

1987 SEPTEMBER 21

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Monday, 1987 September 21 at 7:00 p.m.

PRESENT: Mayor W.A. Lewarne (In the Chair)
Alderman R.G. Begin
Alderman D.P. Drummond (Arrived 7:09 p.m.)
Alderman A.H. Emmott
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman V.V. Stusiak
Alderman S.G. Veitch

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. R.H. Moncur, Director Administrative & Community Services
Mr. E.E. Olson, Director Engineering
Mr. A.L. Parr, Director Planning & Building Inspection
Mr. T.M. Dunlop, Deputy Municipal Clerk
Mr. R.D. Seath, Administrative Officer II

A N N O U N C E M E N T

His Worship, Mayor Lewarne, introduced Ms. Coro Strandberg to the members of Council and advised that she had purchased the right to be "Mayor for a Day" at a fund raising auction sponsored by the Burnaby Information Center earlier during the year. Council was informed that Ms. Strandberg had accompanied His Worship, Mayor Lewarne throughout the day during the conduct of his official business and had remained to observe the proceedings at this evening's regular Council Meeting.

M I N U T E S

- (a) The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1987 September 08 then came forward for adoption.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the minutes of the Council Meeting and Caucus Meeting 'In Camera' held on 1987 September 08 be adopted."

CARRIED UNANIMOUSLY

- (b) The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1987 September 14 then came forward for adoption.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the minutes of the regular Council Meeting and Caucus Meeting 'In Camera' held on 1987 September 14 be adopted."

CARRIED UNANIMOUSLY

- (c) The minutes of the Public Hearing (Zoning) held on 1987 September 15 then came forward for adoption.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the minutes of the Public Hearing (Zoning) held on 1987 September 15 be adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Eve Sample, 1987 September 15
Re: Construction of Moscrop/Gilpin
Connector
Speaker - Eve Sample
- (b) Hamilton Doyle and Associates
1987 September 15
Re: Hastings Community Plan
Speaker - Gerald Hamilton
- (c) Parks and Recreation Commission
1987 September 16
Re: Construction of Bonsor
Recreation Centre
Speaker - Richard Smith, Chairman
- (d) The Manufacturers Life Insurance
Company
1987 September 16
Re: Metrotown Development Plan
Speaker - Unknown
- (e) Hudsons Bay Company
1987 September 16
Re: Metrotown Development Plan
Speaker - Unknown
- (f) Cal Investments Ltd.
1987 September 16
Re: Metrotown Development Plan
Speaker - Unknown
- (g) Cambridge Shopping Centres Ltd.
1987 September 16
Re: Proposed Amendments to Burnaby
Metrotown - A Development Plan
Core-Related Review
Speaker - Unknown

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Ms. Eve Sample, 5815 Gilpin Street, then addressed the members of Council regarding construction of the proposed Moscrop/Gilpin Connector. The delegation spoke from a prepared text, a copy of which is on file in the office of the Municipal Clerk. The delegation also submitted a petition containing the signatures of 127 persons who support the construction of the proposed Moscrop/Gilpin Connector, as scheduled. The text of the petition is contained hereunder:

"To the Burnaby Municipal Council

The petition of the undersigned residents of Canada who now avail themselves of their ancient and undoubted right thus to present a grievance common to your Petitioners in the certain assurance that your honourable Council will therefore provide a remedy.

HUMBLY SHEWETH

THAT since the traffic on Gilpin Street has increased to unbearable levels and
THAT since the 87-91 budget and traffic planning allows for the building of Gilpin diversion
WHEREFORE the undersigned, your Petitioners, humbly pray and call upon COUNCIL to build the Moscrop/Gilpin Connector as scheduled even failing a decision on the Royal Oak alignment.
AND as in duty bound your Petitioners will ever pray."

The delegation advised the members of Council that approximately 98% of the residents of Gilpin Street support the building of the Moscrop/Gilpin Connector, as scheduled, beginning in 1988. Council was urged to allow the Connector to proceed notwithstanding possible delay to the proposed realignment of Royal Oak Avenue. The delegation reviewed details of traffic increases on Gilpin Street arising from recent reconstruction of Deer Lake Place and its intersection with Canada Way. The residents therefore requested Council's assurance that the Connector will proceed in 1988 so that Gilpin Street may return to a residential street as shown on the Burnaby Conceptual Transportation Plan.

Alderman Drummond entered the Council Chamber at 7:09 p.m. and took his place at the Council Table.

- (b) Mr. Gerald Hamilton, 1444 Sasamat Street, Vancouver, then addressed the members of Council and spoke from a prepared text, which was distributed at the meeting, a copy of which is on file in the office of the Municipal Clerk. The delegation appeared on behalf of General Equities of Canada and expressed his clients' support for the Planning and Building Inspection Department's proposed changes to the "Hastings Community Plan Three". The delegation also expressed support for the proposed rezoning of the Eagle Ford site. Council was advised that the community plan amendments call for a diversification of living styles with many checks and balances and a diversity of building heights and styles. It was suggested that the Eagle Ford site is the catalyst of the community plan amendments and Council was requested to approve the amended plan to demonstrate how it will attract new and old investments to the area.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

"THAT Item 13, Municipal Manager's Report No. 57, 1987 September 21, be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

13. Rezoning Reference #123/86
4161 Hastings Street

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #123/86, 4161 Hastings Street. The report advises that the developer has submitted a plan which reflects the objectives for the development of the subject block under the revised Community Plan for the subject area. The report notes that the applicant has submitted a plan of development suitable for presentation to a Public Hearing and suggests that Council approve an adjustment to Community Plan Three as outlined in the report.

