

1987 JULY 13

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Monday, 1987 July 13 at 7:00 p.m.

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

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. R.H. Moncur, Director Administrative & Community Services
Mr. E.E. Olson, Director Engineering
Mr. D.G. Stenson, Assistant Director Planning & Building Inspection
Mrs. B.J. Pordan, Secretary 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 held on 1987 June 29 then came forward for adoption.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the minutes of the regular Council Meeting held on 1987 June 29 be adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Northmark Development Corporation, 1987 July 02,
Re: Rezoning Application - Rumble/Griffiths/Hart
Speaker - Mr. Bill Hancock, President
- (b) Boak Alexander Architects, 1987 June 26
Re: Rezoning Application - N.W. Corner of
Gilmore and Loughheed Highway
Speaker - Mr. Boak Alexander
- (c) John Cependa, 1987 July 06,
Re: Rezoning Application for N.W. Corner of North Road
and Cameron Street
Speaker - John Cependa
- (d) Glen Brownlow, 1987 July 07,
Re: Connection of Elwell and Fourth Streets
Speaker - Glen Brownlow
- (e) Dr. William David Medlock and Sherry Lee Ann Medlock,
1987 July 07
Re: Property situated at 6466 Deer Lake Drive
Speaker - Sherry Medlock
- (f) Craig T. Wilson, 1987 July 07,
Re: Edmonds Station and Edmonds South Development Plan
Speaker - Craig Wilson
- (g) Ernest Wm. Neumann, 1987 July 07,
Re: Edmonds Station Area Plan, and
Edmonds Town Centre South Development Plan
Speaker - Ernest Neumann

- (h) Marnie Chapman, 1987 July 07,
Re: Edmonds Town Centre Development Plan and
Edmonds Station Area Plan
Speaker - Marnie Chapman
- (i) G. Bancroft, 1987 July 07,
Re: Edmonds Town Centre South Development Plan
Speaker - G. Bancroft
- (j) John Lamb, 1987 July 08,
Re: Proposed development at northeast corner of
Canada Way and Smith Avenue
Speaker - John Lamb
- (k) Cal Investments, Executive Vice President,
1987 July 08,
Re: Metrotown Centre - Rezoning Application #54/86,
Speaker - George Shank

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) The delegation, Mr. Bill Hancock, President, Northmark Development Corporation, failed to appear when called; however, leave was given for the delegation to address the members of Council later during this evening's meeting (see page 4).
- (b) Mr. Boak Alexander, Architect, 1661 Duranleau Street, Vancouver, then addressed the members of Council regarding rezoning reference #82/87 for a portion of 4050 Lougheed Highway which was the subject of a report from the Director Planning and Building Inspection to be considered later during this evening's meeting. The delegation disputed the conclusions contained in the Director Planning and Building Inspection's report and suggested that the proposed rezoning to develop a gasoline service station in combination with a retail grocery store does not represent an erosion of the Brentwood Town Centre Plan as suggested in the report. Accordingly, the delegation urged Council to approve the rezoning application when presented for consideration.
- (c) Mr. John Cependa, 3699 Hudson Street, Vancouver, then addressed the members of Council with respect to rezoning reference #57/87 for rezoning of properties located at 9913, 9977 Cameron Street and 3283, 3325 North Road to accommodate a commercial development. The delegation advised Council that his property is immediately adjacent to the northern boundary of the lands proposed for rezoning and he opposed the application in view of the suggested detrimental effects of the commercial development proposal for the subject area. The delegation further suggested that the developer had made no serious attempt to acquire his property to the north, 40 percent of which would be required as a "buffer zone" according to the adopted Community Plan for the area. The delegation requested that Council carefully consider the ramifications of the proposed rezoning, specifically the inability of remaining lands abutting the subject area being unable to achieve their highest and best use.
- (d) Mr. Glen Brownlow, 7978 Elwell Street, then addressed the members of Council regarding proposed connection of Elwell Street to Fourth Street. The delegation spoke from a prepared text, a copy of which is on file in the office of the Municipal Clerk and submitted a petition containing the signatures of 153 residents who are opposed to the proposed street connection. The delegation contended that the proposed connection will lead to use of Elwell Street by commuter traffic wishing to avoid the Edmonds/Canada Way intersection, thereby subjecting the residents of Elwell Street to increased noise and exhaust pollution.

The delegation advised that the residents acknowledged that tenders have now been called for the construction and therefore proposed, as a compromise, that a permanent vehicle barrier be installed similar to the "hammerhead" turnaround on Griffiths at Stanley. Council was urged to maintain Elwell Street as a dead-end street, consistent with Burnaby's Transportation Plan.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN STUSIAK:

"THAT staff be requested to bring forward a report on the Elwell Street Residents' Ad Hoc Committee suggestion for construction of a permanent barrier at the east end of Elwell Street and further, that the report address an alternative proposal to install a traffic barrier at the intersection of Elwell and Sixth Streets."

CARRIED UNANIMOUSLY

- (e) Mrs. Sherry Medlock, 6466 Deer Lake Drive, then addressed the members of Council regarding property located at 6466 Deer Lake Drive in relationship to the Deer Lake Park plan. The delegation advised of the present inadequacy of the current residence, noting a desire to apply for issuance of a building permit for construction of a new dwelling on the subject property, 200 feet south of the lakeshore boundary. The delegation also proposed subdivision of the subject property to create two lots, thus allowing the Corporation to acquire the property adjacent to the lakeshore.
- (f) Mr. Craig T. Wilson, #305 - 7377 Salisbury Avenue, then addressed the members of Council regarding the Edmonds Station Area Plan and Edmonds Town Centre South Development Plan, both items being the subject of reports to be considered by Council later during this evening's meeting. The delegation addressed the members of Council on behalf of the Strata Councils of the Beresford and Bakerview apartment buildings whose residents are particularly concerned regarding the effects of proposed development of highrises in the subject areas. Council was urged to allow lower densities by encouraging townhouse and garden apartment dwellings which would attract families into the area rather than the more transient type of occupants who, it was contended, are more attracted to highrise developments.
- (g) Mr. Ernest Wm. Neumann, #106 - 7151 Edmonds Street, then addressed the members of Council with respect to the Edmonds Station Area Plan and Edmonds Town Centre South Development Plan, both items being the subject of reports to be considered by Council later during this evening's meeting. The delegation advised that he also represented residents of the Bakerview and Beresford apartment buildings and specifically wished to address concerns regarding the Transportation Plan and road network in the subject areas. The delegation suggested that the Gilley Alternate be relocated from its present proposed route and, instead, be constructed along the Stride Avenue alignment to connect with Nineteenth Street. The delegation further suggested that the proposed alternatives would protect the Byrne Creek ravine environment and alleviate the effects of vastly increased traffic that would result from proposed upgrading of Edmonds Street to connect with the Gilley Alternate.
- (h) Ms. Marnie Chapman, #211 - 7377 Salisbury Avenue, then addressed the members of Council regarding the Edmonds Station Area Plan and the Edmonds Town Centre South Development Plan on behalf of residents of both the Beresford and Bakerview apartment buildings. The delegation contended that the proposed highrise development in the subject areas would have a drastic affect on existing property owners. The delegation suggested that the incidence of crime has already increased in the area of the Edmonds Skytrain Station and, furthermore, it was suggested that a more transient population would be attracted to highrise developments proposed for the area.

- (i) Mr. G. Bancroft, 7671 Griffiths Avenue, then addressed the members of Council on behalf of his family with respect to the Edmonds Town Centre South Development Plan. The delegation urged Council to establish townhousing and low density residential developments in the area and to reestablish Hart Street as the alignment for the railway system to Ron McLean Park.

At this point, leave was given for introduction of a motion to hear a delegation who was scheduled to appear earlier during this evening's Council Meeting.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT Mr. Bill Hancock, President, Northmark Development Corporation be now permitted to appear as a delegation."

CARRIED
OPPOSED: MAYOR LEWARNE AND
ALDERMAN VEITCH

- (a) Mr. Bill Hancock, President, Northmark Development Corporation, #250 12491 Vulcan Way, Richmond, then addressed the members of Council regarding rezoning application #78/87, a rezoning for properties on Rumble Street, Giffiths Avenue and Hart Street and which was the subject of a report to be considered by Council later during this evening's meeting. The subject site is located within the area of the draft Edmonds Town Centre South Development Plan and the delegation's company had applied for rezoning to permit a townhouse development of the subject properties, in accordance with the proposed Edmonds Town Centre South Development Plan. The delegation then advised of his company's intention to hold a public meeting on 1987 July 22 at 7:30 p.m. at which the proposed low density townhouse concept will be reviewed. The delegation acknowledged the requirement for upgrading of Rumble Street and expressed a willingness to participate in park development and retention of natural features and trees on the subject site.

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 26, Municipal Manager's Report No. 45, 1987 July 13 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

26. Delegations Appearing at this Week's Council Meeting
Proposed Edmonds Station Area Plan

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the proposed Edmonds Station Area Plan which was submitted as a proposed expansion of the current adopted Edmonds Town Centre-Community Plan Six. The report advises of comments submitted to an open house which was held on 1987 May 27 and provides an analysis and discussion of those comments. The report notes that the plan outlined in Appendix "A" has been amended in response to a number of concerns raised, particularly loss of sunlight due to overshadowing, potential loss of privacy and blocking of existing views.

The Municipal Manager recommended:

- (1) THAT the Edmonds Station Area Plan as outlined in Appendix "A" attached to the report be approved, on the understanding that a further report will be submitted regarding the designation of 6945 and 6967 Twenty-First Avenue.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT the motion as moved by Alderman Stusiak and seconded by Alderman Drummond, being; 'THAT the recommendation of the Municipal Manager be adopted', be now **AMENDED** in the recommendation, as follows:

"THAT the Edmonds Station Area Plan as outlined in Appendix "A" attached to the report be approved, on the understanding that a further report will be submitted regarding the designation of 6945 and 6967 Twenty-First Avenue and further, on the understanding that the area bounded by Kingsway, Edmonds Street and Griffiths Avenue, more commonly known as 'The Triangle' be the subject of a separate report with respect to the proposed density of zoning."

CARRIED
OPPOSED: ALDERMEN DRUMMOND
AND RANKIN

A vote was then taken on the motion as moved by Alderman Stusiak and seconded by Alderman Drummond, being; "THAT the recommendation of the Municipal Manager be adopted", **AS AMENDED** and same was carried with Alderman Rankin opposed.

- (j) Mr. John Lamb, owner of property located at 3812 Norfolk Street, then addressed the members of Council on behalf of seven property owners who oppose Preliminary Plan Approval Application No.8532 for development of a gasoline service station/commercial building at the northeast corner of Canada Way and Smith Avenue. The delegation advised of his group's opposition to the current proposal and suggested that Council delay the approval to allow sufficient time for discussion of a larger land assembly with another developer. The delegation noted his group's concerns regarding elimination of the laneway, security risks posed by commercial developments backing directly onto residential properties and the inadequate depth of remaining lots if the current application is allowed to proceed.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BEGIN:

"THAT Item 19, Municipal Manager's Report No. 45, 1987 July 13 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

19. Proposed Gasoline Service Station/Commercial Building,
North-East Corner Canada Way and Smith Avenue,
Preliminary Plan Approval Application No. 8532

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Preliminary Plan Approval Application No. 8532 for a proposed gasoline service station/commercial building at the north-east corner of Canada Way and Smith Avenue. The report advises that on 1987 June 29, Council received a report on the subject property advising of the intention to issue Preliminary Plan Approval, unless otherwise directed by Council. Council subsequently tabled the report to allow an opportunity for further discussions of actions related to a potential land assembly to take place. The report notes, however, that there is presently no alternative development proposal having the support of all participants and staff therefore proposed issuing the Preliminary Plan Approval as requested, subject to compliance with the pertinent bylaw requirements.

