewer easement so that the optimum use of the subject site will not be constrained.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT Item 3, Acting Municipal Manager's Report No. 49, 1987 August 10 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- 3. Letter from Mr. T. Nichols, to appear as a Delegation  
Subdivision Reference #50/87  
7312 Nelson Avenue  
X-Reference Rezoning #121/86

The Acting Municipal Manager submitted a report from the Approving Officer regarding Subdivision Reference #50/87, 7312 Nelson Avenue. The report advises of the Approving Officer's intention to issue Tentative Approval for the subject subdivision. The report also notes the subdivider's intention to appear as a delegation before Council and advises that staff will address any specific issues arising from the delegation's submission.

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Arising from discussion of this matter, leave was given for introduction of the following motion:

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT the Approving Officer be requested to bring forward a report in response to the subdivider's concerns."

CARRIED UNANIMOUSLY

- (c) Mr. E.F. Turner, 7931 Elwell Street, then addressed the members of Council regarding construction of Fourth and Elwell Streets. The delegation advised that he represented the Elwell Street Residents Ad Hoc Committee which considered the possibility of installation of a barrier at Sixth Street to discourage commuter traffic from diverting along Elwell Street. The delegation also expressed concern with respect to current construction activity and suggested that if allowed to proceed, it might not be possible in future to create the resident's preferred solution of a cul-de-sac at the end of Elwell Street. The delegation acknowledged that a staff report in this regard was presently being prepared for submission to Council at the next regular meeting to be held on 1987 August 24 and requested the opportunity to address Council at that time, after having reviewed the contents of the report with the Elwell Street Residents Ad Hoc Committee.
- (d) Mrs. Elsie Dean, 5285 Empire Drive, then addressed the members of Council on behalf of Operation Fightback in response to comments and concerns raised by Council with respect to tax increases as they affect residential properties in the municipality. The delegation expressed dissatisfaction with the explanation given to many taxpayers who had corresponded with Council that tax increases had resulted from increased assessed values over the median Burnaby home. The delegation contended that the 4.1 percent average increase referred to in staff reports is unrealistic and does not coincide with statistical research done by the Operation Fightback organization. It was suggested that the shifting of the tax burden to residential property owners had resulted from government and Council policy to reduce taxation on industrial and commercial property owners. In conclusion, the delegation advised that Operation Fightback is willing to debate its findings publicly and it will continue to resist transferring the burden of tax increases to the residential property owner.
- (e) Mr. Ujjal Dosanjh, #202 - 5887 Victoria Drive, Vancouver, then addressed the members of Council on behalf of his clients, Ratanda Construction, who were unsuccessful bidders in the awarding of a contract for removal of peat from the Riverway Golf Course site. The delegation read from a prepared text, a copy of which is on file in the office of the Municipal Clerk. Council was advised that Ratanda Construction Ltd.'s bid would net 20 percent more revenue to the Corporation than that of the successful bidder, Marmax. The delegation suggested that the contract be awarded to his client as the provider of potentially the highest revenue. In the event that Council could not reverse its decision with respect to the contract award, Ratanda Construction Limited suggested that another area or areas of the same immediate portion of the Big Bend be made available in recognition of its being the lowest bidder as advertised and at the rates of return to the Corporation specified in its tender.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN BEGIN:

"THAT staff be requested to bring forward a report regarding the delegation's concerns with respect to the contract for the removal of peat from the Riverway Golf Course site and that such report include an evaluation of all the terms of the contract proposals and further, that execution of the contract awarded to Marmax Holdings Limited be held in abeyance pending Council's consideration of the requested report."

CARRIED UNANIMOUSLY

- (f) Mrs. Elsie Walls, 7122 Edmonds Street, then addressed the members of Council on behalf of residents dwelling in the area bounded by Salisbury, Beresford and Edmonds, commonly referred to as the "Triangle". The delegation advised that the residents were concerned with respect to representations previously made to Council regarding the Edmonds Station Area Plan, specifically by residents of the Bakerview and Beresford apartment buildings. The delegation noted that a number of apartments in the subject buildings are owned by one individual and it was therefore suggested that Council might have received a distorted view of local concerns.

The delegation observed that the character of the neighbourhood has changed and it is no longer a family area and, therefore, the staff proposals for zoning to the RM4 designation to permit highrise construction represents a logical evolution. Furthermore, the delegation noted that with the future development of Edmonds Street as a major truck route, ground-oriented family housing would likely necessitate construction of an overpass to allow children safe access to and from school. In conclusion, the delegation also registered concerns with respect to the condition of the sidewalk on Edmonds Street and also hazards created by cyclists using the 7/Eleven Parkway who fail to observe the stop sign at the 21st and Salisbury intersection.

Alderman Begin retired from the Council Chamber at 8:05 p.m.

- (g) Mr. Richard Cinnamon, 7056 21st Avenue, then addressed the members of Council on behalf of a number of individuals who are in support of proposed RM4 zoning designation in connection with the Edmonds Station Area Plan. The delegation noted that a petition had been solicited in the neighbourhood and also letters had been forwarded to Council, all in support of the proposed RM4 designation. Furthermore, the delegation advised that the congregation of the Church of Christ, located at Salisbury Avenue and Edmonds Street, had all expressed support for the proposed RM4 zoning designation. Council was asked to consider the future of the municipality in planning the subject area to link the Middlegate shopping complex with the Skytrain Station. It was contended that concrete structures such as highrises that would be built under the RM4 designation could withstand the noise that will accompany the higher traffic densities and would also provide a higher tax revenue than would the low rise frame apartments or townhouses if the area were zoned RM3. Council was therefore urged to fully support the proposed RM4 zonings contained in the Edmonds Station Area Plan, as proposed by staff.