The Municipal Manager recommended:

- (1) THAT Council approve the adjustment to Community Plan Three as outlined in Section 2.0 of the report.
- (2) THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 3.3 of the report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
- (3) THAT Council approve the sale of Municipal property (the lane) for inclusion in the development site according to the terms outlined in Section 3.3 of the report.
- (4) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1987 September 28, and to a Public Hearing on 1987 October 20 at 19:30 h.
- (5) THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The consolidation of the net project site into one legal parcel.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- 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.
- j) Compliance with the Council adopted sound criteria.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BEGIN:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

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

A vote was then taken on the motion as moved by Alderman Stusiak and seconded by Alderman Begin, being; "THAT the recommendations of the Municipal Manager be adopted," and same was **CARRIED** with Aldermen Drummond, McLean and Rankin **OPPOSED.**

- (c) Mr. Richard Smith, 5366 Meadedale Drive, Chairman of the Burnaby Parks and Recreation Commission, then addressed the members of Council with respect to the construction of Bonsor Recreation Centre. The delegation reviewed delays in completion of the centre noting that the target completion date had been revised to 1988 January 30. Council was advised that the Parks and Recreation Commission has established a process for continuous performance monitoring and to ensure adherence to the revised construction schedule.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN STUSIAK:

"THAT Item 15, Municipal Manager's Report No. 57, 1987 September 21 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

15. Timing of Construction of Bonsor Recreation Centre

The Municipal Manager submitted a report from the Director Recreation and Cultural Services regarding the timing of construction of the Bonsor Recreation Centre. The report reviews details of delays experienced in construction of the centre and outlines measures taken by staff and the Parks and Recreation Commission for monitoring of construction progress. The report notes the construction completion target date of 1988 January 30.

The Municipal Manager recommended:

- (1) THAT Council receive the report for information purposes.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

- (d) Mr. Gerald Hamilton, 1444 Sasamat Street, Vancouver, then addressed the members of Council on behalf of the Manufacturers Life Insurance Company, the Hudson's Bay Company and Cal Investments Limited regarding the Metrotown Development Plan. The delegation spoke from a brief circulated at the meeting, a copy of which is on file in the office of the Municipal Clerk. The delegation urged Council to approve the Metrotown Development Plan and to approve the process to allow the second phase of Metrotown Centre by giving first reading to a Bylaw and submitting same to a Public Hearing on 1987 October 20. The delegation reviewed particulars of his clients' proposals in detail and suggested that further items can be negotiated during the rezoning process. Furthermore, the delegation identified items remaining as political policy decisions as being: linkage, construction of an office tower, proposed relocation of the auto centre, infrastructure and timing. Council was therefore urged to allow the rezoning to proceed to Public Hearing at the earliest opportunity.
- (e) Mr. Gerald Hamilton addressed the members of Council on behalf of the Hudson's Bay Company in conjunction with the submission under foregoing item (d).
- (f) Mr. Gerald Hamilton addressed the members of Council on behalf of Cal Investments Limited in conjunction with the submission under foregoing item (d).
- (g) Mr. Keith Mitchell, 1736 Westbrook Crescent, Vancouver, then addressed the members of Council on behalf of Cambridge Shopping Centers Limited regarding proposed amendments to the Burnaby Metrotown Development Plan Core-Related Review. The delegation advised of his clients' continuing support of proposed phasing of development in the Metrotown core and noted that the developers of Station Square were also strongly in support of a phased approach. The delegation suggested that the Phase I developments in all three projects are massive and unprecedented and Council was therefore urged to cancel all Phase II developments, including Cambridge's, until the impact of Phase I development is fully assessed. The delegation concluded with advice that Cambridge is prepared to give a letter to His Worship, Mayor Lewarne, stating, unequivocally, their commitment to linkage with adjacent developments.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANKIN:

"THAT Items 18, 19 and 20, Municipal Manager's Report No. 57, 1987 September 21

be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

18. Response to Delegations at Council
Meeting of 1987 September 08
Amendments to Burnaby Metrotown - A Development
Plan Core-Related Review - Sub-Areas 1, 2, 3 and 14

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to delegations which appeared at the regular Council Meeting held on 1987 September 08 regarding amendments to the Burnaby Metrotown - a Development Plan Core-Related Review, Sub Areas 1, 2, 3 and 14. The report identifies two basic options before Council for future Metrotown development. The first option would permit consideration of Phase II proposals only after the monitoring of the completed Phase I developments. The second option would permit a start to construction of Phase II proposals in the spring of 1989. The report suggests that the recommendations contained therein would apply for the adoption of an amended Metrotown Development Plan under either option. The report also summarizes matters raised by delegations at the regular Council Meeting held on 1987 September 08.

The Municipal Manager recommended:

- (1) THAT the draft Metrotown Development Plan, which was endorsed by Council on 1987 July 21 as a document on which public comment was requested, be approved, subject to the modifications outlined in the report. No other changes to the Metrotown Development Plan are recommended.
- (2) THAT the following recommended modifications (in bold type) to Sections 2.1.2, 2.1.6, 2.2.5 and 3.2.3 of Appendix "A" of the draft Metrotown Development Plan as outlined in the report submitted to Council on 1987 September 08 be approved:

- a) Section 2.1.2 Retail Commercial (last paragraph).

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, **appropriately staged, and subject to criteria related to the creation of a super-regional centre.** It will be necessary to review the infrastructure improvements required to accommodate further growth in Metrotown.

