

1987 MAY 19

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Tuesday, 1987 May 19 at 7:00 p.m.

PRESENT: Mayor W.A. Lewarne (In the Chair)

Alderman R.G. Begin  
Alderman D.P. Drummond  
Alderman A.H. Emmott  
Alderman G.H.F. McLean  
Alderman E. Nikolai  
Alderman L.A. Rankin  
Alderman V.V. Stusiak  
Alderman S.G. Veitch

STAFF: Mr. M.J. Shelley, Municipal Manager  
Mr. R.H. Moncur, Director Administrative & Community Services  
Mr. E.E. Olson, Director Engineering  
Mr. A.L. Parr, Director Planning and Building Inspection  
Mr. D.G. Stenson, Assistant Director - Current Planning  
Mr. J.G. Plesha, Administrative Assistant to Manager  
Mr. C.A. Turpin, 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 May 11 then came forward for adoption.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the minutes of the regular Council Meeting held on 1987 May 11 be adopted."

CARRIED UNANIMOUSLY

- (b) The minutes of the Public Hearing (Zoning) held on 1987 May 12 then came forward for adoption.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the minutes of the Public Hearing (Zoning) held on 1987 May 12 be adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) P.S. & R.G. Balasubramanian, 1987 May 12,  
Re: 3790 Moscrop - New Building Permit  
Speaker - Mr. Shaikh
- (b) Alantic Contractors, 1987 May 13  
Re: 7429 Lougheed Highway, Subdivision  
Reference No. 8/87  
Speaker - Mr. Russ Shiels
- (c) Ms. Lynne MacFarlan, 1987 May 134,  
Re: Zoning application of properties  
on Northcliffe Crescent  
Speaker - Ms. Lynne MacFarlan

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. R. Shaikh, housing designer, addressed the members of Council on behalf of P.S. & R.G. Balasubramanian regarding the issuance of a building permit for construction of a new dwelling at 3790 Moscrop Street. The delegation contended that the proposed dwelling conforms to all regulations for the R4 Residential District zoning category. The delegation then reviewed details of the design features of the proposed dwelling, noting that approximately 1,500 square feet of the dwelling will consist of open space areas for an atrium and other special features. Council was therefore requested to allow the issuance of a building permit for the subject dwelling.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 10, Acting Municipal Manager's Report No. 34, 1987 May 19 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

10. Letter from Mr. and Mrs. P. Balasubramanian,  
10900 Oriole Drive, Surrey, B.C., V3R 5A5  
Application for Residential Building Permit  
3790 Moscrop Street

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to correspondence and the submission on behalf of Mr. and Mrs. Balasubramanian regarding their application for a residential building permit for property located at 3790 Moscrop Street. The report advises that the permit application is for construction of a residence which is grossly in excess of the bulk standards presently under consideration by Council. The report advises of staff concern for the impact and incompatibility that the proposed dwelling would have on the surrounding neighbourhood which consists of older and smaller homes as well as some large properties suitable for redevelopment. The report suggests that the proposal is not only excessive relative to the existing surrounding development but also relative to the future redevelopment of the block. Accordingly, the report recommends withholding the building permit under Section 981 of the Municipal Act unless the applicant achieves a building proposal which more closely addresses the concerns of staff and Council which are clearly expressed in the proposed bulk regulations.

The Acting Municipal Manager recommended:

- (1) THAT Council direct the permit for 3790 Moscrop Street be withheld for a period of 30 days commencing with the day the application for permit was made.
- (2) THAT Council direct the permit be withheld for a further 60 days pending adoption of the new regulations, once the 30 day period in Recommendation No. 1 is concluded.
- (3) THAT Council direct the permit application be processed in conformance with the requirements of the new regulations upon their adoption.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED

OPPOSED: ALDERMEN BEGIN AND  
STUSIAK

- (b) Mr. Russ Shiels, 4770 Highlawn Drive, then addressed the members of Council regarding proposed subdivision of property located at 7429 Lougheed Highway. The delegation spoke from a prepared text, a copy of which is on file in the office of the Municipal Clerk. The delegation noted that in order to subdivide the subject property into four lots, it will be necessary to acquire a portion of an existing road allowance on Kyle Street and then dedicate a larger portion of property to allow for the installation of a cul-de-sac. The delegation noted that the Approving Officer had advised that Council policy does not allow for exchange of the road allowance portion for the area intended as the Kyle Street cul-de-sac. The delegation contended that without the proposed property exchange, the financial viability of the proposed subdivision would be jeopardized. Council was therefore requested to authorize the Approving Officer to exchange the road allowance for land owned by the delegation, in order to create the required Kyle Street cul-de-sac.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT this matter be **REFERRED** to the Director Planning and Building Inspection for a report back to Council indicating a method whereby there can be some transfer of road dedication without any financial consideration."

CARRIED

OPPOSED: MAYOR LEWARNE, ALDERMEN  
DRUMMOND AND MCLEAN

- (c) Mr. James MacFarlan, 458 Northcliffe Crescent, then addressed the members of Council on behalf of the owners of property at 452, 458, 464 and 470 Northcliffe Crescent who are seeking to rezone their properties from R2 to RM1 in order to construct a townhouse development on the subject site. The delegation advised that the applicants were not seeking to subdivide each lot into two lots but rather to rezone the entire area for townhouse development. The delegation suggested that the subject site is unique in the area between Vancouver's Coal Harbour and Port Moody since it is the only residential property between those points having a moderately low bank between the residential area and the shoreline of Burrard Inlet. The delegation also contended that the subject properties are different from other properties in the Westridge area, being separated by parkland on the east, beach front and Burrard Inlet on the north and a 150 "buffer" area separating the land from the Westridge subdivision. The delegation stressed the applicants' desire to protect neighbourhood views by not constructing the proposed townhouse dwellings any higher than existing roof levels of the four dwellings presently located on the subject properties. It was also suggested that the proposed development would have no significant impact on traffic patterns since the area has five connector roads and also the development would provide additional revenue to the municipality. Council was therefore requested to favourably consider the rezoning application.