Alderman Begin returned to the Council Chamber at 8:11 and took his place at the Council table.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BEGIN:

"THAT Item 11, Acting Municipal Manager's Report No. 49, 1987 August 10 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

11. Proposed Edmonds Station Area Plan  
- Triangular Area bounded by Beresford Street,  
Edmonds Street, Nineteenth Street and Griffiths  
- Edmonds Street Right-of-Way Requirements

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to Council's request from the regular Council Meeting held on 1987 July 13, for a further report on the proposed Edmonds Station Area Plan, specifically the triangular area bounded by Beresford Street, Edmonds Street, Nineteenth Street and Griffiths Avenue. The report also addresses Edmonds Street right-of-way requirements. The report notes that planning staff have reviewed the issue of land use within the subject area and reaffirm their previous recommendation that the two sites east of Salisbury Avenue should be designated for redevelopment at RM3 densities while the two sites between 21st Avenue and Edmonds Street should be designated for redevelopment at RM4 densities. It was suggested that land use designation for 6945 and 6967 21st Avenue be indicated in the proposed plan as "under study" pending submission of a further report following consideration of the subject properties by the Parks and Recreation Commission. The report also advises of Edmonds Street road widening requirements which were reviewed and resulted in an adjustment to the Edmonds Station Area Plan, as indicated on the plan sketch attached to the report.

The Acting Municipal Manager recommended:

- (1) THAT the land use designation for the triangular area bounded by Beresford Street, Edmonds Street, Nineteenth Street and Griffiths Avenue as shown on the Edmonds Station Area Plan sketch attached to the report be approved, on the understanding that a further report will be submitted regarding the designation of 6945 and 6967 21st Avenue.
- (2) THAT the adjustment to the required Edmonds Street right-of-way as shown on the Edmonds Station Area Plan sketch attached to the report be approved.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

"THAT the motion as moved by Alderman Stusiak and seconded by Alderman Nikolai, being: 'THAT the recommendations of the Acting Municipal Manager be adopted,' be ~~AMENDED~~ in Recommendation No. 1, as follows:

- (1) THAT the land use designation for the triangular area bounded by Beresford Street, Edmonds Street, Nineteenth Street and Griffiths Avenue as shown on the Edmonds Station Area Plan sketch attached to the report be amended to designate the subject area only as RM3 zoning."

His Worship, Mayor Lewarne, absented himself from the Chair and retired from the Council Chamber at 8:25 p.m.

Acting Mayor Drummond then assumed the Chair.

Acting Mayor Drummond absented himself from the Chair at 8:36 p.m. and took his seat at the Council table in order to participate in the debate.

Alderman Rankin then assumed the Chair.

Acting Mayor Drummond then reassumed the Chair at 8:41 p.m. and Alderman Rankin returned to his seat at the Council table.



**FIRST, SECOND AND THIRD READING:**

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Taxation Exemption Bylaw No. 12, 1987'

#8800

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 DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Taxation Exemption Bylaw No. 12, 1987'

#8800

be now read three times."

CARRIED UNANIMOUSLY

**SECOND READINGS:**

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

"THAT Item 7, Acting Municipal Manager's Report No. 49, 1987 August 10 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- 7. Proposed Lane Closing  
Rezoning Reference #117/86

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the proposed lane closure in connection with Rezoning Reference #117/86. The report clarifies the portions of lane proposed to be closed and explains the relationship of the lane closing bylaw to the request for rezoning, reflecting recent discussions with the applicant.

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN VEITCH:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

#8700 6138 and 6156 Kingsway  
#8770 6870, 7092 & 7018 Lougheed Highway

RZ #122/86  
RZ #117/86

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 1987' #8700

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 1987' #8770

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 VEITCH:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 1987' #8700

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 1987' #8770

be now read a second time."

CARRIED UNANIMOUSLY

SECOND AND THIRD READING:

#8772 TEXT AMENDMENT

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 1987' #8772

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 DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

The Council reconvened.



MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 1987' #8772

be now read a second and third time."

CARRIED UNANIMOUSLY

CONSIDERATION AND THIRD READING:

#8695 4509 Victory Street RZ #114/86

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 1987' #8695."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 1987' #8695

be now read a third time."

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION:

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Capital Works, Machinery and Equipment Reserve Fund  
Expenditure Bylaw No. 4, 1987' #8768

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

CARRIED UNANIMOUSLY

ABANDONMENT

#8761 5250 Grimmer Street

RZ #35/87

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 1987'

#8761

be now abandoned."

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN VEITCH:

"THAT all of the following listed items of correspondence be received and those items of the Acting Municipal Mananager's Report No. 49, 1987 August 10 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Mr. and Mrs. George Teather, 1987 July 21,  
Re: Protest Property tax increase

A letter dated 1987 July 21 was received from Mr. and Mrs. George Teather regarding a response received to previous correspondence protesting increases in 1987 property taxes.

- (b) Mr. W.C. Player, Undated,  
Re: Work being completed in the North East corner of Confederation Park

A copy of an undated letter to the Parks and Recreation Commission Chairman was received from Mrs. W.C. Player protesting development of the northeast corner of Confederation Park.

His Worship, Mayor Lewarne, advised that this item of correspondence will be considered by the Parks and Recreation Commission at its next meeting to be held on 1987 August 19 and will be the subject of a future report to Council.

- (c) Joanne Richards, 1987 July 28  
Re: Problems associated with the Oakland Street and Baffin Place Intersection

A letter dated 1987 July 28 was received from Ms. Joanne Richards drawing Council's attention to problems associated with the intersection of Oakland Street and Baffin Place.