The 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 Municipal Manager be adopted."

CARRIED UNANIMOUSLY

- (k) Mr. Gerald Hamilton, Architect, 4144 Sasamat Street, Vancouver, then addressed the members of Council on behalf of his client, Cal Investments, with respect to proposed reactivation of rezoning application #54/86 for development of Phase II of Metrotown Centre. The delegation acknowledged the Planning and Building Inspection Department's position that no discussion of the proposed rezoning reactivation could take place until completion of the Metrotown Development Plan Core-related Review. The delegation then contended, however, that the two other major developers in the Metrotown Core had been treated differently and had, in fact, been given prior approval for Phase II of their respective developments.

The delegation then proceeded to review a revised proposal which Cal Investments now requested be accepted for consideration by the Planning and Building Inspection Department and duly reported on and processed for first reading of a bylaw and a subsequent Public Hearing at which all the facts of the proposal would be available. To that end, the delegation then circulated to the members of Council proposed resolutions which would, if adopted; (1) defeat the Municipal Manager's recommendations contained in a report to be considered by Council later during this evening's meeting which would have the effect of referring rezoning reference #54/86 back to staff for consideration after completion of the current review of the Metrotown Development Plan (Core-related Review) and adoption of a completed Metrotown Development Plan; and (2) adopt the following procedure:

- instruct municipal staff to deal with the submission of 1987 May 15 expeditiously and make an even-handed report to Council with respect to a first reading of the necessary rezoning bylaw;
- Council then, at their discretion, to give such readings as deemed fit and set a Public Hearing for the rezoning application;
- Council set the earliest possible timetable to allow the foregoing events to take place.

The delegation proceeded with a further more detailed review of the proposal with the aid of artists' renderings and a model of the project. The delegation advised that no construction was intended to take place until 1989 January 01 and Council was urged to allow the revised development proposal to be submitted to staff for a critical evaluation in order that the necessary facts be provided to arrive at an informed decision in the matter.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT Item 20, Municipal Manager's Report No. 45, 1987 July 13 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

20. Letter from Mr. George Shank, Executive Vice President
 Cal Investments, 409 - 545 Clyde Avenue,
 West Vancouver, B. C., V7T 1C5
Metrotown Centre - Rezoning Application No. 54/86

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to a request from Cal Investments for reactivation of rezoning application #54/86 for Phase II of the Metrotown Centre. The report suggests that it would be appropriate for Council to first complete the deliberation process of the Metrotown Development Plan - Core-related Review, including the imminent and important public input steps, before proceeding with further proposals for additional major retail phases in the subject area.

The report further suggests that the current submission is contrary to the present Community Plan and notes the Metrotown Development Plan is also in the process of a review.

Accordingly, the report suggests that it would be appropriate to refer the matter back to staff for consideration after the Community Plan has been finalized. After completion of the public process steps and revision of the Development Plan, the report notes that staff will be in a position to examine Cal Investment's submission in light of the finalized plan and then report to Council.

The Municipal Manager recommended:

- (1) THAT the submission under Rezoning Reference #54/86 be referred back to the staff for consideration after completion of the current review of the Metrotown Development Plan (Core-related Review) and adoption of a completed Metrotown Development Plan, and
- (2) THAT a copy of the report be sent to Mr. George Shank, Executive Vice-President, Cal Investments, 409 - 545 Clyde Avenue, West Vancouver, B. C., V7T 1C5.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN VEITCH:

"THAT the submission under Rezoning Reference #54/86 be referred back to staff to work with the applicant towards the preparation of a plan of development suitable for submission to a Public Hearing; and

THAT the contents and details of the applicant's plan of development as submitted to Council at the regular Council Meeting held on 1987 July 13 be presented at the same time as the Public Meeting for the Metrotown Development Community Plan and further, that the applicant's plan be stamped or otherwise indicated as 'submitted but not approved'."

CARRIED

OPPOSED: MAYOR LEWARNE,
ALDERMEN BEGIN,
DRUMMOND AND RANKIN

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

The regular Council meeting recessed at 10:52 p.m.

The regular Council meeting reconvened at 11:02 p.m. with Aldermen Begin and Rankin absent.

B Y L A W S

FIRST READINGS:

#8772 Text Amendment

RZ #44/87

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

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

'Burnaby Smoking Regulation Bylaw 1987' #8771

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 VEITCH:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

"THAT

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

'Burnaby Smoking Regulation Bylaw 1987' #8771

be now read a first time."

CARRIED UNANIMOUSLY

Alderman Rankin entered the Council Chamber at 11:03 p.m. and took his place at the Council table.

FIRST, SECOND AND THIRD READINGS:

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

"THAT

'Burnaby Tax Sale Lands Reserve Fund
Expenditure Bylaw No. 3, 1987' #8773

'Burnaby Taxation Exemption Bylaw No. 1, 1987' #8774

'Burnaby Taxation Exemption Bylaw No. 2, 1987' #8775

'Burnaby Taxation Exemption Bylaw No. 3, 1987' #8776

'Burnaby Taxation Exemption Bylaw No. 4, 1987' #8777

'Burnaby Taxation Exemption Bylaw No. 5, 1987' #8778

'Burnaby Taxation Exemption Bylaw No. 6, 1987' #8779

'Burnaby Taxation Exemption Bylaw No. 7, 1987' #8780

'Burnaby Taxation Exemption Bylaw No. 8, 1987' #8781

'Burnaby Taxation Exemption Bylaw No. 9, 1987' #8782

'Burnaby Taxation Exemption Bylaw No. 10, 1987' #8783

'Burnaby Taxation Exemption Bylaw No. 11, 1987' #8784

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 MCLEAN:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Tax Sale Lands Reserve Fund Expenditure Bylaw No. 3, 1987'	#8773
'Burnaby Taxation Exemption Bylaw No. 1, 1987'	#8774
'Burnaby Taxation Exemption Bylaw No. 2, 1987'	#8775
'Burnaby Taxation Exemption Bylaw No. 3, 1987'	#8776
'Burnaby Taxation Exemption Bylaw No. 4, 1987'	#8777
'Burnaby Taxation Exemption Bylaw No. 5, 1987'	#8778
'Burnaby Taxation Exemption Bylaw No. 6, 1987'	#8779
'Burnaby Taxation Exemption Bylaw No. 7, 1987'	#8780
'Burnaby Taxation Exemption Bylaw No. 8, 1987'	#8781
'Burnaby Taxation Exemption Bylaw No. 9, 1987'	#8782
'Burnaby Taxation Exemption Bylaw No. 10, 1987'	#8783
'Burnaby Taxation Exemption Bylaw No. 11, 1987'	#8784

be now read three times."

CARRIED UNANIMOUSLY

CONSIDERATION AND THIRD READING:

#7843	5107 Watling Street	RZ #173/81
#8157	3960 Canada Way	RZ #19/83A
#8648	5391 Frances Street	RZ #89/86
#8706	6112/6138 Sussex Avenue and 4705 Kingsway	RZ #129/86

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN STUSIAK:

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 148, 1981'	#7843
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 1984'	#8157
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 103, 1986'	#8648
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 1987'	#8706."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED
OPPOSED: ALDERMAN MCLEAN TO BYLAW
#7843

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED
OPPOSED: ALDERMAN MCLEAN TO BYLAW
#7843

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN VEITCH:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 148, 1981'	#7843
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 1984'	#8157
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 103, 1986'	#8648
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 1987'	#8706

be now read a third time."

CARRIED
OPPOSED: ALDERMAN MCLEAN TO BYLAW
#7843

RECONSIDERATION AND FINAL ADOPTION:

#8611	7594 Imperial St	RZ #53/86
#8741	3280 Production Way	RZ #12/87

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 75, 1986'	#8611
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 1987'	#8741
'Burnaby Tax Sale Lands Reserve Fund Expenditure Bylaw No. 2, 1987'	#8767

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

CARRIED
OPPOSED: ALDERMEN DRUMMOND,
MCLEAN AND NIKOLAI TO
BYLAW #8611

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 Municipal Manager's Report No. 45, 1987 July 13 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Province of British Columbia,
Ministry of Environment and
Parks, Minister, 1987 June 23,
Re: Management of Special
Waste in British Columbia

A letter dated 1987 June 23 was received from Honourable Bruce Strachan, Minister of Environment and Parks, which was written in response to Council's concerns with respect to management of special waste in British Columbia. A draft regulation was enclosed with the correspondence, a copy of which is on file in the office of the Municipal Clerk, which provides the basic minimum rules by which any special waste facility will abide. The Minister advised of his expectation that the Special Waste Advisory Committee will seek proposals that will cover the full spectrum of special wastes generated in the province.

- (b) Burnaby Board of Variance, Secretary,
1987 June 22,
Re: Municipal Appointee to Burnaby
Board of Variance

A letter dated 1987 June 22, was received from the Burnaby Board of Variance advising of the expiry of the term on 1987 December 03 of the Municipal Appointee, Mr. A.B. (Sandy) Stewart. Council was requested to take whatever action deemed necessary to fill the forthcoming vacancy.

- (c) Shirley and Ted Cohn, 1987 June 30,
Re: Pit Bull Bylaws

A letter date 1987 June 30, was received urging Council to adopt a bylaw similar to the City of Vancouver's for the regulation of pit bull terriers and other dangerous dogs.

Item 10, Municipal Manager's Report No. 45, 1987 July 13 was brought forward for consideration at this time.

10. Letter from Mr. and Mrs. T. Cohn
4473 Samara Court, Burnaby, B. C., V5H 1H4
Animal Control

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Shirley and Ted Cohn requesting that Council act expeditiously to bring forward a bylaw for the control of vicious dogs. The report advises that staff have discussed the municipality's current review of animal control and advised the correspondents that recommendations are expected to be forwarded to Council in 1987 October. The report also notes that a copy of the correspondents' letter will be forwarded to Council's Ad Hoc Committee on Dog Control.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Shirley and Ted Cohn,
4473 Samara Court, Burnaby, B. C., V5H 1H4.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

- (d) Armitage Lumber Ltd., President,
1987 July 02,
Re: Proposed Gas Station and Commercial
Building at N.E. Corner Canada Way and Smith Avenue

A letter dated 1987 July 02 was received from Armitage Lumber Ltd., owners of property located at the northeast corner of Canada Way and Smith Avenue, serving notice of the intention to develop a gas station and commercial building on the subject property under the prevailing C4 Zoning. The correspondence outlines the history of the owner's attempts to reach agreement with adjacent property owners on a development more consistent with the municipality's Community Plan. The correspondent notes, however, that attempts to interest developers in a larger site assembly have failed and it is therefore proposed to develop the gas station and commercial building.

- (e) Petition from residents of 5800
Block Barker Avenue, 5800 and
5900 Blocks Olive Avenue, 4100
Block Central Boulevard, 5900
Block Patterson Avenue and 4200
Block James Street, 1987 June 04,
Re: Parking problems

A letter dated 1987 June 04 and petition containing the signatures of 121 citizens was received regarding parking problems affecting the neighbourhood surrounding the Patterson Avenue Skytrain station.

His Worship, Mayor Lewarne, advised that this item of correspondence has been referred to the Director Engineering who is preparing a report for submission to the next regular meeting of Council to be held on 1987 July 27.

- (f) Dr. and Mrs. P.W. Percival, 1987
July 05,
Re: Concern regarding changes to
Deer Lake Avenue

A letter dated 1987 July 05 was received from Dr. and Mrs. P.W. Percival expressing concern at the developments affecting Deer Lake Avenue, specifically the removal of trees and hedges to accommodate an improved roadway, sidewalks and parking stalls.