NOTE: This matter was considered later during the meeting in conjunction with Item 10 of Item 13, Acting Municipal Manager's Report No. 34, 1987 May 19.

# B Y L A W S

## FIRST READING

#8755 6879 Kingsway

RZ #24/87

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN VEITCH:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 1987'

#8755

be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the bylaw."

CARRIED UNANIMOUSLY

1987 May 19

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

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

CARRIED  
OPPOSED: MAYOR LEWARNE

The Council reconvened.

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

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

CARRIED  
OPPOSED: MAYOR LEWARNE

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 1987' #8755

be now read a first time."

CARRIED  
OPPOSED: MAYOR LEWARNE

FIRST, SECOND AND THIRD READINGS:

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

"THAT

'Burnaby Highway Exchange Bylaw No. 7, 1987' #8756

'Burnaby Highway Exchange Bylaw No. 8, 1987' #8757

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 BEGIN:  
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

"THAT

'Burnaby Highway Exchange Bylaw No. 7, 1987' #8756

'Burnaby Highway Exchange Bylaw No. 8, 1987' #8757

be now read three times."

CARRIED UNANIMOUSLY

SECOND AND THIRD READINGS:

#8747 Text Amendment - Animal Beauty Parlours

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 1987' #8747

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 BEGIN:  
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 1987' #8747

be now read a second and third time."

CARRIED UNANIMOUSLY

#8737 Text Amendment - Bulk Standards

A report dated 1987 May 12 was circulated to all members of Council, prior to this evening's Council Meeting, from the Director Planning and Building Inspection regarding the proposed amendments to Burnaby Zoning Bylaw Text Amendments, Bylaw No. 8737, which arose as a result of input at the Public Hearing. A copy of the report is on file in the office of the Municipal Clerk.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT the Director Planning and Building Inspection's report be received for information purposes."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 1987'

#8737

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 BEGIN:  
SECONDED BY ALDERMAN VEITCH:

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 1987 be **AMENDED** as follows:

1. DEFINITIONS:

"balcony" means a cantilevered deck that projects from a building and that, except for a guard rail, is not enclosed.

"basement" means the portion of a building between two floor levels that is partly underground but has at least one-half its height, from its finished floor to the underside of the joists of the floor next above it, above average finished grade as determined by the Building Inspector; and a basement shall be considered to be a storey.

"cellar" means the portion of a building between two floor levels that is partly or wholly underground but has more than one-half its height, from its finished floor to the underside of the joists of the floor next above it, below average finished grade as determined by the Building Inspector; and a cellar shall not be considered to be a storey.

"floor area ratio" means the figure obtained when the gross floor area of all buildings on a lot is divided by the area of the lot except that,

(1) for the purpose of computing floor area ratio in Districts RM, C and P, the following shall not be included as floor area:

- (a) any portion of a storey used for parking unless such parking is a principal use, underground parking areas and parking areas that are both open and uncovered;
- (b) any area of a building that is used exclusively for commercial laundry facilities unless such laundry is a principal use;
- (c) any portion of a basement or cellar containing heating, laundry, recreational or storage facilities, but excluding areas used for habitable accommodation, and necessary access to habitable accommodation;
- (d) architectural features that are permitted as projections into required yards in section 6.12 of this Bylaw;
- (e) swimming pools and open sun decks;
- (f) any portion of a penthouse containing elevator or ventilating machinery;

and

(2) for the purpose of computing floor area ratio in Districts R1, R2, R3, R4, R5 and R9, the following shall not be included as floor area:

- (a) areas of undeveloped floors located above a storey or a half-storey, or adjacent to a half-storey, with a vertical clear height of less than 1.2 m (3.94 feet) and to which there is no permanent means of access other than a hatch;
- (b) floor areas at or below finished grade with a clear vertical height of less than 1.2 m (3.94 feet) to the underside of the joists of the floor next above;
- (c) floor areas used for off-street parking up to maximum of 42 m<sup>2</sup> (452.1 sq.ft.); and
- (d) open balconies and sun decks up to a maximum area of eight percent of the permitted gross floor area.

"lot coverage" means the combined area covered by all buildings and structures on the lot, expressed as a percentage of the lot area, measured as the area of the projection of the outline of the buildings and structures onto a horizontal plane but excluding

- (a) belt courses, cornices, eaves, gutters, sills or other similar ornamental features;
- (b) bay windows;
- (c) chimneys, fire escapes and steps;
- (d) canopies and sun shades;
- (e) terraces;
- (f) balconies;
- (g) uncovered swimming pools; and
- (h) parking areas that are:
  - (i) underground, or
  - (ii) open-sided and roofless.