Item 13, Acting Municipal Manager's Report No. 49, 1987 August 10 was brought forward for consideration at this time.

- 13. Letter frm Ms. Joanne Richards, 5671 Oakland St., Burnaby, B.C., V5H 1S1 Traffic Concerns Baffin Place at Oakland Street

The Acting Municipal Manager submitted a report from the Director Engineering which was written in response to correspondence received from Ms. Joanne Richards regarding traffic concerns associated with the intersection of Oakland Street and Baffin Place. The report advises that arrangements have been made to cut grass to improve corner sight distance in excess of 107 metres (350 feet) and further, that Oakland Street is rated as a priority continual radar-enforced area to deter speeding.

The Acting Municipal Manager recommended:

(1) THAT Ms. Richards be sent a copy of the report.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

(d) Petitioners, 1987 April 10,  
Re: Request rezoning to R3 of an area  
presently zoned R5

A petition dated 1987 April 10, containing the signatures of 230 persons was received requesting rezoning to R3 of an area presently zoned R5. The subject properties are located on Sperling Avenue, Burford Street, Griffiths Avenue, Ashworth Avenue and Imperial Street.

The Director Planning and Building Inspection advised that staff would examine the subject request and report back to Council on the viability of the proposed area rezoning in due course.

(e) Anne Usher, Chairman of the Board of  
Governors, Canadian Council on Social  
Development, 1987 July 06,  
Re: Homelessness in Canada -  
Request for Assistance

A letter dated 1987 July 06 was received from the Canadian Council on Social Development requesting the municipality's assistance in a major project regarding homelessness in Canada.

(f) Mrs. Betty Scott, 1987 July 21  
Re: Dog Off Leash - Fine

A letter dated 1987 July 21 was received from Mrs. Betty Scott protesting the imposition of a fine for having a dog off leash in Robert Burnaby Park.

Item 16, Acting Municipal Manager's Report No. 49, 1987 August 10 was brought forward for consideration at this time.

16. Letter from Mrs. Betty Scott, 8225- 16th Avenue,  
Burnaby, B.C., V3N 1R9  
Animal Control

The Acting Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mrs. Betty Scott regarding the consistency in application of animal control regulations. The report advises that the circumstances surrounding the issuance of the subject fine were examined by staff and it had been concluded that the actions of the Pound Inspector were appropriate.

The Acting Municipal Manager recommended:

(1) THAT a copy of the report be sent to Mrs. Betty Scott, 8225 - 16th Avenue, Burnaby, B.C., V3N 1R9

MOVED BY ALDERMAN VEITCH:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(g) Eve Ericksen, 1987 July 28  
1276 Whitsell Avenue  
Re: Protest 1987 Property Taxes

A letter dated 1987 July 28 was received from Ms. Eve Ericksen protesting increases in 1987 property taxes.

- (h) Heinz Beyer, 1987 July 02  
5022 Fulwell Street  
Re: Protest 1987 Property Taxes

A letter dated 1987 July 02 was received from Mr. Heinz Beyer protesting increases in 1987 property taxes.

- (i) Mr. and Mrs. L.E. Gaunce, 1987 July 31  
#101 - 5715 Jersey Avenue  
Re: Protest 1987 Property Taxes

A letter dated 1987 July 31 was received from Mr. and Mrs. L.E. Gaunce protesting increases in 1987 property taxes.

- (j) Province of British Columbia  
Ministry of Environment and Parks,  
Minister, 1987 July 29  
Re: U.B.C.M. Convention  
Representations to Ministry  
Representatives

A letter dated 1987 July 29 was received from the Ministry of Environment and Parks advising of the attendance of Ministry representatives at the annual convention of the Union of British Columbia Municipalities to be held in Vancouver, 1987 September 23 - 25.

- (k) Special Waste Advisory Committee,  
Chairman, 1987 August 05  
Re: Open House in Burnaby

A letter dated 1987 August 05 was received from the Special Waste Advisory Committee expressing thanks to the Municipality for the opportunity of holding an Open House in Burnaby on 1987 August 26.

- (l) Mr. W.R. Kaye, 1987 July 23  
Re: Tax Payment Penalty

A letter dated 1987 July 23 was received from Mr. W.R. Kaye regarding the imposition of a penalty for late payment of property taxes.

His Worship, Mayor Lewarne, advised that the Municipal Act dictates the application of penalties in such circumstances.

**NOTE:**

The following listed items of correspondence were received regarding the Edmonds Station Area Plan:

- (m) Mr. Harry J. Mander and Family,  
1987 August 04
- (n) Mr. and Mrs. John G. Inkster,  
1987 July 03
- (o) Mr. Michael Krawchuk,  
1987 August 04
- (p) Lonnie Lapre, Undated
- (q) Petitioners, Undated

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

(a) Innovation Committee Report

The following item was **TABLED** at the regular Council Meeting held on 1987 July 13:

24. Innovation Committee Report

The Municipal Manager submitted a report from the Innovation Committee which was established in late 1985 to research and report on programs used by other mid-sized organizations to encourage staff to develop innovative ideas. The report concludes that it would be advantageous to encourage and recognize innovations by municipal employees and suggests that the program detailed in the report, which was circulated separately to the members of Council, would accomplish that objective.

The Municipal Manager recommended:

- (1) THAT Council approve the implementation of an "Employee Innovation Program" as outlined in the report.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN NIKOLAI:

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT the recommendation as moved by Alderman Drummond and seconded by Alderman Nikolai, being; 'THAT the recommendation of the Municipal Manager be adopted', be now **TABLED**."