Council subsequently **AGREED** that the correspondents be provided with a chronology of the process involved in the Deer Lake Park Development proposals.

- (g) Northmark Development Corporation,
President,
Re: Letter of Intent - Rezoning
1987 June 29,
Application - Rumble/Griffiths/Hart

A letter dated 1987 June 29 was received from Northmark Development Corporation outlining details of an intended rezoning of properties on Rumble Street, Griffiths Avenue and Hart Street to create a low-density townhousing project. The proposed rezoning was the subject of a report to be considered by Council later during this evening's meeting.

- (h) Colin Harold, 1987 July 08,
Re: Request financial assistance
to enable attendance at Second
World Police and Fire Games,
San Diego, California
-

A letter dated 1987 July 08 was received from Colin Harold requesting financial assistance for members of the Burnaby Fire Department to attend the Second World Police and Fire Games to be held in San Diego, California during 1987 August.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANKIN:

"THAT this item of correspondence be now **REFERRED** to the Grants and Publicity Committee for consideration and report back to Council."

CARRIED UNANIMOUSLY

- (i) Webb & Knapp (Canada) Ltd., Vice -
President - Operations, 1987 July 07,
Re: Entrance Signage - Willingdon
Business Park - Still Creek
Drive and Willingdon Avenue
-

A letter dated 1987 July 07 was received from Webb & Knapp (Canada) Ltd. requesting approval to erect an entrance sign to the Willingdon Business Park at Willingdon Avenue and Still Creek Drive.

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 on 1987 July 27.

- (j) Burnaby Chapter Sweet Adelines Inc.,
1987 June 29,
Re: Denial of our request for
financial assistance
-

A letter dated 1987 June 29 was received from the Burnaby Chapter Sweet Adelines Inc. commenting on Council's denial of the organization's request for financial assistance for ongoing programs of the group.

- k) Webb & Knapp (Canada) Ltd., Vice -
President - Operations, 1987 July 07,
Re: Application for Postponement of
Restriction on Left Hand Turn
from North Lane of Willingdon
Avenue to Still Creek Drive
-

A letter dated 1987 July 07 was received from Webb & Knapp (Canada) Ltd., requesting delay of restriction of left hand turns for north bound traffic on Willingdon Avenue at the intersection with Still Creek Drive until final access roadwork by the municipality is completed.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

"THAT the Director Engineering be authorized to approve the request from Webb and Knapp (Canada) Ltd. for delay of the restriction of left hand turns for northbound traffic from Willingdon Avenue onto Still Creek Drive, if feasible."

CARRIED

OPPOSED: ALDERMAN DRUMMOND

NOTE: The following listed items of correspondence protesting 1987 Property Tax payments were then received by Council:

- (l) Marie Munn, 1987 June 26
(6719 Acacia Avenue)
- (m) Sally F. Husvik, Undated
(5115 Willingdon Avenue)
- (n) Mirella Bosa, 1987 July 02,
(240 Liberty Place)
- (o) Loyd Knight, 1987 June 29
(316 - 3925 Kingsway)
- (p) Shizuko Sugiyama, 1987 June 24
(315 - 3925 Kingsway)
- (q) Rudolf and Berta Shiller, 1987 June 29
(2002 - 6540 Burlington Avenue)
- (r) Marian Mustard, 1987 June 24
(4323 Oxford Street)
- (s) Hilda M. McKay, 1987 June 24,
(318 - 3925 Kingsway)
- (t) Leslie G. Magnussan, 1987 June 23
(7310 Boundary Road)
- (u) Mr. and Mrs. J. Dickson, 1987 June 23
(5790 Patterson Avenue)
- (v) Wolfram G.H. Galetzka, 1987 June 26
(4235 Graveley Street)
- (w) Madeline R. Galetzka, 1987 June 26
(4235 Graveley Street)
- (x) Joan Beaddie, 1987 June 25
(116 - 5715 Jersey Avenue)
- (y) Bing and Shui Lam, Undated
(4283 Dundas Street)
- (z) Edith Adolph, 1987 June 24
(317 - 3925 Kingsway)
- (aa) Oksana and Vern Bigelow, 1987 June 26
(505 - 2020 Bellwood Avenue)
- (bb) Jeanette Olivant, 1987 July 02
(4730 Pandora Street)
- (cc) Doris and Kenneth Bexrud, 1987 June 26
(4231 Graveley Street)
- (dd) Manuel F. Carreira, 1987 July 02
(4346 Dundas Street)
- (ee) Florence Worrell, 1987 June
(206 - 3925 Kingsway)
- (ff) Thomas and Nancy Daniels, 1987 July 02
(4365 Albert Street)
- (gg) Carmela Briglio, 1987 July 03
(4365 Albert Street)
- (hh) Francais Bilyk, 1987 July 03
(208 - 5055 Imperial Street)

- (ii) Hari P. Sharma, 1987 July 01
(8027 Government Street)
- (jj) Bill and Olga Makuch, 1987 June 30
(5285 Empire Drive)
- (kk) Karim I. Verjee, 1987 June 30
(7213 Queenston Court)
- (ll) Vizar E. Verjee, 1987 June 06
(7211 Queenston Court)
- (mm) Tsun Tak Man, 1987 July 02
(5112 Fulwell Street)
- (nn) Carl and Donna Eden, Undated
(4241 Greta Street)
- (oo) Martha T. Sandwick, 1987 June 19
(705 - 6540 Burlington Avenue)
- (pp) Teresa Pizzolato, 1987 July 02
(1760 Sherlock Avenue)
- (qq) Denise Derault, 1987 June 25
(1276 Whitsell Avenue)
- (rr) Kay D. Carman, Undated
(1730 Cliff Avenue)

An undated letter was received from Ms. Kay D. Carman protesting increases in the 1987 Property Tax for 1730 Cliff Avenue.

Item 15, Municipal Manager's Report No. 45, 1987 July 13 was brought forward for consideration at this time.

15. Letter from Ms. Kay Carman, 1730 Cliff Avenue,
Burnaby, B. C., V5A 2K2
1987 Property Taxes - 1730 Cliff Avenue

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Kay D. Carman regarding 1987 Property Taxes for 1730 Cliff Avenue. The report provides an analysis of the 1987 tax increase for the subject property which shows a 1.6 percent decrease in assessed value between 1986 and 1987. The report further notes that including the change in assessed value, the general municipal portion of the 1987 taxes for the subject property have increased by 2.4 percent which is less than the 4.4 percent increase experienced by the median home in Burnaby.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Kay Carman, 1730 Cliff Avenue, Burnaby, B. C.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

- (ss) Ladislav Franta, 1987 June 29
(6977 Frederick Avenue)

A letter dated 1987 June 29 was received from Ladislav Franta protesting increases in the 1987 property taxes for homeowners.

Item 17, Municipal Manager's report No. 45, 1987 July 13 was then brought forward for consideration at this time.

17. Letter from Mrs. L. Franta, 6977 Frederick Avenue,
Burnaby, B. C., V5J 3X8
1987 Property Taxes - 6977 Frederick Avenue

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Ladislav Franta regarding 1987 property taxes for homeowners. The report provides an analysis of the 1987 tax increase for the correspondent's property which shows a 4.1 percent decrease in assessed value between 1986 and 1987. The report notes that including the change in assessed value, the general municipal portion of 1987 taxes for the subject property has decreased by .1 percent which is less than the 4.4 percent increase experienced by the median home in Burnaby.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Mr. Ladislav Franta,
6977 Frederick Avenue, Burnaby, B. C., V5J 3X8.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

- (tt) Harold E. Driscoll, 1987 June 24
(2070 Cliff Avenue)

A letter dated 1987 June 24 was received from Mr. H.E. Driscoll protesting increases in the 1987 Property Taxes for 2070 Cliff Avenue.

Item 8, Municipal Manager's Report No. 45, 1987 July 13 was then brought forward for consideration at this time.

8. Letter from Mr. H.E. Driscoll, 2070 Cliff Avenue,
Burnaby, B. C., V5A 2K8
1987 Property Taxes - 2070 Cliff Avenue

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mr. Harold E. Driscoll regarding 1987 property taxes for 2070 Cliff Avenue. The report provides an analysis of the 1987 tax increase for the subject property which shows that a 3.6 percent increase in assessed value produced a 7.9 percent increase, or \$58.94, in the municipal portion of the 1987 gross tax increase. The report notes that without the increase in assessment, gross taxes would have increased by \$113.07 or 6.8 percent in 1987 over 1986.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to H.E. Driscoll, 2070
Cliff Avenue, Burnaby, B. C., V5A 2K8.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

- (uu) Marjorie E. Cooper, Undated
(3806 Pandora Street)

An undated letter was received from Marjorie E. Cooper protesting increases in the 1987 property tax for #1002 - 3920 Hastings Street.

Item 12, Municipal Manager's Report No. 45, 1987 July 13 was then brought forward for consideration at this time.

12. Letter from Ms. M.E. Cooper,
3806 Pandora Street, Burnaby, B. C.
1987 Property Taxes - #1002-3920 Hastings Street

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Ms. M.E. Cooper regarding 1987 property taxes for #1002 - 3920 Hastings Street. The report provides an analysis of the 1987 tax increase for the subject property which shows that the property was strata titled subsequent to payment of the 1986 taxes by the developer of all the strata title units. The report notes that comparisons with previous years' taxes are not possible on the unit as it was assessed for the first time for the 1987 taxation year. The report further notes that the Area Assessor for Burnaby informed staff that the assessed value for the subject unit is based on residential sales in the complex and similar sales in the general market area.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to M.E. Cooper, #1002 - 3920 Hastings Street, Burnaby, B. C.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

- (vv) Jeanne and George Teather, Undated
(4452 Triumph Street)

An undated letter was received from Jeanne and George Teather protesting increases in the 1987 property tax for 4452 Triumph Street.

Item 18, Municipal Manager's Report No. 45, 1987 July 13 was then brought forward for consideration as this time.

18. Letter from Mr. and Mrs. George Teather,
4452 Triumph Street, Burnaby, B. C., V5C 1Z9
1987 Property Taxes - 4452 Triumph Street

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mr. and Mrs. G Teather regarding 1987 property taxes for 4452 Triumph Street. The report provides an analysis of the 1987 tax increase for the subject property which shows that a 1.2 percent decrease in the assessed value between 1986 and 1987 is lower than the .3 percent increase in assessed value of the median home in Burnaby. The report further notes that the municipal portion of the 1987 gross tax increase is \$12.06, representing a 2.4 percent increase which is less than the 4.4 percent increase experienced by the median home in Burnaby.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Jeanne and George Teather, 4452 Triumph Street, Burnaby, B. C., V5C 1Z9.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(ww) Joseph P. West, 1987 June 20
(5950 Clinton Street)

A letter dated 1987 June 20 was received from Mr. Joseph P. West protesting increases in the 1987 property tax for 5950 Clinton Street.

Item 14, Municipal Manager's Report No. 45, 1987 July 13 was then brought forward for consideration at this time.

14. Letter from J.P. West, 5950 Clinton Street,
Burnaby, B. C.
1987 Property Taxes - 5950 Clinton Street

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mr. J.P. West regarding 1987 property taxes for 5950 Clinton Street. The report provides an analysis of the 1987 tax increase for the subject property which shows that a 2.6 percent increase in the assessed value between 1986 and 1987 resulted in a \$41.72 gross tax increase in the municipal portion, representing a 6.8 percent increase over 1986. The report further notes that without the increase in assessment, the increased municipal portion would have been \$25.08 or 4.1 percent in 1987 over 1986.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Mr. J.P. West, 5950 Clinton Street, Burnaby, B. C.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(xx) Raymond B. White, 1987 June 08
(4531 Carson Street)

A letter dated 1987 June 08 was received from Mr. Raymond B. White protesting increases in the 1987 property tax for 4531 Carson Street.