- b) Section 2.1.6 Public Facilities and Social Planning (third paragraph).

There is an expressed need to provide quasi-public facilities which meet a social function. **Some of these social needs and concerns are outlined in a discussion paper which is the result of a cooperative study pursued by the Inter-Agency Council and Municipal staff. This resource paper will be made available to major developers in Metrotown for their information and use. This paper will also continue to be adjusted and refined through further liaison 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.

- c) Section 2.2.5 Further Parking Facilities (first paragraph).

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

d) Section 3.2.3 Parking Facilities

Whenever possible, all parking facilities for new development are to be underground or in **fully integrated** structures above grade.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

Council chose to vote separately on each of the recommendations contained in the report and, more specifically, to vote on Recommendation No. 2 in advance of Recommendation No. 1.

Recommendation No. 2 a)

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

Recommendation No. 2 b)

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

Recommendation No. 2 c)

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

Recommendation No. 2 d)

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

RECOMMENDATION NO. 1:

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT the motion as moved by Alderman Drummond and seconded by Alderman Rankin, being; 'THAT the recommendations of the Municipal Manager be adopted', be **AMENDED** in recommendation No. 1 as follows:

- (1) THAT the draft Metrotown Development Plan, which was endorsed by Council on 1987 July 21 as a document on which public comment was requested, be approved."

CARRIED
OPPOSED: MAYOR LEWARNE, ALDERMEN
BEGIN, DRUMMOND AND
RANKIN

NOTE:
The effect of the amendment in Recommendation No. 1 was to delete all those words following the word "approved".

A vote was then taken on the motion as moved by Alderman Drummond and seconded by Alderman Rankin, being; 'THAT the recommendations of the Municipal Manager be adopted', **AS AMENDED** and same was CARRIED with Mayor Lewarne, Aldermen Begin, Drummond and Rankin OPPOSED.

NOTE:

Foregoing Recommendation No. 2 was effectively deleted from the Municipal Manager's recommendations when the separate vote was taken on Recommendations 2a - d, inclusively.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

- (1) "THAT the rezoning application be brought forward for First Reading of a Bylaw and proceed to a Public Hearing in October and further, that the staff report on the subject rezoning provide details of the requests of the appellant."
- (2) "THAT the subject rezoning Bylaw not proceed to Second Reading until Council has considered the Metrotown Infrastructure Report and that such report be brought forward by not later than the first meeting in 1987 November."

CARRIED

OPPOSED: MAYOR LEWARNE, ALDERMEN
BEGIN, DRUMMOND AND
RANKIN

Although Item 19 was brought forward by motion, it was not dealt with specifically at this meeting.

- 19. Rezoning Reference No. 54/86
Metrotown Centre - Phase II
Metrotown - Area I

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference No. 54/86, Metrotown Centre - Phase II, Metrotown - Area I. The report advises that the proposed rezoning would permit the development of a major expansion of the Metrotown Centre Shopping Centre, an office tower, an apartment tower, a relocated Auto Centre and a relocated Firemen's Club, together with a revised community plan for the site which will provide for further future office and apartment development.

The Municipal Manager recommended:

- (1) THAT staff be authorized to carry out the necessary forecasting infrastructure study as described in Section 3.0 of the report for completion by the end of 1987 December.
- (2) THAT staff be authorized to bring forward further rezoning reports and pursue rezoning procedures in line with the processing time-line outlined in Section 3.0 of the report and in accordance with the rezoning parameters outlined in the report.

- 20. Rezoning Reference No. 99/87
Eaton Centre - Phase II
Metrotown - Area I

The Municipal Manager submitted a report regarding rezoning Reference No. 99/87 for Phase II of the Eaton Centre, 4700 Kingsway, Metrotown - Area I. The report notes that the proposed Phase II expansion is a large and complex development and that further discussions and refinement are required in pursuing a plan of development suitable for presentation to a Public Hearing. The report suggests that staff be authorized to carry out the necessary forecasting infrastructure study from October to the end of the year, after which staff would prepare a rezoning report for submission to Council in 1988 February.

The Municipal Manager recommended:

- (1) THAT staff be authorized to carry out the necessary forecasting infrastructure study as described in Section 7.0 of the report for completion by the end of 1987 December.
- (2) THAT staff be authorized to continue working with the applicant towards the development of a suitable plan of development and to pursue rezoning procedures in line with the processing time-line outlined in Section 7.0 of the report.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

"THAT the recommendations 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 Begin, being; 'THAT the recommendations of the Municipal Manager be adopted', be now **AMENDED** in recommendations No. 1 and 2, as follows:

- (1) THAT staff be authorized to carry out the necessary forecasting infrastructure study as described in Section 7.0 of the report for completion by the first Council Meeting in 1987 November.
- (2) THAT staff be authorized to continue working with the applicant towards the development of a suitable plan of development and to pursue rezoning procedures in line with the process time of an infrastructure report being developed by the first Council Meeting in 1987 November."

CARRIED UNANIMOUSLY

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

The Council Meeting recessed at 10:27 p.m. and His Worship, Mayor Lewarne, then retired from the Council Meeting.

The Council Meeting reconvened at 10:40 p.m. with Acting Mayor Drummond in the Chair and His Worship, Mayor Lewarne, Aldermen Begin and Stusiak absent.

B Y L A W S

FIRST, SECOND AND THIRD READINGS:

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Road Closing Bylaw No. 5, 1987' #8817

'Burnaby Road Closing Bylaw No. 5, 1973' #8819

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

CARRIED UNANIMOUSLY

Alderman Stusiak entered the Council Chamber at 10:41 p.m. and took his place at the Council Table.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

- | | |
|--|-------|
| 'Burnaby Road Closing Bylaw No. 5, 1987' | #8817 |
| 'Burnaby Road Closing Bylaw No. 5, 1973' | #8819 |

be now read three times."