**CARRIED UNANIMOUSLY**

The report was tabled in order to provide an opportunity for Council to further study the contents and recommendations contained therein.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

"THAT the motion as moved by Alderman Drummond and seconded by Alderman Nikolai, being; 'THAT the recommendation of the Municipal Manager be adopted,' at the regular Council Meeting held on 1987 July 13, as recorded on page 34 of the minutes of that meeting, be now **LIFTED** from the table."

**CARRIED UNANIMOUSLY**

A vote was then taken on the motion and same was **CARRIED UNANIMOUSLY**.

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) Certificate of Sufficiency  
Municipal Clerk, 1987 July 29  
Re: Lane Paving Petition

The Municipal Clerk submitted a report certifying the sufficiency of a petition requesting the construction and paving of the lane immediately south of Charles Street from Alpha Drive west to the west property line of 4611 Alpha Drive.

The Municipal Clerk recommended:

- (1) THAT the Municipal Clerk's Certificate of Sufficiency covering the lane immediately south of Charles Street from Alpha Drive west to the west property line of Lot 23, Block 48, D.L. 123, Plan 17638 (4611 Alpha Drive), be received.
- (2) THAT the Director Engineering prepare a project estimate.
- (3) THAT the Local Improvement Assessor assess the project.
- (4) THAT the Director Finance prepare a cost report under Section 662 of the Municipal Act.
- (5) THAT on receipt of the cost report, the Municipal Solicitor prepare a Local Improvement Construction Bylaw for this project.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

- (b) Alderman V.V. Stusiak  
Re: Olympic Torch Relay through Burnaby

Alderman V.V. Stusiak submitted a report advising of ceremonies associated with the Olympic Torch Relay which is scheduled to pass through Burnaby and eight other municipalities on Sunday, 1988 January 24. The report discusses possible municipal participation including financing, organization, documentation and timing of the event.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN VEITCH:

"THAT up to \$2,000.00 be authorized for expenses associated with the Olympic Torch Relay through the municipality on 1988 January 24 and further, that any expenses in excess of this amount be the subject of a report from His Worship, Mayor Lewarne."

CARRIED UNANIMOUSLY

The Council Meeting recessed at 9:25 p.m.

The Council Meeting reconvened at 9:36 p.m.

- (c) The Acting Municipal Manager presented Report No. 49, 1987 August 10 on the matters listed following as Items 01 to 20 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Rezoning Reference #34/87  
1686 Springer Avenue

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #34/87, 1686 Springer Avenue. The report notes that on 1987 May 19, Council referred the subject application back to staff to investigate the possibility of owners acquiring a portion or portions of the abutting properties so as to make possible the approval of a subdivision that satisfies the prevailing R2 zoning requirements. The report concludes with advice that staff believes that spot-zoning of the subject site could have serious consequences throughout the municipality from a general policy viewpoint.

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

2. Endorsement of Decision Taken by Council  
"In Camera" 1987 July 13

The Acting Municipal Manager submitted a report from the Municipal Clerk advising of a decision taken by Council at a Caucus Meeting "In Camera" held on 1987 July 13 regarding acquisition of property at 6207 McKay Avenue in connection with the Kingsborough Street road alignment, Metrotown - Area 14.

The Acting Municipal Manager recommended:

- (1) THAT Council endorse the decision taken by Council at a Caucus Meeting "In Camera" 1987 July 13 as enumerated in the Municipal Clerk's report.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

3. Letter from Mr. T. Nichols, to appear as a Delegation  
Subdivision Reference #50/87  
7312 Nelson Avenue  
X-Reference Rezoning Reference #121/86

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

4. Building Permit Tabulation Report No. 07  
from 1987 June 15 to 1987 July 12

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection providing the building permit tabulation with revenue/expenditure statement for the period 1987 June 15 to 1987 July 12.

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

5. Work Order:  
No: 60-08-018 - Road Condition Evaluation Study  
Various Locations

The Acting Municipal Manager submitted a report from the Director Engineering regarding Work Order No. 60-08-018 in the amount of \$25,000.00 for a pilot project evaluation of the condition of several major roads at sundry locations throughout the municipality.

The Acting Municipal Manager recommended:

- (1) THAT Work Order No. 60-08-018 Road Condition Evaluation Study - various locations, be approved.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

6. Letter from Mr. E. Adrian which appeared on the Agenda for the July 27th Meeting of Council  
Speeding Violations/Traffic Noise on Residential Streets near Metrotown

The Acting Municipal Manager submitted a report from the Director Engineering which was written in response to correspondence received from Mr. E. Adrian regarding the speeding violations and traffic noise on residential streets in the Metrotown vicinity. The report provides a detailed response to the concerns expressed by the correspondent and concludes that from count data assembled by staff, the Metrotown development does not appear to have impacted the subject area to date. The report suggested that except for a few Skytrain commuters who park on local streets, the traffic flow appears to be locally generated.

The Acting Municipal Manager recommended:

- (1) THAT Mr. E. Adrian, #313 - 6544 Silver Avenue, Burnaby, B.C., V5H 2Y4, be sent a copy of the report.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

7. Proposed Lane Closing  
Rezoning Reference #117/86

This item was dealt with previously in the meeting in conjunction with Item 3 (b)(ii), Bylaws, - Second Reading.

8. This item was **WITHDRAWN** from the agenda for this evening's meeting.

9. Capitol Hill Conservation Area

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the Capitol Hill Conservation Area. The report provides a review of the existing Capitol Hill Conservation Area boundary and recommends that the boundary be reviewed as the basis for guiding further subdivision and new development in the area. The report notes that the intent of the conservation area is to set aside undeveloped land in its natural environment and to control development on or close to an area of steep land recognized as having sensitive or unstable slopes. The report proposes acquisition of private properties within the area and designation of a "Geotechnical Review Area" in the vicinity of Highfield Drive. The report also presents proposals for storm water drainage improvements in the area.