Item 9, Municipal Manager's Report No. 45, 1987 July 13 was then brought forward for consideration at this time.

9. Letter from Mr. R.B. White, 4531 Carson Street,
Burnaby, B. C., V5J 2Y3
1987 Property Taxes - 4531 Carson Street

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mr. Raymond B. White regarding property taxes for 4531 Carson Street. The report provides an analysis of the 1987 tax increase for the subject property which shows that a 3.4 percent increase in assessed value between 1986 and 1987 increased gross taxes by \$116.38 or 7.8 percent. The report further notes that net taxes have increased by 42.5 percent over the period 1984 to 1987. The report concludes that without the increase in assessment, gross taxes for the subject property would have increased \$68.04 or 4.6 percent in 1987 over 1986.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Mr. R.B. White, 4531 Carson Street, Burnaby, B. C.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(yy) Thomas E. Bulley, Undated
(5085 Woodsworth Street)

An undated letter was received from Mr. Thomas E. Bulley protesting increases in the 1987 property taxes for 5085 Woodsworth Street.

Item 13, Municipal Manager's Report No. 45, 1987 July 13 was then brought forward for consideration at this time.

13. Letter from Mr. Thomas Bulley,
5085 Woodsworth Street, Burnaby, B. C.
1987 Property Taxes - 5085 Woodsworth Street

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mr. T.E. Bulley regarding 1987 property taxes for 5085 Woodsworth Street. The report provides an analysis of the 1987 tax increase for the subject property which shows that an increase in the assessment resulted in a general municipal tax increase of \$33.29 or 4.5 percent in 1987 over 1986. The report further notes that without the increase in assessment, municipal taxes would have increased by \$30.02 or 4.1 percent in 1987 over 1986.

The Municipal Manager recommended:

(1) THAT a copy of the report be sent to Mr. T.E. Bulley, 5085 Woodsworth Street, Burnaby, B. C.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

The following listed items of correspondence protesting 1987 Property Taxes were received and His Worship, Mayor Lewarne, advised that the Director Finance is preparing reports in response for submission to the next regular meeting of Council to be held on 1987 July 27:

- (zz) G. Capadouca, 1987 June 30
(5807 Highfield Drive)
- (aaa) Tanya Moysiuk, 1987 July 02
(7931 Rosewood Street)
- (bbb) Lloyd S. Widdifield, 1987 June 30
(5591 Gordon Avenue)
- (ccc) Dorothy and Kenny Demchuck,
1987 June 30
(4289 Oxford Street)
- (ddd) Gerald L. and Cheryl Klein,
1987 June 21
(174 N. Howard Avenue)
- (eee) D.C. Laugford, 1987 June 26
(214 - 3925 Kingsway)
- (fff) Sharoyne Ireland, 1987 July 03
(107 - 5055 Imperial Street)
- (ggg) Maria Meyer, 1987 June 19
(2406 - 6540 Burlington Avenue)
- (hhh) Peter Hopkinson, 1987 June 15
(4576 Clinton Street)
- (iii) M. Quigley, 1987 July 02
(3743 Fir Street)

T A B L E D / R E F E R R E D M A T T E R S

REFERRED MATTER:

- (a) Proposed Edmonds Town Centre
South Development Plan

The following item was referred at the regular Council meeting held on 1987 June 29:

18. Proposed Edmonds Town Centre South
Development Plan

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the proposed Edmonds Town Centre South Development Plan. The report advises of input received from the Parks and Recreation Commission and an Open House held for the benefit of residents and property owners in the area. The report further advises that the plan has been amended to incorporate townhousing at a density of 10 to 12 units per acre as an alternative land use for the enclave between Rumble Street and Byrne Creek Ravine Park, however, no other changes were recommended.

The Municipal Manager recommended:

- (1) THAT the Edmonds Town Centre South Development Plan as outlined in Appendix "A" attached to the report be approved.
- (2) THAT staff be authorized to work with prospective developers towards a potential community plan element for townhousing for the enclave between Rumble Street and the Byrne Creek Ravine Park, as outlined in Section 3.1 of the report.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN VEITCH:

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

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN RANKIN:

"THAT the motion as moved by Alderman Stusiak and seconded by Alderman Veitch, being; 'THAT the recommendations of the Municipal Manager be adopted,' be now REFERRED back to staff."

CARRIED UNANIMOUSLY

This item was referred back to staff with a request that staff address the matters of concern raised by Council in discussion of the report.

Arising from discussion of the foregoing report, leave was given for introduction of the following motion.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

"THAT staff be requested to examine the merits of applying development cost charges to the road network and other facilities in the Edmonds Town Centre South area."

CARRIED UNANIMOUSLY

The motion as moved by Alderman Stusiak and seconded by Alderman Veitch at the regular Council meeting held on 1987 June 29, being; "THAT the recommendations of the Municipal Manager be adopted", was now before the meeting for consideration.

NOTE: Council was then advised that the aforementioned recommendation #2 was the subject of item #18 of Item 27, Municipal Manager's Report No. 45, which was to be considered by Council later during this evening's regular Council meeting.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT the motion as moved by Alderman Stusiak and seconded by Alderman Veitch, being; 'THAT the recommendations of the Municipal Manager be adopted', be **AMENDED** by deletion of recommendation #2 from the Municipal Manager's recommendations."

CARRIED UNANIMOUSLY

A vote was then taken on the motion as moved by Alderman Stusiak and seconded by Alderman Veitch, **AS AMENDED**, and same was **CARRIED UNANIMOUSLY**.

TABLED MATTER:

- (b) Proposed Gas Station and Commercial Building at the Northeast Corner of Canada Way and Smith Avenue - Community Plan Eight

The following item was tabled at the regular Council Meeting held on 1987 June 29:

14. Proposed Gas Station and Commercial Building at the Northeast Corner of Canada Way and Smith Avenue - Community Plan Eight

The Municipal Manager submitted a report from the Director Planning and Building Inspection advising of an application for Preliminary Plan Approval for a proposed gas station and commercial building at the northeast corner of Canada Way and Smith Avenue. The report advises that the subject application is consistent with the existing C4 Service Commercial District Zoning of the site but conflicts with the adopted Community Plan Eight for the area. The report advises of the staff opinion that the new development will significantly affect the future lot assembly potential of the lands to the north of the site for apartment use. The report acknowledges, however, that the application conforms to the existing zoning and, therefore, unless otherwise directed by Council, it was proposed to issue Preliminary Plan Approval for the proposed development.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN VEITCH:

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN BEGIN:

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

CARRIED
OPPOSED: MAYOR LEWARNE AND
ALDERMEN NIKOLAI AND
STUSIAK

The report was tabled to allow staff to enter into further discussions with the applicant.

Council was advised that the tabled recommendation was **SUPERSEDED** by the recommendation contained in Item 19 of Municipal Manager's Report No. 45, 1987 July 13 which was considered earlier during this evening's regular Council Meeting in conjunction with Item 2(j) under Delegations.

REFERRED MATTER:

- (c) Rezoning Reference No. 54/86
Request to Reactivate Rezoning Application
Proposed Metrotown Centre Expansion

The following item was referred at the regular Council Meeting held on 1987 June 08:

7. Rezoning Reference No. 54/86
Request to Reactivate Rezoning Application
Proposed Metrotown Centre Expansion

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #54/86, a request from Cal Investments for reactivation of its rezoning application for the proposed Metrotown Centre expansion. The report advises that in a letter dated 1987 May 28, Cal Investments formally requested that its rezoning application for the proposed expansion of Metrotown Centre be reactivated. The report outlines particulars of the current submission and notes items requiring review as identified in a previous information report to Council dated 1986 July 17. The report also refers to the proposed amended Metrotown Development Plan and notes the process of public participation that will allow rezoning applicants to submit their views prior to final approval of the plan which will provide guidelines for any further core-related development.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Cal Investments, 409 - 545 Clyde Avenue, West Vancouver, B.C., V7T 1C5.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT this item be now REFERRED."

CARRIED UNANIMOUSLY

Council was advised that the recommendation contained in the foregoing item was **SUPERSEDED** by the action taken by Council earlier during this evening's meeting in conjunction with consideration of Item 20 of Municipal Manager's Report No. 45, 1987 July 13 in conjunction with Item 2(k) under Delegations.

TABLED MATTER:

- (d) Subdivision Reference #8/87
7429 Lougheed Highway - Alantic Contractors

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

"THAT Item 4, Municipal Manager's Report No. 45, 1987 July 13 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

4. Subdivision Reference No. 8/87
DL 59, Blk 9, PCL "B" (Ex.Pl. 9840) Plan 3795
7429 Loughheed Highway

The Municipal Manager submitted a report from the Approving Officer regarding subdivision reference #8/87, 7429 Loughheed Highway. The report was written following tabling of a recommendation at the regular Council meeting held on 1987 April 21 to allow staff to investigate the possibility of allowing Phillips Avenue to remain open to right turn in, right turn out traffic at the subject location. The report concludes with staff advice that closure of the north leg of Phillips Avenue at Loughheed Highway to all through traffic should be implemented.

The Municipal Manager recommended:

- (1) THAT a bylaw be introduced under Burnaby Street and Traffic Bylaw 1961, Bylaw No. 4299, to close to through traffic the north leg of Phillips Avenue at Loughheed Highway upon completion of the servicing of Camrose Phase III.
- (2) THAT a copy of the report be forwarded to Mr. Russ Shiels, Alantic Contractors Ltd., 543 Hillcrest Street, Coquitlam, B. C., V3J 6N6.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANKIN:

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

MOTION DEFEATED

FOR: ALDERMEN DRUMMOND
AND RANKIN

OPPOSED: MAYOR LEWARNE,
ALDERMEN EMMOTT,
MCLEAN, NIKOLAI,
STUSIAK AND VEITCH

Arising from consideration of the foregoing report, leave was given for introduction of the following motion.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the Ministry of Transportation and Highways be advised of Council's desire to allow Phillips Avenue to remain open to right turn in, right turn out traffic from Loughheed Highway."

CARRIED

OPPOSED: ALDERMAN DRUMMOND

The following Recommendation No.1 was **TABLED** at the regular Council Meeting held on 1987 April 21:

- (a) Mr. Russ Shiels, 4770 Highlawn Drive, then addressed the members of Council on behalf of Alantic Contractors, a company owned by the Shiels family. The delegation reported that he was in disagreement with the Planning and Building Inspection Department regarding two matters concerning the proposed subdivision of property owned by Alantic Contractors Ltd. Firstly, the delegation requested an exchange of property whereby the subdivider would turn over to the municipality property required for the proposed cul-de-sacs in exchange for the Kyle Street road allowance. The speaker's second request was not to have Phillips Avenue closed at the Loughheed Highway. Mr. Shiels advised that the closure of Phillips Avenue would not affect his proposed subdivision directly, however, would have considerable detrimental affect on the homeowners in the immediate area. The delegate requested that Council give further consideration to these two matters with the hope of a reasonable solution being obtained for all parties concerned.