CARRIED UNANIMOUSLY

SECOND READINGS:

- | | | |
|-------|---|--------|
| #8792 | 5123 Georgia Street | #20/87 |
| #8794 | 7409 Halifax Street | #70/87 |
| #8801 | 4759, 4763 Kingsway and 6128, 6150, 6170
McKercher Avenue | #2/87 |
| #8802 | 5000 Kingsway | #8/87A |
| #8803 | 4975 Irmin Street | #29/87 |
| #8804 | 4172 Venables Street | #30/87 |
| #8805 | 6211 McKee Street | #31/87 |
| #8806 | 7463 Holly Street | #36/87 |
| #8807 | 5388 Neville Street | #37/87 |
| #8808 | 5112 Ewart Street | #39/87 |
| #8809 | 96 North Glynde Avenue | #40/87 |
| #8810 | 3155 and 3187 Douglas Road | #44/87 |
| #8811 | 4305, 4315 Grange Street; 5657, 5675,
5691 and 5727 Chaffey Avenue | #73/87 |
| #8812 | 5537, 5561 and 5587 Patterson Avenue | #74/87 |

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

- | | |
|---|-------|
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 52, 1987' | #8792 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 59, 1987' | #8801 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 60, 1987' | #8802 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 61, 1987' | #8803 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 62, 1987' | #8804 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 63, 1987' | #8805 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 64, 1987' | #8806 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 65, 1987' | #8807 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 66, 1987' | #8808 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 67, 1987' | #8809 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 68, 1987' | #8810 |

- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 69, 1987' #8811
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 70, 1987' #8812

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 MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

- CARRIED
- OPPOSED: ALDERMEN DRUMMOND AND RANKIN TO BYLAW #8792
- ALDERMEN DRUMMOND, MCLEAN AND RANKIN TO BYLAWS #8803 AND #8808
- ALDERMAN MCLEAN TO BYLAWS #8804 AND #8807
- ALDERMEN DRUMMOND, NIKOLAI AND RANKIN TO BYLAW #8805
- ALDERMEN DRUMMOND AND MCLEAN TO BYLAW #8806
- ALDERMEN DRUMMOND AND NIKOLAI TO BYLAW #8809
- ALDERMAN DRUMMOND TO BYLAW #8810

The Council reconvened.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN VEITCH:

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

- CARRIED
- OPPOSED: ALDERMEN DRUMMOND AND RANKIN TO BYLAW #8792
- ALDERMEN DRUMMOND, MCLEAN AND RANKIN TO BYLAWS #8803 AND #8808
- ALDERMAN MCLEAN TO BYLAWS #8804 AND #8807
- ALDERMEN DRUMMOND, NIKOLAI AND RANKIN TO BYLAW #8805
- ALDERMEN DRUMMOND AND MCLEAN TO BYLAW #8806
- ALDERMAN NIKOLAI TO BYLAW #8809
- ALDERMAN DRUMMOND TO BYLAW #8810

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN STUSIAK:

"THAT

- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 52, 1987' #8792
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 59, 1987' #8801
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 60, 1987' #8802
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 61, 1987' #8803
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 62, 1987' #8804
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 63, 1987' #8805

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 64, 1987'	#8806
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 65, 1987'	#8807
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 66, 1987'	#8808
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 67, 1987'	#8809
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 68, 1987'	#8810
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 69, 1987'	#8811
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 70, 1987'	#8812

be now read a second time."

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND RANKIN TO BYLAW #8792
 ALDERMEN DRUMMOND, MCLEAN AND RANKIN TO BYLAWS #8803 AND #8808
 ALDERMAN MCLEAN TO BYLAWS #8804 AND #8807
 ALDERMEN DRUMMOND, NIKOLAI AND RANKIN TO BYLAW #8805
 ALDERMEN DRUMMOND AND MCLEAN TO BYLAW #8806
 ALDERMAN NIKOLAI TO BYLAW #8809
 ALDERMAN DRUMMOND TO BYLAW #8810

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 54, 1987' #8794

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 NIKOLAI:

SECONDED BY ALDERMAN EMMOTT:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 54, 1987' #8794

be now **REFERRED.**"

CARRIED

OPPOSED: ALDERMAN RANKIN

The bylaw was referred back to staff with a request that a report be brought forward on the following items:

1. The desirability of using RM4 guidelines;
2. Possible inclusion of the subject site for park purposes and the impact on the parks budget;
3. Possible development of the site for a senior citizens project;
4. An evaluation of the impact of parking in the area if high rise development takes place.

CONSIDERATION AND THIRD READING:

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN MCLEAN:

"THAT Item 06, Municipal Manager's Report No. 57, 1987 September 21 be now brought forward for consideration at this time."