The Acting Municipal Manager recommended:

- (1) THAT Council approve the revised boundaries for the Capitol Hill Conservation Area as outlined on Map 6 of the report.
- (2) THAT the private properties shown on Map 6 and included within the proposed Capitol Hill Conservation Area, be acquired by the Municipality as they become available, with such acquisitions financed from the Tax Sale Reserve and the Corporate Land Reserve Fund.



- (3) THAT Council approve the establishment of the proposed Geotechnical Review Area, as shown on Map 6 and described in Section 5.2.
- (4) THAT within the Geotechnical Review Area, renovations, replacements or additions to existing structures be subject to the Chief Building Inspector being satisfied, as is provided for in Section 734 (2) of the Municipal Act, that the stability of the soil is sufficient to support such improvements and that the proposed developments will not be detrimental to the soil stability of other properties in the vicinity.
- (5) THAT the municipality undertake remedial works to ensure that concentrated storm water flows are properly discharged from the ends of the following roads:
  - (i) In the Bessborough Drive/Ellesmere Avenue area, the western extremity of Bessborough Drive.
  - (ii) The intersection of North Hythe Avenue and Bessborough Drive.
- (6) THAT a copy of the report be forwarded to those property owners within the revised Capitol Hill Conservation Area, the Geotechnical Review Area and as well as those that are no longer within the conservation area boundaries.

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

10. Draft Official Community Plan

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the Draft Official Community Plan for the Municipality. The report notes that a local government may adopt an Official Community Plan for the whole area under its jurisdiction or for specific areas. The report advises that the Official Community Plan is a municipal-wide policy document which provides for the integration of land uses, transportation, the environment, community facilities and services and social and economic planning into a broad strategy to direct the growth and development of the municipality into the next century. The report concludes that the directions will provide stability and predictability in management of growth and change and will also guide the creation of an urban environment that accommodates the municipality's needs of shelter, movement, recreation and work.

The Acting Municipal Manager recommended:

- (1) THAT the draft Official Community Plan for Burnaby be made available for review and comment.
- (2) THAT the proposed Official Community Plan adoption schedule as outlined in Attachment 2 and more specifically described in Section 4.0 of the report be approved.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

- 11. Proposed Edmonds Station Area Plan  
 -Triangular Area bounded by Beresford Street,  
 Edmonds Street, Nineteenth Street and Griffiths  
 - Edmonds Street Right-of-way Requirements

This item was dealt with previously in the meeting in conjunction with Items 2 (f) and (g) under Delegations.

- 12. Subdivision Reference #74/84  
 D.L. 74, Lots 12 W. 80 ft. and 13 1/2, Plan 1380;  
 D.L. 74 and 75, Blk. 2A, Lots 2 & 3, Plan 15685  
 3313 and 3343 Douglas Road and 5491 and  
 5511 Laurel Street  
Road Closure Reference #13/85

The Acting Municipal Manager submitted a report from the Approving Officer regarding Subdivision Reference #74/84. The report discusses possible options for the method of closure of portions of the lane allowances west of Douglas Road and north of Laurel Street as requested by Council at the regular meeting held on 1987 July 27. The report outlines options available and concludes with a recommendation that Council approve the introduction of a Road Closing Bylaw so as not to delay the process should the affected property owners choose to proceed with one of the options outlined in the report.

The Acting Municipal Manager recommended:

- (1) THAT a Road Closing Bylaw be introduced for the closure of portions of lane allowances west of Douglas Road and north of Laurel Street subject to the conditions outlined in Section 3.1 of the report.
- (2) THAT a copy of the report and the previous report on this topic (Item 20, Manager's Report No. 48, 1987 July 24) be sent to Mr. D.J. Horgan.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

- 13. Letter from Ms. Joanne Richards, 5671 Oakland Street,  
 Burnaby, B.C., V5H 1S1  
Traffic Concerns Baffin Place at Oakland Street

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

- 14. Rezoning Reference #73/87  
 4305, 4315 Grange Street and 5657, 5675,  
 5691, 5727 Chaffey Avenue

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #73/87, 4305, 4315 Grange Street and 5657, 5675, 5691 and 5727 Chaffey Avenue. The report advises that the applicant has now submitted a development plan for the subject site which is suitable for submission to a Public Hearing. The report notes that the purpose of the proposed bylaw is to accommodate an apartment/townhouse development.

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15 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.
- 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 retention of as many existing mature trees as possible on the site.
- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- k) Consent to the future closure of the lane adjacent to the site.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

15. Rezoning Reference #74/87  
5537, 5561 and 5587 Patterson Avenue

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #74/87, 5537, 5561 and 5587 Patterson Avenue. The report advises that the applicant has now submitted a plan of development which is suitable for submission to a Public Hearing. The report further notes that the purpose of the proposed bylaw is to accommodate an apartment building in accordance with the Development Plan for Metrotown - Area 11.

- (1) THAT Council authorize staff to bring forward a report for the abandonment of Bylaw No. 8159, Amendment Bylaw No. 3, 1984, Rezoning Reference #65/83, a predecessor of the current rezoning application after First and Second Readings have been granted for this new rezoning proposal.
- (2) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15 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.
- 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 and 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 retention of as many existing mature trees as possible on the site.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

MOVED BY ALDERMAN VEITCH:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

16. Letter from Mrs. Betty Scott, 8225 - 16th Avenue,  
Burnaby, B.C., V3N 1R9  
Animal Control

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

17. Rezoning Reference #8/87A  
Lot "A", D.L. 152, Plan 74906  
5000 Kingsway

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #8/87A, 5000 Kingsway. The report advises that the proposed rezoning bylaw amendment is to accommodate the addition of one storey to the planned building at the corner of Nelson Avenue and Bennett Street. The report notes that the applicant's proposal to increase the building height to seven storeys significantly increases its proposed floor area and therefore necessitates a new Public Hearing and rezoning amendment.