A copy of the delegation's presentation has been placed on file in the office of the Municipal Clerk.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN VEITCH:

"THAT Item 05, Municipal Manager's Report No. 28, 1987 April 21 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

5. Letter from Mr. R. Shiels, Alantic Contractors,
543 Hillcrest Street, Coquitlam, B.C., V3J 6N6
Subdivision Reference No. 8/87
D.L. 59, BLK. 9, Pcl. "B" (Ex. Pl. 9840) Plan 3795
7429 Lougheed Highway

The Municipal Manager submitted a report from the Approving Officer dealing with the following two issues of concern as expressed by the delegation and also addressing the matter of compensation required for the proposed Kyle Street road closure: i) that Phillips Avenue not be closed at Lougheed Highway; and ii) that a portion of the existing creek be left open within the 12 m landscape buffer area on the property.

The Municipal Manager recommended:

- (1) THAT a bylaw be introduced under Burnaby Street and Traffic Bylaw 1961, Bylaw No. 4299, to close to through traffic the north leg of Phillips Avenue at Lougheed Highway.
- (2) THAT Council authorize the retention of that portion of the creek lying within the 12 m landscape buffer area on the subject site in an open, possibly improved, condition to the satisfaction of the Approving Officer and the Director Engineering.
- (3) THAT a copy of the report be forwarded to Mr. Russ Shiels, Alantic Contractors Ltd., 543 Hillcrest Street, Coquitlam, B.C., V3J 6N6.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

The meeting agreed to vote separately on each of the recommendations as contained within the report.

Recommendation No. 1:

NO VOTE TAKEN

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

"THAT the motion as moved by Alderman Stusiak and seconded by Alderman McLean, being 'THAT Recommendation No. 1 of the Municipal Manager's Report be adopted,' be now TABLED."

CARRIED UNANIMOUSLY

This recommendation was tabled to allow staff to investigate the possibility of allowing Phillips Avenue to remain open to right turn in, right turn out traffic.

Recommendation No. 2:

CARRIED UNANIMOUSLY

Recommendation No. 3:

CARRIED UNANIMOUSLY

Council was advised that the foregoing action taken with respect to proposed closure of Phillips Avenue as contained in Item 4, Municipal Manager's Report No. 45, 1987 July 13, now **SUPERSEDES** Recommendation No. 1 which was tabled by Council on 1987 April 21.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(a) Traffic Safety Committee
Re: Traffic Matters

1. "Ripple Bar" Treatment on Kitchener Street

The Traffic Safety Committee submitted a report which was written in response to requests from citizens in the vicinity of the 5800 block Kitchener Street who had petitioned for removal of the ripple bar strips which were installed as a warning device to reduce speeding traffic. The petitioners contended that the sound produced by the strips is persistent and irritating and has not caused any noticeable decrease in vehicle speeds or commuter traffic.

The Traffic Safety Committee recommended:

- (1) THAT the "ripple bar" treatment on Kitchener Street be removed.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED
OPPOSED: ALDERMEN DRUMMOND
AND RANKIN

2. Western Canada Traffic Association - 30th Annual Conference

The Traffic Safety Committee submitted a report requesting authorization for Traffic Safety Committee members and the Traffic Supervisor to attend the 30th Annual Conference of the Western Canada Traffic Association.

The Traffic Safety Committee recommended:

- (1) THAT two (2) members of the Traffic Safety Committee and Mr. H.B. Bacon, Traffic Supervisor, be authorized to attend the 30th Annual Conference of the Western Canada Traffic Association in Regina, Saskatchewan from 1987 October 14 to 16 inclusive.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN MCLEAN:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

3. Beresford Street at Wilson Avenue

The Traffic Safety Committee submitted a report which was written in response to a request from B. C. Transit to change the assigned right-of-way at the intersection of Beresford Street and Wilson Avenue to accomodate transit vehicles which must presently contravene the Motor Vehicle Act when stationary at the existing stop bar.

The Traffic Safety Committee recommended:

- (1) THAT Council approve the right-of-way from Beresford Street to Wilson Avenue at their intersection.
- (2) THAT Larry Sianchuk, Transportation Services Assistant, B. C. Transit, 1200 West 73rd Avenue, Vancouver, B. C., V6P 6M2, be advised of Council's decision.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MCLEAN:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

4. Kincaid Street at Smith Avenue

The Traffic Safety Committee submitted a report which was written in response to advice received from the Director Engineering regarding proposed installation of a four way stop at the intersection of Kincaid Street with Smith Avenue. The report advises of accident statistics which meet the accident portion of the warrant for the installation of a four way stop control.

The Traffic Safety Committee recommended:

- (1) THAT Council approve the installation of a four way stop at the intersection of Kincaid Street with Smith Avenue.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

5. Dominion Street at Smith Avenue

The Traffic Safety Committee submitted a report which was written in response to a request received for installation of stop signs at the intersection of Dominion Street and Smith Avenue. The report advises of increased traffic volumes which are expected to increase further due to commuter traffic travelling through the neighbourhood.

The Traffic Safety Committee recommended:

- (1) THAT Council approve the designation of Smith Avenue from Canada Way to Manor Street as a local collector (residential).
- (2) THAT the Engineering Department implement this designation with the installation of stop signs on Dominion and Norfolk Streets at Smith Avenue.
- (3) THAT Mrs. D.M. Fleming, 3809 Dominion Street, Burnaby, B. C., V5G 1C1 be sent a copy of the report.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MCLEAN:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

6. Burris Street Traffic

The Traffic Safety Committee submitted a report which was written in response to a referral from the regular Council Meeting held on 1987 June 08 of correspondence received requesting solutions to problems caused by increased traffic on Burris Street. The report notes that the opening of Oakland Street caused a rise in Burris Street traffic volumes above the normal 6 percent plus or minus per year that occurs on most collectors. The report further suggests a shift in traffic patterns related to the three bridge crossings (Port Mann, Pattullo, and Alex Fraser) is a probable cause.

The Traffic Safety Committee recommended:

- (1) THAT Mr. Darryl Chung, 6435 Linfield Drive, Burnaby, B. C., V5E 3M6; Dr. Ludlow Beamish, 7456 Burris Street, Burnaby, B. C., V5E 1Y8 and Dr. John Waller, 7468 Burris Street, Burnaby, B. C., V3L 4Y8 receive a copy of the report.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MCLEAN:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

7. Intersections of Pender-Carleton,
Pender-Madison and Pender-Rosser

The Traffic Safety Committee submitted a report which was written in response to complaints received regarding parking problems and resulting high accident rates at the intersections of Pender-Carleton, Pender-Madison and Pender-Rosser. The report acknowledges that limited vision appears to be the main contributing factor to accidents recorded at the subject intersections and concludes that improvement of the vision clearance will require implementing the requested parking bans.

The Traffic Safety Committee recommended:

- (1) THAT the banning of parking at the intersections of Pender-Carleton, Pender-Madison and Pender-Rosser as outlined in the report be approved.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MCLEAN:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

8. Burnwood Drive at Greystone Drive

The Traffic Safety Committee submitted a report which was written in response to concerns expressed regarding accidents at the intersection of Burnwood and Greystone Drives. The report reviews the accident history for the subject intersection and concludes that in view of the almost equal volumes on the intersecting streets, installation of a four way stop could be justified.

The Traffic Safety Committee recommended:

- (1) THAT Council approve the installation of a four way stop at the intersection of Burnwood and Greystone Drives.
- (2) THAT Mr. Steve Edwards, 7335 Capistrano Drive, Burnaby, B. C., V5A 1P7 be informed of Council's decision.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

9. Speed Limits - School Zones

The Traffic Safety Committee submitted a report which was written in response to correspondence received from School District No. 41 - Burnaby, requesting the placement of a 30 km per hour speed limit along Sperling Avenue adjacent to the Sperling Elementary School. The report advises that the request would likely increase the number of speed violations and prosecutions while not accomplishing the intent which is to reduce speed.

The Traffic Safety Committee recommended:

- (1) THAT the request for a posted 30 km per hour speed limit on Sperling Avenue adjacent Sperling Avenue School be denied.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

10. Proposed Parking Restrictions - 3700 Block Canada Way

The Traffic Safety Committee submitted a report regarding proposed prohibition of parking of vehicles on the north side of Canada Way from Smith Avenue to Boundary Road. The report advises that Council, at its meeting of 1987 June 22, referred the recommendation back to the Traffic Safety Committee with a request the proposal be reconsidered in view of the potential impact the restriction might have on merchants on the north side of Canada Way between Smith Avenue and Boundary Road. The report advises that after due consideration of Council's request it had been agreed to amend the earlier recommendation.

The Traffic Safety Committee recommended:

- (1) THAT Council approve the prohibition of parking of vehicles on the north side of Canada Way from Smith Avenue to approximately the west property line of 3737 Canada Way.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

- (b) The Municipal Manager presented Report No. 45, 1987 July 13 on the matters listed following as Items 01 to 27 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. W.C.B. Special Assessment Credit

The Municipal Manager submitted a report from the Director Finance advising of a credit received by the municipality in the amount of \$386,567.64 from the Worker's Compensation Board representing the municipality's portion of the W.C.B.'s special assessment credit for industrial groups that have experienced reduced claim rates.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

2. DL 87 - Phase III Goodlad Street

The Municipal Manager submitted a report from the Approving Officer regarding District Lot 87 - Phase III, Goodlad Street. The report advises of a meeting held between the Approving Officer and sixteen of the Goodlad Street residents to discuss concerns with respect to the existing guide plan for the area. The report advises that an alternative road pattern that cul-de-sacs Goodlad Street and does not link up to either Fourth Street or Lakefield Drive satisfies the residents' concerns regarding traffic. Accordingly, staff advised that the subdivision guide plan for Phase III will be so amended.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

3. Proposed Commercial Development
4219 Loughheed Highway
Preliminary Plan Approval No. 8530
Brentwood Town Centre - Community Plan Nine

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding a proposed commercial development at 4219 Loughheed Highway. The report advises that the application is consistent with the existing zoning of the site but conflicts with the adopted Community Plan for the area. The report was therefore submitted for Council's information, in accordance with established policy and notes that staff proposed to issue Preliminary Plan Approval for the proposed development, unless otherwise directed by Council.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

4. Subdivision Reference No. 8/87
DL 59, Blk 9, PCL "B" (Ex.Pl. 9840) Plan 3795
7429 Loughheed Highway

This item was dealt with previously in the meeting in conjunction with Item 5(d) under Tabled Matters.

5. Municipal Manager's Absence/Acting
Municipal Manager Appointment

The Municipal Manager submitted a report providing details of his annual vacation from 1987 July 27 to August 16 and attendance at the Municipal Administration Training Institute on 1987 August 18 and 19. The report further advises that the Director Recreation and Cultural Services, Mr. D. Gaunt, will be the Acting Municipal Manager for that period.

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

6. Proposed Edmonds Station Area Plan -
Parks Component

The Municipal Manager submitted a report from the Director Recreation and Cultural Services advising of recommendations from the Parks and Recreation Commission with respect to proposed adjustments to the Stride Avenue Ravine Park and a review of the boundaries of Powerhouse Park.

The Municipal Manager recommended:

- (1) THAT Council approve the boundaries of the Stride Avenue Ravine Trail areas as shown in the draft of the Edmonds Station Area Plan.
- (2) THAT Council approve the provision of a park strip adjacent to 19th Street to connect Powerhouse Park with Stride Avenue Ravine Park.
- (3) THAT the boundaries of Powerhouse Park be determined and approved following receipt of a report from the Parks and Recreation Commission.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

7. Burnaby Fire Department - 1986 Annual Report

The Municipal Manager submitted a report from the Director Administrative and Community Services covering the Burnaby Fire Department's 1986 Annual Report. The report notes that copies of the annual report are available upon request from the office of the Municipal Clerk.