2. AMEND SECTION 6.6(2)(a) AND (b):

- (a) An accessory building shall not have more than one storey and shall not exceed 3.7 m (12.13 feet) in height except that a hip or gable roof may be constructed to a height not exceeding 4.6 m (15.1 feet).
- (b) The total floor area of all accessory buildings on a lot in an A or RM District shall not exceed 10 percent of the area of the lot and, in an R District, shall not exceed the lesser of
  - (i) 10 percent of the area of the lot, or
  - (ii) 56 m<sup>2</sup> (602.8 sq.ft.).

3. AMEND SECTION 6.12(1)(c):

- (c) Bay windows, that do not project more than 900 mm (2.95 feet), or 600 mm (1.97 feet) in the case of a side yard that is less than 1.5 m (4.92 feet) in width and the total length of all such windows shall not exceed 50 percent of the length of the exterior wall from which they project.

4. DEVELOPMENT DENSITY:

Amend sections 101.4, 102.4, 103.4, 104.4, 105.4 and 109.4

101.4 Development Density:

- (1) Lot coverage shall not exceed 40 percent.
- (2) The permitted density of development shall not exceed the lesser of
  - (a) a floor area ratio of 0.60, or

(b) 590 m<sup>2</sup> (6,350.9 sq.ft.) of gross floor area.

102.4 Development Density:

- (1) Lot coverage shall not exceed 40 percent.
- (2) The permitted density of development shall not exceed the lesser of
  - (a) a floor area ratio of 0.60, or
  - (b) 440 m<sup>2</sup> (4,736.3 sq.ft.) of gross floor area.

103.4 Development Density:

- (1) Lot coverage shall not exceed 40 percent.
- (2) The permitted density of development shall not exceed the lesser of
  - (a) a floor area ratio of 0.60, or
  - (b) 370 m<sup>2</sup> (3,982.8 sq.ft.) of gross floor area.

104.4 Development Density:

- (1) Lot coverage shall not exceed 40 percent.
- (2) The permitted density of development shall not exceed the lesser of
  - (a) a floor area ratio of 0.60, or
  - (b) 440 m<sup>2</sup> (4,736.3 sq.ft.) of gross floor area.

105.4 Development Density:

- (1) Lot coverage shall not exceed 40 percent.
- (2) The permitted density of development shall not exceed the lesser of
  - (a) a floor area ratio of 0.60, or
  - (b) 370 m<sup>2</sup> (3,982.8 sq.ft.) of gross floor area.

109.4 Development Density:

- (1) Lot coverage shall not exceed 40 percent.
- (2) The permitted density of development shall not exceed the lesser of
  - (a) a floor area ratio of 0.60, or
  - (b) a gross floor area of
    - (i) 220 m<sup>2</sup> (2,368.1 sq.ft.) on a lot having an area less than 440 m<sup>2</sup> (4,736.3 sq.ft.), or
    - (ii) 265 m<sup>2</sup> (2,852.5 sq.ft.) on a lot having an area of 440 m<sup>2</sup> (4,736.3 sq.ft.) or more."

CARRIED UNANIMOUSLY

A vote was then taken on the motion as moved by Alderman Begin and seconded by Alderman Veitch, being; "THAT the Committee now rise and report the bylaw complete," **AS AMENDED**, and same was **CARRIED UNANIMOUSLY**.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN VEITCH:

"THAT the report of the Committee be now adopted **AS AMENDED**."

CARRIED UNANIMOUSLY



1987 May 19

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 1987' #8737

be now read a second and third time **AS AMENDED.**"

CARRIED UNANIMOUSLY

CONSIDERATION AND THIRD READING:

#7755	2661 Phillips Avenue; 7312/42/66/84 Broadway	RZ #94/81
#8739	4725 Village Drive	RZ #39/86A

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 98, 1981' #7755

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 1987' #8739."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 98, 1981' #7755

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 1987' #8739

be now read a third time."

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION:

#8215	4408 Cambridge Street	RZ #24/84
#8571	6737 Salisbury Avenue	RZ #31/86
#8577	Portions of properties at 7347/88/98 Pandora Street and closed portions of Pandora Street road allowance	RZ #37/86

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN VEITCH:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 1984'	#8215
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50, 1986'	#8571
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 56, 1986'	#8577

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

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN MCLEAN:

"THAT all of the following listed items of correspondence be received and those items of the Acting Municipal Manager's Report No. 34, 1987 May 19 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Burnaby Historical Society,  
Corresponding Secretary,  
1987 May 06,  
Re: Request invitation for  
President of Historical  
Society to accompany  
Council's visiting  
delegation to Loughborough,  
England
- 

A letter dated 1987 May 06 was received from the Burnaby Historical Society requesting inclusion of the Society's President in the delegation of civic officials to visit the Sister City of Loughborough, England.

His Worship, Mayor Lewarne, advised that this request will be responded to through the office of the Mayor.

- (b) Mr. Fred Masaro, Citizens Unite  
for Equitable Postal Service,  
1987 May 08,  
Re: Canada Post's new policies

A letter dated 1987 May 08 was received from Mr. Fred Masaro as the B.C. representative for the Citizens Unite for Equitable Postal Service organization, providing a review of meetings with Federal Government and Opposition Ministers and caucus members to discuss concerns with respect to Canada Post's new policies. The correspondence notes that 12 of 13 municipalities in the Lower Mainland have objected to Canada Post's policy and advises that 10 municipalities have passed formal motions objecting to the use of Community Mail Boxes on municipal lands.

Item 02, Acting Municipal Manager's Report No. 34, 1987 May 19 was brought forward for consideration at this time.