6. Rezoning Reference No. 88/87
Public Hearing Comments

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference No. 88/87 which was written in response to a directive from Council that a report be brought forward on properties where requests for exclusion from rezoning had been made. The report acknowledges requests from residents in the Koala Court/Noelani Place Area for exclusion from the subject rezoning but concludes that the properties are part of the overall subject area. Accordingly, staff remained of the opinion that it would not be appropriate to exclude any of the properties noted on sketches 1, 2 and 3 of the report from the subject rezoning application.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

#8693	7041 Frederick Avenue	RZ #108/86
#8797	Area bounded by Canada Way, Elwell Street, Walker Avenue, Morley Street	RZ #88/87

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 1987' #8693."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 1987' #8693

be now read a third time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 57, 1987' #8797."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN MCLEAN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 57, 1987' #8797

be **AMENDED** by deletion of the Noelani Place/Koala Court subdivisions and properties facing onto Imperial Street and Canada Way from the subject area rezoning."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED
OPPOSED: ALDERMAN STUSIAK

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED
OPPOSED: ALDERMAN STUSIAK

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 57, 1987' #8797

be now read a third time, **AS AMENDED.**"

CARRIED
OPPOSED: ALDERMAN STUSIAK

RECONSIDERATION AND FINAL ADOPTION:

#8508	2961 Phillips Avenue	#101/85
#8569	5466 Dominion Street	#29/86
#8692	7212 Eighteenth Avenue	#106/86

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 1986' #8508
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 48, 1986' #8569
- 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 1986' #8692
- 'Burnaby Local Improvement Construction Bylaw No. 13, 1987' #8816

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

CARRIED
OPPOSED: ALDERMEN DRUMMOND AND
MCLEAN TO BYLAWS #8569
AND #8692

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. 57, 1987 September 21 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) M.I. and R.J. Boileau
1987 September 06
Re: Offer to sell

A letter dated 1987 September 06 was received from M.I. and R.J. Boileau offering to sell property located at 4924 Sperling Avenue to the Municipality.

Acting Mayor Drummond advised that this item of correspondence has been referred to the Director Planning and Building Inspection who is preparing a report for submission for the next regular meeting of Council to be held on 1987 September 28.

- (b) Mrs. Ingrid Szabo
1987 September 07
Re: Marketing crafts to the public

A letter dated 1987 September 07 was received from Mrs. Ingrid Szabo regarding a proposed area for marketing crafts to the public.

Acting Mayor Drummond advised that this item of correspondence has been referred to the Director Planning and Building Inspection who is preparing a report for submission for the next regular meeting of Council to be held on 1987 September 28.

- (c) Province of British Columbia
Ministry of Forests and Lands, Minister
1987 September 08
Re: Issuance of Free Crown Grant - Deer Lake Park

A letter dated 1987 September 08 was received from Honourable D. Parker, Minister of Forests and Lands regarding the issuance of title to the lands located east of Willingdon Avenue which form part of Deer Lake Park. The Minister advised that cabinet approval has been given for issuance of free Crown grant for the subject lands with a restrictive covenant indicating use for public park purposes only.

Item 01, Municipal Manager's Report No. 57, 1987 September 21 was brought forward for consideration at this time.

1. Letter from the Honourable D. Parker, Minister of Forests and Lands
Crown Grant Application - 4750 Willingdon and 4501 Moscrop Street

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to correspondence received from Honourable D. Parker, Minister of Forests and Lands advising of the issuance of a Crown grant to the Municipality for lands to be included within Deer Lake Park.

The Municipal Manager recommended:

- (1) THAT a letter of thanks be forwarded to the Honourable D. Parker, Minister of Forests and Lands for the free Crown grant to the Municipality of those Provincial lands situated at 4750 Willingdon Avenue/4501 Moscrop Street for inclusion within Deer Lake Park.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

- (d) Thomas E. Bulley
1987 September 11
Re: Thanks for prompt attention
regarding installation of street
light

A letter dated 1987 September 11 was received from Mr. Thomas E. Bulley expressing thanks for Council's prompt attention in securing installation of a new street light on Woodsworth Street.

- (e) Province of British Columbia, Ministry of Municipal Affairs and Transit, Minister
1987 September 10
Re: SupplyNet Registration Program

A letter dated 1987 September 10 was received from Honourable Rita. M. Johnston, Minister, Ministry of Municipal Affairs and Transit, requesting the Municipality's assistance in a new computerized purchasing information system known as "SupplyNet", which will be available to buyers in every public agency across the Province.

Council was advised that the Municipality has informed the Manager of the SupplyNet Program that Burnaby will participate in the program.

- (f) United Way of the Lower Mainland, Chairman
Burnaby Inter-Agency Council
1987 September 10
Re: Unemployment Action Centre's tax exempt status

A letter dated 1987 September 10 was received from the United Way of the Lower Mainland requesting that Council reconsider the tax exempt status of the Unemployment Action Centre which provides cost-free support and counselling to unemployed persons.

Acting Mayor Drummond advised that this item of correspondence has been referred to the Director Finance who is preparing a report for submission to the next regular meeting of Council to be held on 1987 September 28.

- (g) Fred G. Randall, 1987 September 14
Re: Parking situation at Burnaby
Hospital emergency

A copy of a letter dated 1987 September 14 which was addressed to the Greater Vancouver Regional District was received from Mr. Fred G. Randall protesting the lack of free parking facilities at the Burnaby General Hospital emergency unit.

Council was then advised by Alderman E. Nikolai that he would also pursue the matter with the Burnaby Hospital Board.

- (h) Burnaby Arts Council, President
1987 September 01
Re: Cultural Policy Board

A letter dated 1987 September 01 was received from the Burnaby Arts Council advising of a proposal to submit a report and recommendations for terms of reference for a Cultural Policy Board to the Parks and Recreation Commission and offering assistance in the development of a Cultural Policy Board for the Municipality of Burnaby.

Council was advised that Parks and Recreation Commission members will meet shortly with the President of the Burnaby Arts Council to further pursue the matter.