The Municipal Manager recommended:

- (1) THAT the Burnaby Fire Department's 1986 Annual 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

8. Letter from Mr. H.E. Driscoll,
2070 Cliff Avenue, Burnaby, B. C., V5A 2K8
1987 Property Taxes - 2070 Cliff Avenue

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

9. Letter from Mr. R.B. White, 4531 Carson Street,
Burnaby, B. C., V5J 2Y3
1987 Property Taxes - 4531 Carson Street

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

10. Letter from Mr. and Mrs. T. Cohn,
4473 Samara Court, Burnaby, B. C., V5H 1H4
Animal Control

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

11. Exemption from Taxation 1988:
Columbia Junior College and Dorset College

The Municipal Manager submitted a report from the Director Finance which was written in response to a request from Council for additional information regarding taxation exemptions for Columbia Junior College and Dorset College. The report notes that both institutions are eligible for permissive exemption under Section 400 of the Municipal Act. Furthermore, the report notes that both institutions are considered to be consistent with Council's guidelines for determining eligibility for permissive exemption from property taxation, with the exception that both organizations serve a clientele broader than Burnaby residents. The report concludes that while both Colleges have been recommended for 50 percent exemption in 1988, their status may change in 1989 when Council's guidelines will be reviewed as part of the annual exemption report.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

12. Letter from Ms. M.E. Cooper,
#1002 - 3920 Hastings Street, Burnaby, B. C.
1987 Property Taxes - #1002 - 3920 Hastings Street

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

13. Letter from Mr. Thomas Bulley,
5085 Woodsworth Street, Burnaby, B. C.
1987 Property Taxes - 5085 Woodsworth Street

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

14. Letter from J.P. West,
5950 Clinton Street, Burnaby, B. C.
1987 Property Taxes - 5950 Clinton Street

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

15. Letter from Ms. Kay Carman, 1730 Cliff Avenue,
Burnaby, B. C., V5A 2K2
1987 Property Taxes - 1730 Cliff Avenue

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

16. Letter from Mr. G.A. Torp Which Appeared on the
Agenda for the June 29th Meeting of Council (4a)
Fund Raising - Telephone Solicitations

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mr. G.A. Torp regarding utilization of funds raised through telephone solicitations on behalf of charitable organizations. The report advises that nonprofit organizations that engage private companies to solicit funds on their behalf are not federally or provincially regulated for such activity and, consequently, the sharing of proceeds is a matter between the parties involved.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Mr. G.A. Torp, 7372
Waverley Avenue, Burnaby, B. C., V5J 4A6.

MOVED BY ALDERMAN VEITCH:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

17. Letter from Mrs. L. Franta,
6977 Frederick Avenue, Burnaby, B. C., V5J 3X8
1987 Property Taxes - 6977 Frederick Avenue

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

18. Letter from Mr. and Mrs. George Teather,
4452 Triumph Street, Burnaby, B. C., V5C 1Z9
1987 Property Taxes - 4452 Triumph Street

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

19. Proposed Gasoline Service Station/Commercial
Building, northeast corner Canada Way and
Smith Avenue, Preliminary Plan Approval
Application No. 8532

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

20. Letter from Mr. George Shank, Executive Vice President,
Cal Investments, 409 - 545 Clyde Avenue,
West Vancouver, B. C., V7T 1C5
Metrotown Centre - Rezoning Application No. 54/86

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

21. 1988 Facility and Equipment User Fees

The Municipal Manager submitted a report from the Director Recreation and Cultural Services advising of approval by the Parks and Recreation Commission at its meeting of 1987 July 08 of the 1988 facility and equipment user fees.

The Municipal Manager recommended:

- (1) THAT Council approve the proposed 1988 Facility and Equipment User Fees as detailed in Attachment #1 of the report.
- (2) THAT Council authorize the Municipal Solicitor to execute a 1988 Facility and Equipment Fees Bylaw.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

22. Hart House Restaurant

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding a lease agreement authorized by Council for development of a restaurant at the Hart House. The report advises that the proposed lessee was subsequently unable to secure the necessary financing to proceed with the project and, accordingly, staff was now attempting to secure an alternate restaurant operator.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN VEITCH:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

23. Special Council Meeting - 1987 June 15
Metrotown Development Plan
Core-related Review Discussion Points

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written as a result of a Special Council Meeting held on 1987 June 15 to discuss the Metrotown Development Plan - Core-related Review. The report provides a summary of the various discussion points raised in the meeting and sets out a process for eliciting further comment from the public through a public meeting and an open house. The report concludes with advice that following receipt of comments from all interested parties, a staff report would be submitted to Council in early September leading to ultimate Council adoption of a completed Metrotown Development Plan which would provide guidelines for the development of sites within the identified sub areas of Metrotown.

The Municipal Manager recommended:

- (1) THAT the Metrotown Development Plan report received by Council on 1987 May 19 as modified by the proposed adjustments outlined in Appendix 'X' of the report (indicated in bold type) be established as the draft plan which is made available for public view and on which public comment will be invited at the planned public meeting before Council and at an Open House.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN NIKOLAI:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT the motion 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 motion was tabled with the intention of dealing with the item following consideration of rezoning reports later during this evening's Council meeting.

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.

25. Letter from Mr. Janos Revoczi and Petitioners which appeared on the Agenda for the 1987 May 04 Meeting of Council (Item 2b)
Area bounded by Canada Way, Elwell Street, Walker Avenue, Morley Street, The R5 Residential District Zoning Boundary Abutting the Rear Lot Line of the Properties along Leibly Avenue and the Rear Lot Line of the Properties along Imperial Street

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to an application from a predominantly single-family residential area in the vicinity of Canada Way and Imperial Street to rezone the subject area to the R3 Residential District. The report advises that the proposed rezoning would remove the potential for two-family development and reaffirm the minimum lot size which is predominant in the area by removing the technical eligibility for R9 small lot development. The report concludes that the Planning and Building Inspection Department considers the proposed rezoning would represent a more appropriate designation.

The Municipal Manager recommended:

- (1) THAT Council authorize the advancing of a rezoning application for the subject area, excluding the properties at 6869 and 6755 Canada Way, 7578 and 7594 Imperial Street and 6628 Hersham Avenue, 7607 Elwell Street and 6875 Noelani Place, and excluding all the properties along Hersham Avenue between the lane east of Imperial Street and Elwell Street and those properties along Elwell Street between Acacia Avenue and the rear property line of 7607 Elwell Street and 6865 and 6875 Noelani Place, from R5 Residential District to R3 Residential District and direct that a rezoning bylaw be prepared and advanced for First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25 at 7:30 p.m.
- (2) THAT a copy of the report be sent to those property owners whose names appeared on the petition presented to Council on 1987 May 04.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANKIN:

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

CARRIED

OPPOSED: ALDERMAN STUSIAK

26. Delegations appearing at this Week's
Council Meeting
Proposed Edmonds Station Area Plan

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

27. Rezoning Applications

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

The Municipal Manager recommended:

- (1) THAT Council set a Public Hearing for this group of rezonings on Tuesday, 1987 August 25 at 7:30 p.m. except where noted otherwise in the individual reports.

MOVED BY ALDERMAN VEITCH:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 1 - RZ #3/87

Application for the rezoning of:

Legal: Lot 92, D.L. 33, Group 1, NWD, Plan 25133

From: R5 Residential District

To: R9 Residential District

Address: 5549 Willingdon Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED
OPPOSED: ALDERMEN EMMOTT,
STUSIAK AND
VEITCH

Item 2 - RZ #4/87

Application for the rezoning of:

Legal: Lot 27, Blk. 20, D.L. 74, Grp. 1, NWD,
Plan 2603

From: R5 Residential District
To: R9 Residential District

Address: 5459 Dominion Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25 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 MCLEAN:

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

CARRIED UNANIMOUSLY

Item 3 - RZ #5/87

Application for the rezoning of:

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.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED
OPPOSED: MAYOR LEWARNE,
ALDERMEN EMMOTT
AND STUSIAK

Item 4 - RZ #6/87

Application for the rezoning of:

Legal: Lot 19, Blk. 9, D.L. 29, Grp. 1, NWD,
Plan 3035

From: R5 Residential District
To: R9 Residential District

Address: 7355 Tenth Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED
OPPOSED: MAYOR LEWARNE,
ALDERMEN EMMOTT
AND STUSIAK

Item 5 - RZ #9/87

Application for the rezoning of:

Legal: Lot 11, Blk. 2, D.L. 39, Grp. 1, NWD,
Plan 1466

From: R5 Residential District
To: R9 Residential District

Address: 3957 Spruce Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25 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 Municipal Manager be adopted."

CARRIED UNANIMOUSLY

Item 6 - RZ #13/87

Application for the rezoning of:

Legal: Lot 2, D.L. 149, Grp. 1, NWD, Pl. 73609

From: R5 Residential District

To: R9 Residential District

Address: 4319 Vipond Place

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

MOTION DEFEATED

FOR: ALDERMEN
DRUMMOND, MCLEAN
AND RANKIN

OPPOSED: MAYOR LEWARNE,
ALDERMEN EMMOTT,
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 July 27 and to a Public Hearing on 1987 August 25."

CARRIED

OPPOSED: ALDERMEN
DRUMMOND, MCLEAN
AND RANKIN

Item 7 - RZ #15/87

Application for the rezoning of:

Legal: Lot "B", D.L. 35, Grp. 1, NWD, Pl. 73608

From: R5 Residential District

To: R9 Residential District

Address: 5029 Smith Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN EMMOTT:

"THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25."

CARRIED
OPPOSED: ALDERMAN MCLEAN

Item 8 - RZ #16/87

Application for the rezoning of:

Legal: Lot 1, D.L. 27, Grp. 1, NWD, Plan 17335

From: R5 Residential District
To: R9 Residential District

Address: 8030 - 19th Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

FOR: ALDERMEN
DRUMMOND,
MCLEAN, NIKOLAI,
AND RANKIN
OPPOSED: MAYOR LEWARNE,
ALDERMEN EMMOTT,
STUSIAK AND
VEITCH

The vote as recorded being equal both for and against the question, the question was declared NEGATIVED and **LOST**.

Item 9 - RZ #18/87

Application for the rezoning of:

Legal: Lot 9, Blk. 32, D.L. 30, Grp. 1, NWD,
Plan 3036

From: R5 Residential District
To: R9 Residential District

Address: 7593 - 17th Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25."

CARRIED
OPPOSED: ALDERMEN
DRUMMOND AND
MCLEAN

Item 10 - RZ #19/87

Application for the rezoning of:

Legal: Lot 3, Blk. 3, D.L. 121, Grp. 1, NWD,
Plan 1354

From: R5 Residential District
To: R9 Residential District

Address: 4330 Pandora Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25."

CARRIED
OPPOSED: ALDERMEN
DRUMMOND AND
MCLEAN

Item 11 - RZ #20/87

Application for the rezoning of:

Legal: Lot 10, Blk. "H", D.L. 127, Grp. 1,
Plan 1254 except part on Explanatory
Plan 13575, NWD

From: R4 Residential District
To: R9 Residential District

Address: 5123 Georgia Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25."

CARRIED
OPPOSED: ALDERMEN
DRUMMOND AND
MCLEAN

Item 12 - RZ #21/87

Application for the rezoning of:

Legal: Lot "B", D.L. 30, Grp. 1, NWD, Pl. 73698

From: R5 Residential District
To: R9 Residential District

Address: 7047 Canada Way

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

FOR: ALDERMEN
DRUMMOND,
MCLEAN, NIKOLAI
AND RANKIN
OPPOSED: MAYOR LEWARNE,
ALDERMEN EMMOTT,
STUSIAK AND
VEITCH

The vote as recorded being equal both for and against the question, the question was declared NEGATIVED and **LOST**.