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15 at 7:30 p.m. and that the following be established as prerequisites to 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.
  - c) The deposit of the applicable charge of \$5.38 per gross square metre (\$.50 per gross square foot) to go towards the acquisition of public open space in Metrotown.
  - d) A letter from the developer agreeing to adhere to all the earlier prerequisites of RZ #8/87 for this rezoning.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

- 18. Rezoning Reference #96/86 and #88/87  
7584 Imperial Avenue

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning References #96/86 and #88/87, 7584 Imperial Street. The report advises that the subject property is located within an area rezoning currently in progress, to designate all properties to the R3 Residential District in order to preserve the stability and character of the predominantly single-family area. Staff therefore concluded that to proceed Rezoning Reference #96/86 to Third Reading would be contrary to the intent of the subject area rezoning.

The Acting Municipal Manager recommended:

- (1) THAT Rezoning Reference #96/86, Lot 'B', D.L. 91, Plan 72764, 7584 Imperial Street, Amendment Bylaw 1/87, Bylaw 8689, not be given Third Reading and be abandoned in due course.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED  
 OPPOSED: MAYOR LEWARNE AND  
 ALDERMEN STUSIAK AND  
 VEITCH

- 19. Rezoning Reference #2/87  
 4759, 4763 Kingsway 6128, 6150, 6170  
McKercher Avenue

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #2/87, 4759, 4763 Kingsway and 6128, 6150, 6170 McKercher Avenue. The report advises that the applicant has now submitted a development plan for the subject site which is suitable for submission to a Public Hearing. The report further notes that the purpose of the proposed bylaw is to accommodate a mixed-use commercial/residential development with underground parking.

The Acting Municipal Manager recommended:

- (1) THAT Council authorize staff to bring forward a report for the abandonment of Bylaw No. 7895, Amendment Bylaw No. 19, 1982, Rezoning Reference #72/81, a predecessor of the current rezoning application after First and Second Readings have been granted for this new rezoning proposal.
- (2) THAT Council approve the sale of Municipal property for inclusion in the development site as outlined in Section 4.4 of the report.
- (3) 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.
- (4) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24, and to a Public Hearing on 1987 September 15, 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.
  - 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 consolidation of the net project site into one legal parcel.
  - f) The granting of any necessary easements.
  - g) The completion of the requisite Highway Exchange Bylaw.
  - 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) The deposit of the applicable charge of \$0.306 per gross building square foot to go towards the cost of pedestrian overpasses of Kingsway in Metrotown.
  - j) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
  - k) The undergrounding of existing overhead wiring abutting the site.
  - l) Consent to the future closure of the lane to the east of the site.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

20. Rezoning Applications

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

The Acting Municipal Manager recommended:

- (1) THAT Council set a Public Hearing for this group of rezonings on Tuesday, 1987 September 15 at 7:30 p.m., except were noted otherwise in the individuals reports.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 1 - RZ #26/87

Application for the rezoning of:

Legal: Lot 1, Blk. 27, D.L. 34, Plan 1355

From: R5 Residential District  
To: R9 Residential District

Address: 5108 Inman Avenue

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

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

CARRIED  
OPPOSED: ALDERMEN BEGIN AND STUSIAK

Item 2 - RZ #29/87

Application for the rezoning of:

Legal: Lot 28, Blks. 30 - 34 , D.L. 98, Plan 2066

From: R5 Residential District  
To: R9 Residential District

Address: 4975 Irmin Street

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

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

MOTION DEFEATED  
FOR: ALDERMEN DRUMMOND AND RANKIN  
OPPOSED: MAYOR LEWARNE AND ALDERMEN BEGIN, NIKOLAI, STUSIAK AND VEITCH

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN STUSIAK:

"THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15."

CARRIED  
OPPOSED: ALDERMEN DRUMMOND AND RANKIN

Item 3 - RZ #30/87

Application for the rezoning of:

Legal: Lot "A", D.L. 121, Plan 10808

From: R5 Residential District  
To: R9 Residential District

Address: 4172 Venables Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15 at 7:30 p.m. and that the following be established as prerequisites to completion of rezoning.
  - a) The satisfaction of all necessary subdivision requirements.
  - b) The submission of a \$933.00 per unit Neighbourhood Parkland Acquisition Charge.
  - c) The submission of a surveyor's plot plan prior to Third Reading to confirm that any structures on the site are in conformance with the regulations of the R9 zoning category in relation to the proposed new lots. Any removal or relocation work must be completed prior to Final Adoption but should not be undertaken prior to Third Reading of the bylaw.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

Item 4 - RZ #31/87

Application for the rezoning of:

Legal: Lot 3, D.L. 159, Plan 1241

From: R4 Residential District  
To: R9 Residential District

Address: 6211 McKee Street

The Acting Municipal Manager recommended:



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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

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

MOTION DEFEATED  
 FOR: ALDERMEN DRUMMOND AND RANKIN  
 OPPOSED: MAYOR LEWARNE AND ALDERMEN BEGIN, NIKOLAI, STUSIAK AND VEITCH

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15."