2. Letter from Fred Masaro, 4077 Cummins Place,  
North Vancouver, B.C., V7G 2E8  
Postal Delivery Service to New Subdivisions

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to correspondence received from Mr. Fred Masaro regarding concerns with respect to postal delivery service to new subdivisions. The report reviews the current situation and discusses particular concerns raised by disabled members of the community. The report concludes with a recommendation that Council oppose the provision of Super Mail Boxes in lieu of door-to-door delivery.

The Acting Municipal Manager recommended:

- (1) THAT Council authorize The Corporation of the District of Burnaby to refuse to issue siting approval for any proposed super mail boxes within Burnaby.
- (2) THAT the following resolution be forwarded directly to Mr. Don Lander, President & Chief Executive Officer, Canada Post Corp., Ottawa:

WHEREAS The Corporation of the District of Burnaby deplores the Canada Post policy, which precludes home delivery of mail in new subdivisions as being discriminatory and, as well, an unjustified hardship on the elderly, disabled and handicapped:

THEREFORE BE IT RESOLVED that Canada Post reconsider the postal policy with a view to reinstating door-to-door delivery of mail in new subdivisions thereby preventing discrimination in postal service.

- (3) THAT the following resolution be forwarded to the Union of British Columbia Municipalities and the Lower Mainland Municipal Association:

WHEREAS the UBCM deplores the Canada Post policy, which precludes home delivery of mail in new subdivisions as being discriminatory and, as well, an unjustified hardship on the elderly, disabled and handicapped:

THEREFORE BE IT RESOLVED that the UBCM request Canada Post Corp. to reconsider the postal policy with a view to reinstating door-to-door delivery of mail in new subdivisions thereby preventing discrimination in postal service.

- (4) THAT the UBCM be requested to send the following resolution to the Federation of Canadian Municipalities:

WHEREAS the FCM deplores the Canada Post policy, which precludes home delivery of mail in new subdivisions as being discriminatory and, as well, an unjustified hardship on the elderly, disabled and handicapped:

THEREFORE BE IT RESOLVED that the FCM request Canada Post Corp. to reconsider the postal policy with a view to reinstating door-to-door delivery of mail in new subdivisions thereby preventing discrimination in postal service.

- (5) THAT Mr. R. Pearson, Manager, Urban Services, Pacific Division, Canada Post, Collection & Delivery, P.O. Box 2110, Vancouver, B.C., V5B 4Z3 be advised of Council's position relative to Super Mail Boxes in Burnaby.
- (6) THAT Shirley G.E. Carr, President, Canada Labour Congress, 2841 Riverside Drive, Ottawa, Ontario, K1V 8X7 be advised of Council's position relative to Super Mail Boxes in Burnaby.
- (7) THAT a copy of the report be forwarded to Walter E. Apps, Council of Senior Citizen's Organizations of British Columbia, 4865 Triumph Street, Burnaby; Rawnie L. Dunn, B.C. Coalition of the Disabled, #4 - 265 Duthie Avenue, Burnaby; P. Lavalley, Coalition for Postal Justice, 5422 Dominion Street, Burnaby, B.C.; and Fred Masaro, Citizens Unite For Equitable Postal Service, 4077 Cummins Place, North Vancouver, B.C.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

- (c) Union of British Columbia Municipalities,  
Executive Director, 1987 May 01,  
Re: Report of the U.B.C.M.  
Liability Task Force
- 

A letter dated 1987 May 01 was received from the Union of British Columbia Municipalities attaching a report on the results of the Self-Insurance Phase II Study by the U.B.C.M.'s Liability Task Force. Copies of the report were circulated to the members of Council prior to this evening's Council Meeting. The report outlines the steps for participation by the municipality in a reciprocal insurance exchange of B.C. municipalities and Regional Districts. The letter sets out a cost schedule for the municipality together with details of the coverage that would be provided in the event that Burnaby opts to join the scheme.

- (d) Federation of Canadian Municipalities,  
Secretary to Standing Committee on  
Resolutions, 1987 May 07,  
Re: 1987 Policy Development Book
- 

A letter dated 1987 May 07 was received from the Federation of Canadian Municipalities attaching a copy of the 1987 Policy Development Book which incorporates F.C.M. and Task Force Policy Statements and members' resolutions intended for debate at the annual conference in Ottawa in 1987 June. A copy of the 1987 Policy Development Book is on file in the office of the Municipal Clerk.

- (e) Corporation of the City of  
New Westminster, City Planner,  
1987 May 07  
Re: Community Plan for Downtown  
New Westminster
- 

A letter dated 1987 May 07 was received from the Corporation of the City of New Westminster enclosing a copy of the final report entitled "The Community Plan for Downtown New Westminster" which was adopted by City Council on 1987 April 27. The correspondence expresses thanks to the municipality for the input provided as a result of solicitation for comments from adjacent municipalities.

#### R E P O R T S

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

- (a) The Acting Municipal Manager presented Report No. 34, 1987 May 19 on the matters listed following as Items 01 to 14 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. UBCM Convention 1987: Update on Outstanding Resolutions Presented to the UBCM

The Municipal Manager submitted a report from the Director Planning and Building Inspection providing an update on outstanding resolutions presented to the Union of British Columbia Municipalities for the convention to be held on 1987 September. The report provides a review of the status of resolutions approved by Council and submitted to the UBCM but which have not yet been addressed by Provincial legislation.