Item 13 - RZ #72/87

Application for the rezoning of:

Legal: Lot 66, D.L. 97, Grp. 1, NWD, Pl. 37634

From: C4 Service Commercial
To: C7 Drive-In Restaurant District

Address: 6040 Kingsway

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25 at 7:30 p.m. and that the following be established as prerequisites to the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the Municipal Engineer. 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 granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) The approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item 14 - RZ #76/87

Application for the rezoning of:

Legal: Lot 15 except: Pcl. "A" (J1303E),
D.L. 124, Grp. 1, NWD, Plan 3343

From: M1 Manufacturing District
To: M5 Light Industrial District

Address: 4554 Dawson Street

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25 at 7:30 p.m. and that the following be established as prerequisites to the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the Municipal Engineer. 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 granting of any necessary easements.
- e) The dedication of any rights-of-way deemed requisite.
- f) The retention of as many existing mature trees as possible on the site.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 15 - RZ #61/87

Application for the rezoning of:

Legal: Lots 9, 10, 11, & 12, D.L. 69,
Group 1, NWD, Plan 9844; Lots 3
& 4, Blk. 42, D.L. 69, Group 1,
Plan 1321; Lots 1, 2, 3, 4, 5, 8
& 9, Blk. "A", Blk. 43, D.L. 69,
Group 1, Plan 4369; Lot 8, Blk.
43, D.L. 69, Group 1, Plan 1321

From: C4 Service Commercial District,
C7 Drive-In Restaurant District
& R5 Residential District

To: CD Comprehensive Development
District (based on C2 Community
Commercial District and RM3
Multiple Family Residential
District guidelines)

Address: 3140 Boundary Road, 3723, 3729,
3737, 3745, 3730, 3738 & 3746
Norfolk Street, 3707 3713, 3717,
3723 & 3729 Canada Way

The Municipal Manager recommended:

- (1) THAT staff be authorized to work with the developer in order to prepare a suitable plan of development on an enlarged site as outlined in the report.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Arising from adoption of the foregoing recommendation, leave was given for introduction of the following motion.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT the Planning and Building Inspection Department be directed to take cognizance that the proposed development should not be frustrated if the two properties at 3733 and 3737 Canada Way cannot be acquired for inclusion in the site assembly."

CARRIED UNANIMOUSLY

Item 16 - RZ #69/87

Application for the rezoning of:

Legal: West 65.5 ft. of Lot 2, Blk. 32, D.L. 53, Grp. 1, NWD, Plan 3823; West 131 ft. Lot 2 exc. west 65.5 ft., D.L. 53, Grp. 1, NWD, Plan 3823; Lot 2 exc. the west 131 ft. and east 65.5 ft., D.L. 53, Grp. 1, NWD, Plan 3823; East 65.5 ft. of Lot 2, D.L. 53, Plan 3823

From: R5 Residential District
To: CD Comprehensive Development District
(based on RM2 Multiple Family Residential District guidelines)

Address: 7059, 7071, 7081 & 7093 Stride Avenue

The Municipal Manager recommended:

- (1) THAT the Planning and Building Inspection Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, following adoption of the Edmonds Station Area Plan.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item 17 - RZ #77/87

Application for the rezoning of:

Legal: Lot 1, D.L. 95, Grp. 1, NWD, Plan 69049; Lot 2, D.L. 95, Grp. 1, NWD, Plan 69049; Pcl. "A" (38/401/53522F) of Lot 23 except south easterly 10 feet measured right angles to southeast boundary, D.L. 95, Grp. 1, NWD, Plan 1152; Pcl. "A" (Explanatory Plan 11262), Lots 22 and 23 except: the south easterly 10 feet, D.L. 95, Grp. 1, NWD, Plan 1152; Lot 22 except: firstly: Pcl. "A" (Expl. Plan 11262), secondly: the south easterly 10 feet, D.L. 95, Grp. 1, NWD, Plan 1152; Lot 14 except the south easterly 10 feet thereof said south easterly 10 feet measured at right angles to the southeast boundary, D.L. 95, Grp. 1, NWD, Plan 1152; Lot 24 except: the north westerly 10 feet said north westerly 10 feet being measured at right angles to the northwest boundary, D.L. 95, Grp. 1, NWD, Plan 1152; Lot 25 except: the northwest 10 feet, D.L. 95, Grp. 1, NWD, Plan 1152

From: R5 Residential District and R9 Residential District
To: CD Comprehensive Development District
(based on RM2 Multiple Family Residential District guidelines)

Address: 7128, 7130, 7134, 7138, 7144 Edmonds Street and 7131, 7137, 7143 Eighteenth Avenue

The Municipal Manager recommended:

- (1) THAT the Planning and Building Inspection Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, following adoption of the Edmonds Station Area Plan.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

Item 18 - RZ #78/87

Application for the rezoning of:

Legal: Lot "A", D.L. 160, Plan 16046; Lot 2 E. 50 feet, Blk. 2, Plan 992, D.L. 160, Lot 3 exc. Plan 22462, Blk. 2, D.L. 160, Plan 992; portion of Lot 4 exc. part subdivided by Plan 22426 and part on statutory right-of-way Plan 67388, Blk. 2, D.L. 160, Plan 992; Lot 7 east 50 feet, Blk. 2, Plan 992, D.L. 160 E1/2; Lot 6, Block 2, D.L. 160, Plan 992; Lot 5, Blk. 2, D.L. 160, Plan 992

From: M2 General Industrial District
To: CD Comprehensive Development District
(based on RM1 Multiple Family Residential District guidelines)

Address: 6700, 6770, 6826 Rumble Street, Portion of 7671 Griffiths Avenue and 6771, 6825, 6855 Hart Street

The Municipal Manager recommended:

- (1) THAT the Planning and Building Inspection Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, following adoption of the Edmonds Station Area Plan.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

Item 19 - RZ #79/87

Application for the rezoning of:

Legal: Lot 71, D.L. 171, Grp. 1, NWD, Plan 34756; Lot 10, Blk. 4, D.L. 171, Grp. 1, NWD, Plan 992; Lot 15, D.L. 171, Grp. 1, NWD, Plan 25271

From: M2 General Industrial District & R5
Residential District
To: CD Comprehensive Development District
(based on RM3 & RM4 Multiple Family
Residential District guidelines)

Address: 6850 Twentieth Avenue and
6749, 6813 Stride Avenue

The Municipal Manager recommended:

- (1) THAT the Planning and Building Inspection Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, following adoption of the Edmonds Station Area Plan.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 20 - RZ #22/87

Application for the rezoning of:

Legal: West 74 ft. of the east half Blk. 83, D.L.
135, Grp. 1, NWD, Plan 4484

From: R4 Residential District
To: R9 Residential District

Address: 7131 Halifax Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN DRUMMOND:

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

FOR: ALDERMEN DRUMMOND,
MCLEAN, NIKOLAI AND
RANKIN

OPPOSED: MAYOR LEWARNE,
ALDERMEN EMMOTT,
STUSIAK AND VEITCH

The votes being equal both for and against the question, the question was declared **NEGATIVED** and **LOST**.

Item 21 - RZ #59/87

Application for the rezoning of:

Legal: Lots 11, 12 & 13 exc. SE 10 fr.,
Blk. 34, D.L. 95, Grp. 1, Plan 1152;
Lots 34, 35 & 36 exc. NW 10 ft, Blk. 34,
D.L. 95, Grp. 1, Plan 1152

From: R5 Residential District and C3 General
Commercial District
To: CD Comprehensive Development District
(based on RM2 Multiple Family Residential
District guidelines)

Address: 7204, 7210, 7216 Edmonds Street and
7205, 7211, 7217 Eighteenth Avenue

The Municipal Manager recommended:

- (1) THAT Council authorize the introduction of a Highway Exchange bylaw, as outlined in Section 4.2 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 and to a Public Hearing on the first possible dates following adoption of the Edmonds Station Area Plan, 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 and constructed to the approval of the Municipal Engineer. 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 any 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 per unit Neighbourhood Parkland Acquisition Charge.
 - i) The undergrounding of existing overhead wiring abutting the site.
 - j) Compliance with the Council-adopted sound criteria.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

Item 22 - RZ #74/87

Application for the rezoning of:

Legal: Lots 2, 3 & 4, D.L. 34, Grp. 1,
NWD, Plan 3333

From: R5 Residential District
To: CD Comprehensive Development District
(based on RM3 Multiple Family Residential
District guidelines)

Address: 5537, 5561 & 5587 Patterson Avenue

The Municipal Manager recommended:

- (1) THAT the Planning and Building Inspection Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, on the understanding that a further, more detailed report will be submitted.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

Item 23 - RZ #82/87

Application for the rezoning of:

Legal: Portion of Block "K" except firstly: part shown outlined red on Plan 4957 and secondly: part lying within statutory right-of-way Plan 69655, D.L. 118, Grp. 1, NWD, Plan 3067

From: M3 Heavy Industrial District
To: C6b Gasoline Service Station District

Address: Portion of 4050 Loughheed Highway

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

FOR: ALDERMEN DRUMMOND,
MCLEAN, RANKIN AND
STUSIAK
OPPOSED: MAYOR LEWARNE,
ALDERMEN EMMOTT,
NIKOLAI AND VEITCH

The vote being equal both for and against the question, the question was declared NEGATIVED and **LOST**.

Item 24 - RZ #57/87

Application for the rezoning of:

Legal: West 82 feet of Lot 5, D.L. 6, Pl. 4155 having a frontage of 82 feet~ on Cameron Street by a full depth of lot and adjoining Lot "A"; Lot 5 exc. the west 82 feet thereof said west 82 feet having a frontage of 82 feet on Cameron Street by full uniform depth of lot and adjoining Lot "A" and Pcl. "C" (Expl. Plan 33125), D.L. 6, Plan 4155; Lot 3 exc. Pcl. "F" (RP33125), D.L. 6, Plan 4155; Lot 4, Block 1, D.L. 6, Plan 4155

From: R2 Residential District
To: CD Comprehensive Development District
(based on C3 General Commercial District
guidelines)

Address: 9913, 9977 Cameron Street and
3283, 3325 North Road

The Municipal Manager recommended:

- (1) THAT Council authorize staff to meet with the applicant for Rezoning Reference #57/87 to encourage him to continue negotiations towards the inclusion of 3249 North Road in his site assembly prior to this application being considered further.
- (2) THAT copies of the report be sent to the applicant and to the owner of 3249 North Road.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Arising from consideration of the foregoing report, leave was given for introduction of the following motion.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT staff be requested to report progress on Rezoning Reference #57/87 in four weeks."