- (i) Station Square Development Inc., President
1987 September 17
Re: Metrotown Draft Community Plan

A letter dated 1987 September 17 was received from Station Square Development Inc. providing details of the Company's position with respect to the Metrotown Draft Community Plan. The letter expresses firm support for the policy of phasing of developments in Metrotown relative to the physical and financial ability to provide necessary and desirable infrastructure. The letter outlines Station Square's view that the principle objectives of the plan should be as follows:

- "1. Best possible transportation access and a program for its implementation;
2. The immediate implementation of inter-centre accessibility at a convenient pedestrian level;
3. A restriction of second phase development until phase one needs above have been adequately satisfied."

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

- (a) Amendments to Metrotown Development
Plan

The following matter was tabled at the regular Council Meeting held on 1987 August 10:

Alderman Drummond

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

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

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

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

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

CARRIED
OPPOSED: ACTING MAYOR RANKIN AND
ALDERMAN BEGIN

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

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

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

CARRIED
OPPOSED: ACTING MAYOR RANKIN AND
ALDERMAN BEGIN

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

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

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

CARRIED
OPPOSED: ACTING MAYOR RANKIN AND
ALDERMAN BEGIN

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

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

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

CARRIED
OPPOSED: ACTING MAYOR RANKIN AND
ALDERMAN BEGIN

The amending motions were now before the meeting for reconsideration.

- MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT the following motions be now TABLED:

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

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

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

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

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

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

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

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

CARRIED UNANIMOUSLY

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

This matter was deemed to have been dealt with in conjunction with Item 18, Municipal Manager's Report No. 57, 1987 September 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) Mayor W.A. Lewarne
Re: Four-litre Milk Jugs

His Worship, Mayor Lewarne, submitted a report which was written as a result of correspondence received at the 1987 September 08 regular meeting of Council which requested the Municipality's support for a proposed ban on the use of four-litre milk jugs. The report provides information considered by the Greater Vancouver Sewerage and Drainage District's Water and Waste Management Committee in this regard and also further information with respect to other recycling projects.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN VEITCH:

"THAT the report from His Worship, Mayor Lewarne, be received for information purposes."

CARRIED UNANIMOUSLY

- (b) The Municipal Manager presented Report No. 57, 1987 September 21 on the matters listed following as Items 01 to 20 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Letter from the Honourable D. Parker, Minister of Forests and Lands
Crown Grant Application - 4750 Willingdon and 4501 Moscrop Street

This item was dealt with previously in the meeting in conjunction with Item No. 4(c) under Correspondence and Petitions.

2. Letter from Mr. C. Sneddon which appeared on the Agenda for the 1987 September 14 Meeting of Council (Item 4 c)
Animal Control

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mr. C. Sneddon regarding regulation of vicious dogs in the Municipality. The report advises of actions taken by staff in responding to specific complaints and allegations made by the correspondent and notes that municipal animal control regulations are currently under review. Council was informed that the results of the review will be submitted for consideration later during the year.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Mr. C. Sneddon, 7286 Barnet Road, Burnaby, B.C. V5A 1E2.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

3. Design and Construction of McKay Avenue
Between Kingsway and Grange Street

The Municipal Manager submitted a report from the Director Engineering regarding the design and construction of McKay Avenue between Kingsway and Grange Street. The report advises that the Municipality should construct its portion of McKay Avenue from Kingsway to Grange Street to coincide with construction of McKay Avenue south of Kingsway by Station Square Inc., and to coincide with the opening of the first phase of the development in the spring of 1988.

The Municipal Manager recommended:

- (1) THAT a Capital Works Machinery and Equipment Reserve Fund Expenditure Bylaw in the amount of \$290,000 be brought forward for the design and construction of McKay Avenue between Kingsway and Grange Street, as more fully described in the report, and,
- (2) THAT an amount of \$30,000 be appropriated from the 1987 Capital Contingency Fund as a source of interim funding to allow the Corporation to enter into an engineering agreement with the consultant prior to the finalization of the financing Bylaw outlined in Recommendation #1, and as more fully described in the report.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

4. Building Permit Tabulation Report No. 09
From 1987 August 10 to 1987 September 06

The Municipal Manager submitted a report from the Director Planning and Building Inspection providing the Building Permit Tabulation with Revenue/Expenditure Statement for the period from 1987 August 10 to 1987 September 06.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

5. SALE OF MUNICIPAL PROPERTY

The Municipal Manager submitted a report from the Municipal Solicitor providing details of the highest bids received for the Municipally owned lots offered for sale by public tender. The report identifies the subject lots as follows:

- Item 1 Lots 1, 57, 59 and 62, District Lots 87, 89 and 90, Group 1, N.W.D., Plan 69981, Lakefield Subdivision
- Item 2 Lots 10 - 12, District Lots 207 and 216, Group 1, N.W.D., Plan 74792 Ridgeview Subdivision
- Item 3 Lots A - F, District Lot 82, Group 1, N.W.D., Plan 74981 Oaktree Court Subdivision
- Item 4 Lot 1, Block 4, District Lot 29, Group 1, N.W.D., Plan 72203 7268 13th Avenue
- Item 5 Lot 16, Block 1, District Lot 28, Group 1, N.W.D., Plan 24032 7828 13th Avenue
- Item 6 Lot 1, District Lot 92, Group 1, N.W.D., Plan 70922 5980 Empress Avenue
- Item 7 Lots 1 - 16, District Lot 90, Group 1, N.W.D., Plan 75316 Wedgewood and 4th Street Subdivision
- Item 8 Lots 1 and 2, District Lot 6, Group 1, N.W.D., Plan 71184 Sullivan Street Subdivision

The Municipal Manager recommended:

- (1) THAT the highest bid for each of the lots indicated in the report be accepted.
- (2) THAT the remaining lots be re-advertised for sale.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

6. Rezoning Reference No. 88/87
Public Hearing Comments

This item was dealt with previously in the meeting in conjunction with Item No. 3(r) under Bylaws, Consideration and Third Reading.