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

2. Letter from Mr. Fred Masaro, 4077 Cummins Place,  
North Vancouver, B.C., V7G 2E8  
Postal Delivery Service to New Subdivisions

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

3. Work Order:  
No. 60-21-065 - Watermain Renewals

The Acting Municipal Manager submitted a report from the Director Engineering regarding Work Order No. 60-21-065 which provides for renewal of watermains at various locations in the municipality in the total amount of \$145,000.

The Acting Municipal Manager recommended:

- (1) THAT Work Order No. 60-21-065 Watermain Renewals - various locations, be approved.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

4. Burnaby Youth Services Triannual Report  
1987 January 01 - 1987 April 30

The Acting Municipal Manager submitted a report from the Officer-in-Charge, Burnaby Detachment, R.C.M.P., providing the unedited Triannual Report from the Burnaby Detachment Youth Services Supervisor covering the period 1987 January 01 to 1987 April 30.

The Acting Municipal Manager recommended:

- (1) THAT the unedited Triannual Report from the Burnaby Detachment Youth Services Supervisor for the period 1987 January 01 to 1987 April 30 be received for information purposes.

MOVED BY ALDERMAN VEITCH:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

5. Customer Satisfaction Survey

The Acting Municipal Manager submitted a report providing a summary of results of a customer satisfaction survey which was recently conducted to find out how citizens perceive the delivery of services by the municipality. The report advises that after evaluation of the results of the survey, improvements to both the quality and delivery of services will be implemented.

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

6. Rezoning Reference No. 28/87  
5875 Imperial Street  
Proposed 51 Unit Two-Storey Seniors Apartments

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #28/87 for rezoning of property located at 5875 Imperial Street from R5 Residential District to CD Comprehensive Development District (based on P5 Community Institutional District guidelines). The report discusses the proposed rezoning for construction of a 51 unit two-storey senior citizens apartment building.

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 May 25 and to a Public Hearing on 1987 June 16 at 7:30 p.m.
- (2) THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 3.2 of the report, contingent upon the granting by Council of First and Second Readings of the subject rezoning bylaw.
- (3) THAT the following be established as prerequisites to the completion of the zoning:
  - (a) Submission of a suitable plan of development.
  - (b) Deposit of sufficient monies to cover the cost 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 the occupancy permits will be the completion of all requisite services.
  - (c) The installation of all electrical, telephone and cable servicing and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - (d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
  - (e) The granting of any necessary easements.
  - (f) The dedication of the necessary rights-of-way from the site and the completion of the road exchange for the church site to the west as outlined in Section 3.2 of the report.
  - (g) The obtaining of an easement from the church property to the west to permit parking on the church site in favour of the site.
  - (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 Council-adopted sound criteria.
- (k) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
- (l) Verification of the on-going non-profit senior's housing development agreement with the senior governments on the site.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

7. Rezoning Reference No. 116/86  
Proposed Four Floor Apartment  
Southwest Corner of Roslyn Ave. and Rumble St.,  
Royal Oak Study Area  
5280, 5292, 5308, 5336, 5350, 5364 and  
5392 Rumble Street
- 

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #116/86, 5280, 5292, 5308, 5336, 5350, 5364 and 5392 Rumble Street. The rezoning of the subject properties from C2 Community Commercial District to CD Comprehensive Development District (based on RM3 Multiple Family Residential guidelines) is intended to permit the development of a low rise apartment building with four floors.

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 May 25 and to a Public Hearing on 1987 June 16 at 7:30 p.m.
- (2) THAT the following be established as prerequisites to the completion of the rezoning:
  - (a) Submission of a suitable plan of development.
  - (b) Deposit of sufficient monies to cover the cost 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 the occupancy permits will be the completion of all requisite services.
  - (c) The installation of all electrical, telephone and cable servicing and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - (d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
  - (e) The consolidation of the site into one legal parcel.

- (f) The granting of any necessary easements.
- (g) The dedication of any rights-of-way deemed requisite.
- (h) All applicable condominium guidelines as adopted by Council should be adhered to by the applicant.
- (i) The deposit of the applicable per unit Neighbourhood Parkland Acquisition charge.
- (j) The undergrounding of existing overhead wiring abutting the site.
- (k) Compliance with Council-adopted sound criteria.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

8. Letter from Mr. J.A. Strathdee which appeared on the Agenda for the May 04th Meeting of Council  
Ditch Enclosure - 7300 Block Stanley Street

The Acting Municipal Manager submitted a report from the Director Engineering which was written in response to correspondence received from Mr. J.A. Strathdee requesting enclosure of storm sewers in the ditches of the 7300 block Stanley Street, east side. The report advises of a staff conclusion that there are no extenuating circumstances to warrant enclosure of the subject ditch and further, if the water quality in the ditch proves to be a health hazard, immediate action will be taken to locate and remove the source. The report notes that ditches may be eliminated through street upgrading under the Local Improvement Paving program and it was intended to advise the correspondent of the procedures in this regard.

The Acting Municipal Manager recommended:

- (1) THAT Mr. J.A. Strathdee, 7350 Stanley Street, receive a copy of the report.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN NIKOLAI:

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

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

This item was referred back to staff with a request that a report be brought forward on the estimated cost of the requested ditch enclosure.

9. Bylaw to Repay General Revenue Funds for Acquisition and Development of Land

The Acting Municipal Manager submitted a report from the Director Finance regarding a proposed bylaw to repay general revenue funds for acquisition and development of land. The report recommends the passage of a bylaw to finance land acquisition and development costs incurred since 1986 November 30, for which the last bylaw was passed on 1987 March 09.