CARRIED UNANIMOUSLY

Item 25 - RZ #85/87

Application for the rezoning of:

Legal: Lot 27 exc. part on Plan with bylaw filed 31057, D.L. 152, Plan 1895; Lots 28 N1/2, 28 S1/2 and 29, Blk. 7, D.L. 151 & 153, Plan 1895; Lot 30 and Pcl. "A" of Lot 31, D.L. 151, Plan 1895; Lot 31 exc. N. 33 ft., D.L. 151, Plan 1895; Lot 32, Blk. 7, D.L. 151 & 153, Plan 1895; Lot 105, D.L. 151, Plan 36197

From: RM5 Multiple Family Residential District
and C4 Service Commercial District
To: CD Comprehensive Development District
(based on RM5 Multiple Family Residential
District and C2 Community Commercial
District guidelines)

Address: 5800, 5806, 5814, 5826, 5842, 5862,
5876 Barker Avenue and 4238 Kingsway

The Municipal Manager recommended:

- (1) THAT staff be authorized to work with the developer in order to prepare a suitable plan of development on the site, to be the subject of a further report.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

Item 26 - RZ #61/70A

Application for the rezoning of:

Legal: Lot "A", D.L. 119, Grp. 1, Plan 4307, NWD

From: CD Comprehensive Development District
(based on C3 General Commercial District
guidelines)

To: Amended CD Comprehensive Development
District (based on RM5 Multiple Family
Residential District and C2 Community
Commercial District guidelines)

Address: 1850 Rosser Avenue

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25 at 7:30 p.m.
- (2) THAT the following be established as prerequisites to the completion of rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) Provision of a public pedestrian walkway easement between Halifax and Buchanan Streets along the east edge of the development and the construction of a concrete walk and lighting to the approval of the Director Engineering.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item 27 - RZ #71/87

Application for the rezoning of:

Legal: North 52 feet Lot "A", D.L. 119, Plan 10580; Lot "A" except the north 52 feet, D.L. 119, Plan 10580; Lots 6 & 7, Block 3, D.L. 119, Grp. 1, NWD, Plan 2855

From: R5 Residential District
To: CD Comprehensive Development District
(based on C2 Community Commercial District and Brentwood Town Centre Area Plan guidelines)

Address: 4462, 4472 Buchanan Street and 1911, 1933 Willingdon Avenue

The Municipal Manager recommended:

- (1) THAT staff be authorized to work with the applicant in order to prepare a suitable plan of development on this site.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item 28 - RZ #83/87

Application for the rezoning of:

Legal: Lot 2, D.L. 153, Grp. 1, NWD, Plan 74451; Lot 21, Block 5, Plan 8362, D.L. 153, Lot 15, Plan 8362, D.L. 153

From: C3 General Commercial District and R5 Residential District
To: CD Comprehensive Development District
(based on C3 General Commercial District guidelines)

Address: 4575, 4601 Kingsway and 4606 Hazel Street

The Municipal Manager recommended:

- (1) THAT the Planning and Building Inspection Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

Item 29 - RZ #73/87

Application for the rezoning of:

Legal: Lots 4 & 5, D.L. 33, Plan 13171; Lot 4,
D.L. 33, Plan 4045; Lots "B", "C" & "D",
D.L. 33, Block 79, Plan 3875, Grp. 1, NWD

From: R5 Residential District
To: CD Comprehensive Development District
(based on RM3 Multiple Family Residential
District guidelines)

Address: 4305, 4315 Grange Street and 5657,
5675, 5691, 5727 Chaffey Avenue

The Municipal Manager recommended:

- (1) THAT the Planning and Building Inspection Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 30 - RZ #63/87

Application for the rezoning of:

Legal: Lot "H", D.L. 69, Grp. 1, NWD, Plan 23990

From: R5 Residential District
To: CD Comprehensive Development District
(based on P5 Community Institutional
District guidelines)

Address: 4213 Norfolk Street

The Municipal Manager recommended:

- (1) THAT staff be authorized to work with the developer in order to prepare a suitable plan of development to be the subject of a future report.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

Item 31 - RZ #23/87

Application for the rezoning of:

Legal: Lot 32, D.L. 92, Grp. 1, NWD, Plan 1146

From: R5 Residential District
To: R9 Residential District

Address: 6684 Colborne Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

The regular Council Meeting recessed at 12:30 a.m.

The regular Council Meeting reconvened at 12:38 a.m. with Aldermen Begin and Drummond absent.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

Alderman Drummond entered the Council Chamber at 12:40 a.m. and took his place at the Council table.

The recommendation of the Municipal Manager which was tabled earlier during this evening's Council meeting pending consideration of rezoning applications was now before the meeting for consideration as follows:

- (1) THAT the Metrotown Development Plan report received by Council on 1987 May 19 as modified by the proposed adjustments outlined in Appendix 'X' (indicated in bold type) be established as the draft plan which is made available for public view and on which public comment will be invited at the planned public meeting before Council and at an Open House.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANKIN:

"THAT the motion as moved by Alderman Drummond and seconded by Alderman Nikolai, being; 'THAT the recommendation of the Municipal Manager be adopted,' be now **POSTPONED** for consideration at 7:30 p.m. on Tuesday, 1987 July 21."

CARRIED UNANIMOUSLY

Consideration of the motion was postponed in order that staff prepare a revised text of the subject Development Plan report.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT this regular Council Meeting do now **RECESS** for the purpose of meeting In Caucus, 'In Camera', following the completion of which the regular meeting of Council will reconvene at 7:30 p.m. on Tuesday, 1987 July 21."

CARRIED UNANIMOUSLY

The regular Council Meeting recessed at 12:52 a.m.

1987 July 21

The regular meeting of the Municipal Council was reconvened on Tuesday, 1987 July 21 at 7:30 p.m. in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby.

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

ABSENT: Mayor W.A. Lewarne
Alderman D.P. Drummond

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. R.H. Moncur, Director Administrative & Community Services
Mr. W.C.S. Sinclair, Deputy Director Engineering
Mr. D.G. Stenson, Assistant Director - Current Planning
Mr. T.M. Dunlop, Deputy Municipal Clerk

NOTE:

The regular meeting of Municipal Council held on 1987 July 13 was **RECESSED** in order for staff to prepare a revised text of the Metrotown Development Plan. Accordingly, the meeting was reconvened as the regular meeting of Council of 1987 July 13, meeting as a Committee of the Whole.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the regular meeting of Council of 1987 July 13 be now **RECONVENED**, meeting as a Committee of the Whole."

CARRIED UNANIMOUSLY

R E P O R T S

In accordance with Council's instruction prior to the recess of the regular Council Meeting held on 1987 July 13, to permit a page by page comparison with the original text of the report as submitted to Council at the regular Council Meeting held on 1987 May 19, copies of the Director Planning and Building Inspection's report entitled "Burnaby Metrotown - A Development Plan Core-Related Review, Sub-areas 1, 2, 3 and 14" and the attached Appendix "A" were circulated to all members of Council.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BEGIN:

"THAT the Director Planning and Building Inspection's report be now considered at this time."

CARRIED UNANIMOUSLY

The motion as moved by Alderman Drummond and seconded by Alderman Nikolai at the regular Council Meeting held on 1987 July 13, being; 'THAT the recommendation of the Municipal Manager be adopted,' which was **POSTPONED** for consideration at this reconvened meeting of Council was now before the meeting.

NOTE:

The Municipal Manager's recommendation reads as follows:

1. THAT the Metrotown Development Plan report received by Council on 1987 May as modified by the proposed adjustments outlined in Appendix 'X' (indicated in bold type) be established as the draft plan which is made available for public view and on which public comment will be invited at the planned public meeting before Council and at an Open House.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT Item 3.2 of the Revised Report be **AMENDED** by substitution of the following:

'The amount of shopping retail development to be in place within the next two years exceeds the previous projections on which the Metrotown Development Plan was based. It is desirable that Metrotown attract a higher proportion of new office development proposed outside of downtown Vancouver. A balance and variety of core use is designed in order to enrich the Metrotown environment; social planning matters related to the provision of publicly-oriented Metrotown uses and services should be addressed.'

CARRIED UNANIMOUSLY

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 substitutioin 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

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN STUSIAK:

"THAT paragraph 1 of Item 2.1.4 in Appendix 'A' of the Revised Report be **AMENDED** to read as follows:

'In addition to retail and office uses, a variety of accessory commercial uses is necessary to provide a more enriching urban core environment. Desirable accessory uses include chain hotels, convention facilities, health clubs, commercial training facilities, medical/dental office, restaurants, commercial art galleries, tourist facilities, cinemas, and special shops. Generally speaking, auto-oriented commercial uses such as gas bars, auto repair and installation service bays, and drive-through commercial facilities are not appropriate in the core.'

CARRIED
OPPOSED: ACTING MAYOR RANKIN AND
ALDERMAN BEGIN

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT paragraph 3 of Item 2.1.6 in Appendix 'A' of the Revised Report be **AMENDED** by substitution of the following:

'There is an expressed need to provide quasi-public facilities which meet a social function. Such social and quasi-public needs will be identified through discussion with the inter-agency council. The provision of day-care centres for infants and pre-school children, of convenient social agency offices in high traffic locations to serve the needs of residents, and of appropriate accessibility for the handicapped are examples of the type of social initiatives which should be pursued.'

CARRIED
OPPOSED: ACTING MAYOR RANKIN AND
ALDERMAN BEGIN

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

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN STUSIAK:

"THAT Item 2.2.7 in Appendix 'A' of the Revised Report be **AMENDED** to read as follows:

'Grade Separated Pedestrian Crossing Across Kingsway

A Metrotown grade-separated pedestrian linkage charge is assessed against new non-residential floor space within the core and Public Assembly and Development Area 14. The planned grade separated pedestrian crossings across Kingsway will be important in connecting commercial development on both sides of Kingsway, and in establishing pedestrian and open space system continuity, in order to overcome the potentially divisive effect that Kingsway as a regional thorough-fare could have on the area. Four pedestrian grade separated crossings are proposed as the following locations along Kingsway, if required:

- a) Just west of McMurray Avenue
- b) Between Sussex Avenue and McKercher Avenue
- c) Between McKay Avenue and Sussex Avenue
- d) Just west of McKay Avenue'."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT paragraph 1 of Item 2.2.10 in Appendix 'A' of the Revised Report be **AMENDED** by substitution of the following:

'The Metrotown core is the heart of a developing high density town centre, second only to downtown Vancouver. The goal is to create a unique, balanced, multi-use environment of lasting benefit to the citizens of Burnaby. Council should consider and allow further growth in Metrotown in a manner that would minimize potential problems and dislocations related to economic, social, infrastructure and transportation aspects.'

CARRIED UNANIMOUSLY

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

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 grade.'

CARRIED
OPPOSED: ACTING MAYOR RANKIN AND
ALDERMAN BEGIN

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT paragraph 2 of Item 6.4 B. in Appendix 'A' of the Revised Report be **DELETED.**"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT the motion as moved by Alderman Drummond and seconded by Alderman Nikolai, being; 'THAT the recommendation of the Municipal Manager be adopted,' be now **AMENDED** by wording the Municipal Manager's recommendation as follows:

- '1. THAT the Metrotown Development Plan report received by Council on 1987 May 19 as modified by the proposed adjustments outlined in Appendix 'A' and further amended by Council at the reconvened regular Council Meeting of 1987 July 13, be endorsed as the draft plan which is made available for public view and on which public comment will be invited at the Public Meeting before Council and at an Open House.'

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT the motion as moved by Alderman Drummond and seconded by Alderman Nikolai be further **AMENDED** by wording the Municipal Manager's recommendation as follows:

- '1. THAT the Metrotown Development Plan report received by Council on 1987 May 19 as modified by the proposed adjustments outlined in Appendix 'A' and further amended by Council at the reconvened regular Council Meeting of 1987 July 13, be endorsed as the draft plan which is made available for public view and on which public comment will be invited at the Public Meeting before Council and at an Open House on 1987 August 12.'

CARRIED UNANIMOUSLY

A vote was then taken on the motion as moved by Alderman Drummond and seconded by Alderman Nikolai at the regular Council meeting held on 1987 July 13, being; "THAT the recommendation of the Municipal Manager be adopted," **AS TWICE AMENDED** and same was **CARRIED UNANIMOUSLY.**

NOTE:

Acting Mayor Rankin and Alderman Begin wished to be recorded as opposed only to those sections of the revised report where their opposition is reflected in the amendments adopted by Council.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

1987 July 21

The Council reconvened.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 10:15 p.m.

Confirmed:

Certified Correct:

ACTIN
MAYOR


DEPUTY MUNICIPAL CLERK