CARRIED  
 OPPOSED: ALDERMEN DRUMMOND AND RANKIN

Item 5 - RZ #32/87

Application for the rezoning of:

Legal: Lot 5, D.L. 158, Plan 2077

From: R5 Residential District  
 To: R9 Residential District

Address: 4990 Clinton Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15 at 7:30 p.m. and that the following be established as prerequisites to completion of rezoning.
  - a) The satisfaction of all necessary subdivision requirements.
  - b) The submission of a \$933.00 per unit Neighbourhood Parkland Acquisition Charge.
  - c) The submission of a surveyor's plot plan prior to Third Reading to confirm that any structures on the site are in conformance with the regulations of the R9 zoning category in relation to the proposed new lots. Any removal or relocation work must be completed prior to Final Adoption but should not be undertaken prior to Third Reading of the bylaw.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

Item 6 - RZ #36/87

Application for the rezoning of:

Legal: Lot 15, Blk. 9, D.L. 9, Plan 3036

From: R5 Residential District  
 To: R9 Residential District

Address: 7463 Holly Street

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

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

MOTION DEFEATED  
 FOR: ALDERMEN DRUMMOND AND RANKIN  
 OPPOSED: MAYOR LEWARNE AND ALDERMEN BEGIN, NIKOLAI, STUSIAK AND VEITCH

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BEGIN:

"THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15."

CARRIED  
 OPPOSED: ALDERMEN DRUMMOND AND RANKIN

Item 7 - RZ #37/87

Application for the rezoning of:

Legal: Lot 9, Blk. 13, D.L. 158, Plan 1908

From: R5 Residential District  
 To: R9 Residential District

Address: 4388 Neville Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15 at 7:30 p.m. and that the following be established as prerequisites to completion of rezoning.
  - a) The satisfaction of all necessary subdivision requirements.
  - b) The submission of a \$933.00 per unit Neighbourhood Parkland Acquisition Charge.
  - c) The submission of a surveyor's plot plan prior to Third Reading to confirm that any structures on the site are in conformance with the regulations of the R9 zoning category in relation to the proposed new lots. Any removal or relocation work must be completed prior to Final Adoption but should not be undertaken prior to Third Reading of the bylaw.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

Item 8 - RZ #39/87

Application for the rezoning of:

Legal: Lot 1, Blk. 6, D.L. 158, Plan 1882

From: R4 Residential District  
 To: R9 Residential District

Address: 5112 Ewart Street

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

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

MOTION DEFEATED  
 FOR: ALDERMEN DRUMMOND AND RANKIN  
 OPPOSED: MAYOR LEWARNE AND ALDERMEN BEGIN, NIKOLAI, STUSIAK AND VEITCH

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15."

CARRIED  
 OPPOSED: ALDERMEN DRUMMOND AND RANKIN

Item 9 - RZ #40/87

Application for the rezoning of:

Legal: Lot "H", D.L. 189, Plan 13272

From: R5 Residential District  
 To: R9 Residential District

Address: 96 N. Glynde Avenue

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15 at 7:30 p.m. and that the following be established as prerequisites to completion of rezoning.
  - a) The satisfaction of all necessary subdivision requirements.
  - b) The submission of a \$933.00 per unit Neighbourhood Parkland Acquisition Charge.
  - c) The submission of a surveyor's plot plan prior to Third Reading to confirm that any structures on the site are in conformance with the regulations of the R9 zoning category in relation to the proposed new lots. Any removal or relocation work must be completed prior to Final Adoption but should not be undertaken prior to Third Reading of the bylaw.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 10 - RZ #41/87

Application for the rezoning of:

Legal: Lots 1 & 2, Blk. 5, D.L. 158, Plan 1843

From: R2 Residential District  
To: R9 Residential District

Address: 5212 & 5232 Ewart Street

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

Item 11 - RZ #44/87

Application for the rezoning of:

Legal: Lots 47 & 48, Blk. 23, D.L. 74, Plan 17193

From: R5 Residential District  
To: R9 Residential District

Address: 3155 & 3187 Douglas Road Avenue

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15 at 7:30 p.m. and that the following be established as prerequisites to completion of rezoning.
  - a) The satisfaction of all necessary subdivision requirements.
  - b) The submission of a \$933.00 per unit Neighbourhood Parkland Acquisition Charge.
  - c) The submission of a surveyor's plot plan prior to Third Reading to confirm that any structures on the site are in conformance with the regulations of the R9 zoning category in relation to the proposed new lots. Any removal or relocation work must be completed prior to Final Adoption but should not be undertaken prior to Third Reading of the bylaw.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

Item 12 - RZ #45/87

Application for the rezoning of:

Legal: Lot 1, D.L. 32, Plan 1325

From: R4 Residential District  
To: R9 Residential District

Address: 5938 Nelson Avenue

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANKIN:

"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

N E W B U S I N E S S

Alderman Drummond

Alderman Drummond requested that His Worship, Mayor Lewarne, exercise his powers under the Municipal Act to bring back for reconsideration a number of amendments to the Metrotown Development Plan report adopted by Council at the reconvened meeting of 1987 July 13, which was held on 1987 July 21.

Pursuant to the powers contained in Section 240 of the Municipal Act, His Worship, Mayor Lewarne, then returned for reconsideration the following amendments which were approved by Council at the reconvened meeting of 1987 July 13, which was held on 1987 July 21, as recorded on pages 55, 56 and 57 of that meeting:

- 1. "MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN VEITCH:

'THAT the last paragraph of Item 2.1.2 in Appendix A of the Revised Report be **AMENDED** by substitution of the following:

Beyond the amount of currently approved retail floor space in the core, there exists a potential for over 800,000 sq. ft. of additional retail space which developers of the three major projects may wish to pursue. Such further retail floor space should be carefully considered. It will be necessary to review the infrastructure improvements required to accommodate further growth in Metrotown.'