The Acting Municipal Manager recommended:



- (1) THAT a bylaw be brought down to appropriate \$1,885,815.25 from the Tax Sale Fund to reimburse the General Revenue Fund for monies expended on land acquisition and development costs.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

10. Letter from Mr. and Mrs. Balasubramanian,  
10900 Oriole Drive, Surrey, B.C., V3R 5A5  
Application for Residential Building Permit  
3790 Moscrop Street

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

11. Retirement - Mr. Germano Trasolini

The Acting Municipal Manager submitted a report from the Personnel Director advising of the retirement on 1987 May 31 of Mr. Germano Trasolini after 26 years of service to the municipality.

The Acting Municipal Manager recommended:

- (1) THAT the Mayor, on behalf of Council, send to Mr. Trasolini a letter of appreciation for his many years of loyal and dedicated service to the municipality.

MOVED BY ALDERMAN VEITCH:

SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

12. Burnaby Metrotown - A Development Plan  
Core-Related Review  
Sub-Areas 1, 2, 3, and 14

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding review of the Metrotown Development Plan, specifically sub-areas 1, 2, 3 and 14. The amendment report was brought forward in order to update the original 1977 June plan to correspond to incremental adjustments adopted by Council up to 1987 and to establish revised development and infrastructure improvement programs and objectives in light of the character, type and magnitude of Metrotown development to date, particularly related to the core. An appendix attached to the report proposes a revised development plan addressing the referenced sub-areas in view of the accelerated growth which has affected the overall development program for Metrotown in the adopted Development Plan.

The report outlines proposals for an Open House to be held in the area to allow residents and property owners within the core-related sub-areas to comment on the revised Metrotown Development Plan. After such input is received, it was proposed that a further report be submitted to Council providing a summary of comments together with recommendations for the adoption of a finalized, revised Metrotown Development Plan.

The Acting Municipal Manager recommended:

- (1) THAT Council endorse the proposed revisions to the Metrotown Development Plan (Appendix "A" attached to the report) as the basis for inviting comments from interested parties.

- (2) THAT staff be authorized to hold an open house at the Maywood Elementary School, for the purpose of displaying the revised Plan (Appendix "A"), and to subsequently report back to Council.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN BEGIN:

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN MCLEAN:

"THAT the motion as moved by Alderman Drummond and seconded by Alderman Begin, being; 'THAT the recommendations of the Acting Municipal Manager be adopted', be now **TABLED**."

CARRIED UNANIMOUSLY

13. Rezoning Applications

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

The Acting Municipal Manager recommended:

- (1) THAT Council set a Public Hearing for this group of rezonings on Tuesday, 1987 June 16 except where noted otherwise in the individual reports.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

Item 1 - RZ #34/87

Application for the rezoning of:

Legal: Lot 569, D.L. 126, Grp. 1, NWD, Plan 61380

From: R2 Residential District  
To: R3 Residential District

Address: 1686 Springer Avenue

The Acting 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 Acting Municipal Manager be adopted."

MOVED BY ALDERMAN MCLEAN:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT the motion as moved by Alderman Drummond and seconded by Alderman McLean being; 'THAT the recommendation of the Acting Municipal Manager be adopted,' be **REFERRED** back to staff."

CARRIED UNANIMOUSLY

This item was referred back to staff with a request that other alternatives be discussed with the applicant.

Item 2 - RZ #47/87

Application for the rezoning of:

Legal: West 200 ft. of Blk. 2, D.L. 119 W 1/2,  
Grp. 1, Plan 206 exc. Plans 21113 and  
Ref. Plan 30248, NWD

From: C4 Service Commercial District  
To: CD Comprehensive Development District (based on  
C3 guidelines)

Address: 4219 Loughheed Highway

The Acting Municipal Manager recommended:

- (1) THAT Council authorize staff to work with the applicant towards the preparation of a comprehensive plan of development on the basis outlined in Sketch #2 of the Director Planning & Building Inspection's report and 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 MCLEAN:

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

CARRIED UNANIMOUSLY

Item 3 - RZ #48/87

Application for the rezoning of:

Legal: Lot 97, D.L. 125, Grp. 1, NWD, Pl. 54267

From: M6 Truck Terminal District  
To: M2 General Industrial District

Address: 5051 Still Creek Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 May 25 and to a Public Hearing on 1987 June 16 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 Director Engineering. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- (d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
- (e) The granting of any necessary easements.
- (f) The dedication of any rights-of-way deemed requisite.
- (g) The approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

Item 4 - RZ #42/87

Application for the rezoning of:

Legal: Lot 76, D.L. 171, Grp. 1, NWD, Plan 67185

From: R5 Residential District and  
M2 General Industrial District

To: CD Comprehensive Development District (based on  
M2 General Industrial District guidelines)

Address: 6669 Tenth Avenue

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 May 25 and to a Public Hearing on 1987 June 16 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 Director Engineering. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - (d) The consolidation of the subject site and the existing Skytrain maintenance yard site.
  - (e) Registration of a covenant to ensure use of the subject site by B.C. Transit only, and to preclude its separate sale prior to completion of the Tenth Avenue/Marine Way Connector to its finished standard.
  - (f) The granting of any necessary easements.
- (2) THAT a copy of the report be sent to the City of New Westminster.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN MCLEAN:

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT the motion as moved by Alderman Nikolai and seconded by Alderman McLean, being; 'THAT the recommendations of the Acting Municipal Manager be adopted,' be **AMENDED** by addition of the following prerequisite to the rezoning in Recommendation No. 1:

- (g) The payment of property taxes for the Skytrain Maintenance Yard site."