7. Rezoning Reference No. 19/87 - 4330 Pandora Street
Amendment Bylaw No. 51/87 - Bylaw No. 8791

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference No. 19/87, 4330 Pandora Street. The report advises that the rezoning application was postponed prior to first reading of the bylaw but the applicant has now indicated a wish to have the bylaw advanced to first reading on 1987 September 28 and to the Public Hearing scheduled for 1987 October 20.

The Municipal Manager recommended:

- (1) THAT Rezoning Reference No. 19/87 be advanced to First Reading on 1987 September 28 and to the Public Hearing scheduled for 1987 October 20 at 7:30 p.m.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

8. Subdivision Servicing Agreement
Subdivision Reference No. 8/87
Lougheed Highway/Phillips Avenue/Kyle Street

The Municipal Manager submitted a report from the Approving Officer regarding Subdivision Servicing Agreement for Subdivision Reference No. 8/87, Lougheed Highway/Phillips Avenue/Kyle Street. The report advises that the subdivider has completed requirements leading to Final Approval of the Reference Subdivision and sets out information for inclusion in the servicing agreement.

The Municipal Manager recommended:

- (1) THAT Council authorize the preparation and execution of the servicing agreement for Subdivision Reference No. 8/87.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

9. Area Bounded By Canada Way, Goodlad Street,
Fourth Street and Wedgewood Street

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding a proposed rezoning area bounded by Canada Way, Goodlad Street, Fourth Street and Wedgewood Street. The report concludes with advise of the staff opinion that rezoning the subject area to the R3 District would be an appropriate course of action to pursue towards preserving the neighbourhood's stability and character involving presentation to a Public Hearing. The report notes that the R3 Residential District would represent a more appropriate zoning designation for the subject area and reflect the prevailing lot pattern.

The Municipal Manager recommended:

- (1) THAT Council authorize the advancing of a rezoning application for the subject area from R5 Residential District to R3 Residential District and direct that a rezoning bylaw be prepared and advanced for First Reading on 1987 September 28 and to a Public Hearing on 1987 October 20 at 7:30 p.m.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN MCLEAN:

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

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED
OPPOSED: ALDERMAN MCLEAN AND
NIKOLAI

The motion was postponed until such time as the Director Planning and Building Inspection brings forward reports regarding the R9 designation and duplexes.

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

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN MCLEAN:

"THAT staff be requested to establish a time table for bringing forward reports to Council on the R9 zoning designation and duplexes."

CARRIED UNANIMOUSLY

10. Corporate Planning - Reserves Policy

The Municipal Manager submitted a report from the Director Finance regarding Corporate Planning - Reserves Policy. The report outlines two proposed policy changes that will better reflect the waterworks and sanitary sewer reserves working capital positions. The report also reaffirms the purpose of the Riverway Land Development Reserves.

The Municipal Manager recommended:

- (1) THAT the appropriate fund levels for each of the waterworks and sanitary sewer system reserves be increased from \$1.0 million to \$1.5 million, and
- (2) THAT the Riverway Land Development Reserve be used for preliminary development of the Riverway Golf Course west of Royal Oak Avenue and south of Marine Way.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT the report be now **TABLED.**"

CARRIED UNANIMOUSLY

The report was tabled with the intention of considering the recommendations contained therein at the regular council meeting to be held on 1987 September 28.

11. Implications of Federal Tax Reform on Local Government

The Municipal Manager submitted a report from the Director Finance which was written in response to an inquiry from Council at the regular Council Meeting held on 1987 June 29 with respect to the Implications of Federal Tax Reform on Local Government. The report provides particulars of the work being carried out by the Federation of Canadian Municipalities and the Union of British Columbia Municipalities on the implications of the Finance Minister's White Paper made public on 1987 June 18. The report also comments on supporting information that Municipal staff is compiling for the F.C.M. which will help assess the Financial impact of the proposed tax measures on Canadian Municipalities.

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

12. Rezoning Reference No. 85/87
5800, 5806, 5814, 5826, 5842, 5862,
5876 Barker Avenue and 4238 Kingsway

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference No. 85/87, 5800, 5806, 5814, 5826, 5842, 5862, 5876 Barker Avenue and 4238 Kingsway. The report advises that the purpose of the proposed rezoning bylaw amendment is to provide for a senior citizen's self-contained residential high rise tower with a mid-rise care facility and an element of commercial land use at street level. The report further advises that a plan of development conforming to the general objectives of the Metrotown plan has been prepared which is suitable for presentation to a Public Hearing.