CARRIED  
OPPOSED: ACTING MAYOR RANKIN AND  
ALDERMAN BEGIN

- 2. "MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

'THAT Paragraph 1 of Item 2.2.5 in Appendix A of the Revised Report be **AMENDED** to read as follows:

New or expanded parking facilities within the core should be either underground or above ground parking structures. The eventual elimination of most surface parking within the core is a goal.'

CARRIED  
OPPOSED: ACTING MAYOR RANKIN AND  
ALDERMAN BEGIN

3. "MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

'THAT paragraph 3 of Item 2.2.10 in Appendix A of the Revised Report be **AMENDED** by substitution of the following:

Therefore, developers desiring to pursue further major retail expansion in Metrotown will need to know that Council will have to determine if transportation and infrastructure will be adequate to cope with the added attraction of a larger retail centre and that further retail development should be balanced with other desirable uses such as office space."

CARRIED  
OPPOSED: ACTING MAYOR RANKIN AND  
ALDERMAN BEGIN

4. "MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

'THAT paragraph 1 of Item 3.2.3 in Appendix A of the Revised Report be **AMENDED** by substitution of the following:

Whenever possible all parking facilities for new development are to be underground or in structures above grades."

CARRIED  
OPPOSED: ACTING MAYOR RANKIN AND  
ALDERMAN BEGIN

The amending motions were now before the meeting for reconsideration.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

"THAT the following motions be now **TABLED**:

1. "THAT the last paragraph of Item 2.1.2 in Appendix "A" of the Revised Report be **AMENDED** by substitution of the following:

Beyond the amount of currently approved retail floor space in the core, there exists a potential for over 800,000 sq. ft. of additional retail space which developers of the three major projects may wish to pursue. Such further retail floor space should be carefully considered. It will be necessary to review the infrastructure improvements required to accommodate further growth in Metrotown."

2. "THAT Paragraph 1 of Item 2.2.5 in Appendix "A" of the Revised Report be **AMENDED** to read as follows:

New or expanded parking facilities within the core should be either underground or above ground parking structures. The eventual elimination of most surface parking within the core is a goal."

3. "THAT paragraph 3 of Item 2.2.10 in Appendix "A" of the Revised Report be **AMENDED** by substitution of the following:

Therefore, developers desiring to pursue further major retail expansion in Metrotown will need to know that Council will have to determine if transportation and infrastructure will be adequate to cope with the added attraction of a larger retail centre and that further retail development should be balanced with other desirable uses such as office space."

4. "THAT paragraph 1 of Item 3.2.3 in Appendix "A" of the Revised Report be **AMENDED** by substitution of the following:

Whenever possible all parking facilities for new development are to be underground or in structures above grades."

CARRIED UNANIMOUSLY

The foregoing amending motions were tabled for reconsideration when all members of Council are present at the meeting.

Alderman Veitch

Alderman Veitch requested that His Worship, Mayor Lewarne, exercise his powers under Section 240 of Municipal Act to bring back for reconsideration the motion as moved by Alderman Drummond and seconded by Alderman McLean, being; 'THAT the recommendation of the Municipal Manager be adopted,' which was adopted at the regular Council Meeting held on 1987 July 13, as recorded on page 37 of the minutes of that meeting.

The recommendation relates to Rezoning Reference #5/87, as follows:

Legal: Lot 11, Blk. 2, D.L. 29, Grp. 1, NWD  
Plan 3035

From: R5 Residential District  
To: R9 Residential District

Address: 7348 Stride Avenue

The Municipal Manager recommended:

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

Pursuant to the provisions of Section 240 of the Municipal Act, His Worship, Mayor Lewarne, then advised that the recommendation was now before the meeting for reconsideration.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN VEITCH:

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

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

at the regular Council Meeting held on 1987 July 13 as recorded on page 37 of the minutes of that meeting, be now **TABLED**."

CARRIED UNANIMOUSLY

This item was tabled until all members of Council are present at the meeting.

E N Q U I R I E S

Alderman Stusiak

Alderman Stusiak enquired as to the procedure for consulting with Council with respect to the appointment of a new Fire Chief. Alderman Stusiak further requested advice as to the policy for consultation with Council regarding such appointments.

Council subsequently **AGREED** that a report be brought forward providing a policy definition with respect to hiring of individuals to fill senior staff positions.

Alderman Rankin

Alderman Rankin then enquired with respect to the municipality's position concerning the Cassiar Connector portion of the Trans Canada Highway between the freeway terminus and the Second Narrows Bridge.

In response, the Director Engineering, Mr. E.E. Olson, advised that the municipality supports the City of Vancouver's position with respect to closure of the Skeena Tunnel and elimination of the Cambridge Street Overpass. The Director agreed to ascertain the Provincial position with respect to these proposed changes.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT this regular Council meeting do now proceed past 10:30 p.m."

CARRIED UNANIMOUSLY

Alderman Veitch then enquired with respect to the potential hazards created by an abandoned dwelling at the intersection of Hazel and McMurray.

In response, the Director Administrative and Community Services, Mr. R.H. Moncur, undertook to pursue the matter through the office of the Chief Public Health Inspector.

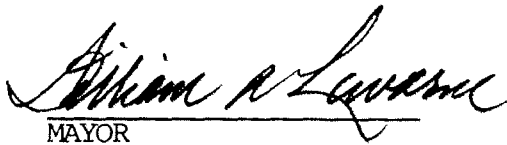
MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANKIN:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 10:35 p.m.

Certified Correct:

  
MAYOR

  
DEPUTY MUNICIPAL CLERK