CARRIED UNANIMOUSLY

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

Item 5 - RZ #55/87

Application for the rezoning of:

Legal: Lots 43, 44 & 45, D.L. 28, Grp. 1, NWD, Plan 10459

From: C4 Service Commercial District  
To: C1 Neighbourhood Commercial District

Address: 7472 and 7494 Sixth Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 May 25 and to a Public Hearing on 1987 June 16 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 Director Engineering. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - (d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
  - (e) The consolidation of the net project site into one legal parcel.
  - (f) The granting of any necessary easements.
  - (g) The dedication of any rights-of-way deemed requisite.

- (h) The retention of as many existing mature trees as possible on the site.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

Item 6 - RZ #35/87

Application for the rezoning of:

Legal: West half of Lot 14, D.L. 94, Grp. 1, Pl. 720

From: M4 Special Industrial District  
To: C4 Service Commercial District

Address: 5250 Grimmer Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 May 25 and to a Public Hearing on 1987 June 16 at 7:30 p.m. and that the following be established as prerequisites to the rezoning:
  - (a) 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 Director Engineering. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - (b) The granting of any necessary easements.
  - (c) The dedication of any rights-of-way deemed requisite.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 7 - RZ #54/87

Application for the rezoning of:

Legal: Lots 283 & 284, D.L. 132, Grp. 1, NWD  
Plan 42002

From: R4 Residential District  
To: P1 Neighbourhood Institutional District

Address: 6641 & 6647 Halifax Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 May 25 and to a Public Hearing on 1987 June 16 at 7:30 p.m. and that the following be established as prerequisites to the rezoning:

- (a) 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 Director Engineering. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- (b) The consolidation of the net project site into one legal parcel.
- (c) The dedication of any rights-of-way deemed requisite.
- (d) The submission of adequate information on the existing building to verify compliance with the Burnaby zoning Bylaw parking requirements.
- (e) The registration of a restrictive covenant limiting access to the site to Halifax Street only.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

Item 8 - RZ #33/87

Application for the rezoning of:

Legal: Portion of Lot "B", D.L. 10, Grp. 1, NWD, Plan 72477

From: M3 Heavy Industrial District  
To: M3r Heavy Industrial District

Address: Portion of 8662 Commerce Court

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 May 25 and to a Public Hearing on 1987 June 16 at 7:30 p.m. and that the following be established as prerequisites to completion of the rezoning:
  - (a) The submission of a suitable plan of development.
  - (b) The approval of the Ministry of Transportation and Highways to the this rezoning request.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

Item 9 - RZ #38/87

Application for the rezoning of:

Legal: Portion of Parcel "32", D.L. 161, Grp. 1, NWD  
Reference Plan 64297

From: M3 Heavy Industrial District  
To: M1 Manufacturing District, M2 General  
Industrial District, M5 Light Industrial  
District, CD Comprehensive Development  
District and P3 Park & Public Use District

Address: Portion of 8822 Boundary Road

The Acting Municipal Manager recommended:

- (1) THAT Council endorse the development concepts outlined in the Director Planning and Building Inspection's report as the basis for further, more detailed discussions with the applicant.
- (2) THAT Council authorize staff to work with the applicant towards the preparation of a development and zoning plan for presentation to a future Public Hearing.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

Item 10 - RZ #49/87

Application for the rezoning of:

Legal: Lots 178, 179, 180 & 181, D.L. 216, Grp. 1,  
NWD, Plan 11850

From: R2 Residential District  
To: RM1 Multiple Family Residential District

Address: 452, 458, 464, 470 Northcliffe Crescent

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED

OPPOSED: ALDERMEN NIKOLAI AND  
VEITCH

Arising from discussion of the report, Alderman Stusiak was given leave to introduce the following motion.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

"THAT this item be now **REFERRED** to staff."

CARRIED UNANIMOUSLY

The application was referred to staff with a request that they approach the applicant to investigate a hypothetical subdivision of the subject lots.

Item 11 - RZ #50/87

Application for the rezoning of:

Legal: Lot 2 of Blocks 38 & 39, D.L. 159,  
Grp. 1, Plan 9355, NWD

From: C2 Community Commercial District  
To: C4 Service Commercial District

Address: 5888 Marine Drive

The Acting 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 Acting Municipal Manager be adopted."

CARRIED UNANIMOUSLY

Item 12 - RZ #53/87

Application for the rezoning of:

Legal: Lot 178, D.L. 59, Grp. 1, NWD, Plan 52579

From: CD Comprehensive Development District  
To: CD Amended Comprehensive Development District  
(based on C1 Neighbourhood Commercial District guidelines)

Address: 2830 Bainbridge Avenue

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 May 25 and to a Public Hearing on 1987 June 16 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 Director Engineering. 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 dedication of any rights-of-way deemed requisite.
  - (e) The approval of the Ministry of Transportation and Highways to the rezoning application.
  - (f) The submission of a letter from the applicant ensuring that the landscaping outlined in Preliminary Plan Approval #8216 will be undertaken upon completion of the construction of the solarium.
  - (g) The registering of a lease agreement in order for B.B. Belton's to secure the necessary parking spaces to meet the Burnaby Zoning Bylaw's parking requirements for restaurants, in which the Corporation of Burnaby is to be notified three months prior to the termination of such lease and any such off-site parking is to be north of Lougheed Highway.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

Item 13 - RZ #43/87

Application for the rezoning of:

Legal: Parcel "A", D.L. 32, Grp. 1, NWD, Reference  
Plan 74046

From: R5 Residential District  
To: RM3 Multiple Family Residential District

Address: 5055 & 5065 Irving Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 May 25 and to a Public Hearing on 1987 June 16 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 Director Engineering. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - (d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
  - (e) The granting of any necessary easements.
  - (f) The dedication of the necessary rights-of-way for Newton Street and Marlborough Avenue widening.
  - (g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
  - (h) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
  - (i) The undergrounding of existing overhead wiring abutting the site.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN DRUMMOND:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the motion as moved by Alderman McLean and seconded by Alderman Drummond, being; 'THAT the recommendation of the Acting Municipal Manager be adopted,' be ~~REFERRED~~ back to staff."