The Municipal Manager recommended:

- (1) THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 3.1 of the report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
- (2) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1987 September 28 and to a Public Hearing on 1987 October 20 at 19:30 h.
- (3) THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
- 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 provision of a public pedestrian walkway easement from Barker Avenue north to Kingsway and the construction of a concrete walk and lighting to the approval of the Director Engineering.
- i) The provision of an easement area for a future pedestrian overpass/underpass.
- j) The retention of as many existing mature trees as possible on the site.
- k) The provision of a covenant indicating that the building will be used for housing seniors.
- l) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- m) The deposit of the applicable charge of \$.50 per gross building square foot to go towards the acquisition of public open space in Metrotown for the commercial portion of the development.
- n) The undergrounding of existing overhead wiring abutting the site.
- o) Compliance with the Council adopted sound criteria.
- p) The submission of an exterior lighting plan which meets the standard for seniors' housing complexes as adopted by Council.
- q) The registration of a covenant on lot "32" which is the subject of a life tenure to ensure that the dwelling is removed when the house is vacated and the posting of a bond to cover the demolition and landscaping of the site in the future.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

14. Work Order:
No. 60-14-107 - Right Turn Channelization
Willingdon at Moscrop

The Municipal Manager submitted a report from the Director Engineering regarding Work Order No. 60-14-107. The Work Order in the amount of \$30,000 provides for construction of a north bound right turn lane on Willingdon Avenue.

The Municipal Manager recommended:

- (1) THAT Work Order No. 60-14-107 - right turn channelization, Willingdon Avenue at Moscrop, be approved.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

15. Timing of Construction of Bonsor Recreation Centre

This item was dealt with previously in the meeting in conjunction with Item No. 2(c) under Delegations.

16. Rezoning Reference No. 79/87
6850 Twentieth Avenue and 6749, 6813 Stride Avenue

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference No. 79/87, 6850 Twentieth Avenue and 6749, 6813 Stride Avenue. The report advises that the purpose of the proposed rezoning bylaw amendment is to establish community plan guidelines for low-rise and high-rise multi-family residential development of the subject properties in accordance with the approved Edmonds Town Centre South Plan. The report concludes that the applicant has submitted a development proposal for the subject lands which is suitable for presentation to a Public Hearing.

The Municipal Manager recommended:

- (1) THAT Council authorize the introduction of 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.
- (2) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1976 September 28 and to a Public Hearing on 1987 October 20 at 19:30 h.
- (3) THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The consolidation and resubdivision of the site into appropriate development parcels.
 - e) The granting of any necessary easements.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The provision of a public pedestrian walkway easement and the construction of a concrete walk and lighting to the approval of the Director Engineering.

- h) The payment of a development cost charge towards provision of a pedestrian overpass/underpasses of the Gilley Alternate.
- i) The retention of as many existing mature trees as possible on the site.
- j) The undergrounding of existing overhead wiring abutting the site.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

17. Rezoning Applications

The Municipal Manager submitted a report from the Director Planning and Building Inspection concerning current rezoning applications, as follows:

- RZ #51/87 5049 Manor Street
- RZ #56/87 4362/64 Graveley Street
- RZ #65/87 910 Sperling Avenue
- RZ #66/87 4655 Sardis Street
- RZ #67/87 6010 Hardwick Street
- RZ #68/87 6958 Nelson Avenue
- RZ #75/87 6430 Selma Avenue
- RZ #80/87 5547 Elsom Avenue
- RZ #81/87 6915 Union Street
- RZ #84/87 1180 Cliff Avenue
- RZ #86/87 4870 Union Street
- RZ #89/87 4772 Smith Avenue
- RZ #90/87 5491 Union Street
- RZ #92/87 6942 Nelson Avenue
- RZ #93/87 7481 - 18th Avenue
- RZ #94/87 3907 Spruce Street
- RZ #95/87 4385 and 4395 Grange Street
- RZ #96/87 6741 Brantford Avenue
- RZ #98/87 1791 Springer Avenue
- RZ #100/87 7557 Edmonds Street
- RZ #101/87 107 South Grosvenor Avenue
- RZ #102/87 6939 Hastings Street
- RZ #106/87 4841 Inman Avenue
- RZ #109/87 6864 Grant Place
- RZ #110/87 6490 Sperling Avenue
- RZ #111/87 3663 Lakedale Avenue
- RZ #112/87 6516 Denbigh Avenue
- RZ #113/87 7069 Dow Avenue
- RZ #115/87 7689 Hilda Street
- RZ #116/87 7536 - 18th Avenue
- RZ #46/87 6307 Brantford Avenue
- RZ #52/87 5511 Norfolk Street
- RZ #58/87 7112 Stride Avenue
- RZ #60/87 6760 Kitchener Street
- RZ #62/87 7090 Halifax Street
- RZ #64/87 5668 Clinton Street
- RZ #91/87 8366 - 16th Avenue
- RZ #104/87 4340 Pandora Street
- RZ #107/87 7343 Tenth Avenue
- RZ #108/87 7763 Graham Avenue
- RZ #103/87 6130, 6142, 6158, 6176,
6192 Patterson Avenue and
6145, 6155, 6165, 6179,
6195 Wilson Avenue
- RZ #105/87 4300 Kingsway
- RZ #118/87 4185 Still Creek Drive
- RZ #117/87 Portion of 4501 North Road

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN MCLEAN:

"THAT consideration of the listed rezonings be now **POSTPONED** to the regular Council Meeting to be held on 1987 September 28 and further, that the Public Hearing for the subject rezonings be held on Tuesday, 1987 October 27."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"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

E N Q U I R I E S

Acting Mayor Drummond

Acting Mayor Drummond enquired with respect to a recent serious motor vehicle accident at the Kitchener/Sherlock intersection and requested further information in this regard.

In response, the Director Engineering, Mr. E. E. Olsen, advised that he would provide the relevent information on the subject matter.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

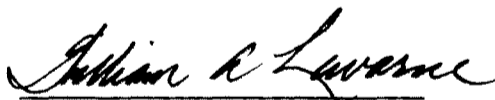
"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 11:46 p.m.

Confirmed:

Certified Correct:


MAYOR


MUNICIPAL CLERK