CARRIED

OPPOSED: ALDERMEN DRUMMOND,  
MCLEAN AND RANKIN

This item was referred back to staff with a request that further discussion be held with the applicant.

14. Proposed Royal Oak Development Plan  
(Skytrain Station/South Slope Centre)

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the proposed Royal Oak Development Plan which covers the area from the vicinity of the Royal Oak Skytrain Station to the South Slope community commercial centre at Royal Oak Avenue and Rumble Street. The report advises that the recommended boundaries for MacPherson Park have now been resolved and that the proposed Royal Oak Development Plan has been examined and adjustments proposed in response, in part, to concerns raised by residents and property owners through the Open House which was held on 1986 February 20.

The Acting Municipal Manager recommended:

- (1) THAT the Royal Oak Development Plan as outlined in Appendix "A" attached to the report, including the new boundaries for MacPherson Park indicated in the Development Plan, be approved.
- (2) THAT the Park Acquisition Program be amended to reflect the new boundaries for MacPherson Park.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

N O T I C E   O F   M O T I O N

Alderman Nikolai

Re: Reinstatement of fines for moving  
motor vehicle violations

At the regular Council Meeting held on 1987 May 11 Alderman Nikolai served notice of his intention to bring forward a motion regarding proposed reinstatement of fines for moving vehicle violations.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN MCLEAN:

"WHEREAS British Columbia has no direct fines for holders of B.C. Drivers' Licences committing moving motor vehicle violations and;

WHEREAS with direct fines, moving motor vehicle violations would be lessened;

THEREFORE BE IT RESOLVED that the Council of The Corporation of the District of Burnaby petition the Provincial Government to re-instate direct fines for moving motor vehicle infractions and further, that this motion be submitted to the Union of British Columbia Municipalities for endorsement at the 1987 Annual Convention."

CARRIED

OPPOSED: ALDERMEN BEGIN,  
DRUMMOND, RANKIN AND  
STUSIAK

### E N Q U I R I E S

#### Alderman Rankin

Alderman Rankin enquired as to the status of repairs to the damage caused as a result of work carried out by crews from the Greater Vancouver Water District along the G.V.W.D. right-of-way in Montrose Park.

In response, the Director Engineering, Mr. E.E. Olson, advised that the matter had been referred to staff of the Recreation and Cultural Services Department who would submit a report upon completion of the repair work.

Alderman Rankin further enquired with respect to reports of potential development of an enclosed theme park in the Metrotown area.

In response, the Director Planning and Building Inspection, Mr. A.L. Parr, advised that he was unaware of any such proposals for the Metrotown area.

Alderman Rankin further enquired as to the status of policy with respect to spraying of pesticides in municipal parks.

In response, the Municipal Manager, Mr. M.J. Shelley, advised that the matter has been placed on the agenda for the next meeting of the Burnaby Parks and Recreation Commission who will, in turn, submit a report for Council's consideration.

#### Alderman Begin

Alderman Begin enquired as to the accuracy of reports that Provincial authorities intend to relocate the Burnaby ambulance dispatch service from the Patterson area into the City of Vancouver and further, what the impact of such a move would be on response times to emergency calls in Burnaby.

In response, the Director Administrative and Community Services, confirmed that staff have been contacted regarding the recommended relocation and requested to provide comment on the proposal.

The Municipal Manager, Mr. M.J. Shelley, then undertook to bring forward a report on the impact of the proposed ambulance service relocation.

#### Alderman Drummond

Alderman Drummond enquired as to the status of work to increase the number of curb ramps in the municipality to provide improved access for the handicapped.

In response, the Director Engineering, Mr. E.E. Olson, advised that staff was still receiving input from interested groups and users and it was anticipated that a report in this regard would be brought to Council's attention in approximately one month's time.

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Alderman Drummond further enquired with respect to possible inclusion of requirements for increased pollution control procedures to be imposed as a condition of expansion of the Belkin industrial plant adjacent to the new regional incinerator in the Big Bend area. Alderman Drummond expressed particular concern regarding the level of pollutants being discharged into the Fraser River and enquired as to the possibility of better control mechanisms being implemented in order to prevent such discharge into the Fraser River system.

In response, the Director Engineering, Mr. E.E. Olson, advised that staff is presently engaged in work on plans to completely upgrade the sanitary sewer service to all industries in the Big Bend area and he further advised that staff is working in cooperation with the Greater Vancouver Sewerage and Drainage District in its efforts to implement improved effluent pollution controls.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN EMMOTT:

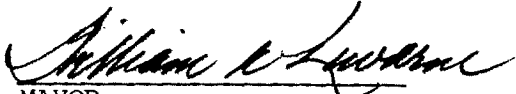
"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 10:37 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
DEPUTY MUNICIPAL CLERK