

1987 JUNE 29

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Monday, 1987 June 29 at 7:00 p.m.

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

ABSENT: Alderman A.H. Emmott

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. H.B. Karras, Director Finance
Mr. J.G. Plesha, Administrative Assistant to Manager
Mr. C.A. Turpin, Municipal Clerk
Mr. T.M. Dunlop, Deputy Municipal Clerk

M I N U T E S

- (a) The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1987 June 22 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 June 22 be adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council.

- (a) Simon Fraser University, President,
1987 June 11,
Re: Simon Fraser University Village
Speaker - William G. Saywell
- (b) Simon Fraser Student Society, University
Relations Officer, 1987 June 23,
Re: University Village Proposal
Speaker - Greg Elmer
- (c) Telecare Burnaby, Director,
1987 June 23,
Re: Grant request
Speaker - Bev Sewell

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Dr. William G. Saywell, President, Simon Fraser University, addressed the members of Council on the concept for the "Simon Fraser University Village" proposal which was distributed as part of the agenda for this evening's Council Meeting and a copy of which is on file in the office of the Municipal Clerk. The proposal addresses specific issues raised by Council and staff in 1987 January, as follows:

1. The percentage of the Village's market housing available to the general public.
2. The percentage of student housing within the Village.
3. Mechanisms that would be used to control occupancy and maintain the ratio of students, faculty and staff to the general public.
4. Payment of Municipal taxes by the residential and commercial development.
5. Provision of services.
6. Resolution of boundary issues.

Dr. Saywell then advised that two major concerns relate to the question of provision of any market housing and, if so, possible long term lease arrangements. The delegation noted that the campus is presently populated by almost exclusively "commuters" and suggested there is a need to provide accommodation and facilities which will keep the campus alive around the clock. Council was therefore urged to approve the concept, in principle, to enable the university to initiate the necessary planning program.

- (b) Mr. Greg Elmer, #422 - 1500 Pendrell Street, Vancouver, then addressed the members of Council on behalf of the Simon Fraser Student Society regarding the University Village proposal. The delegation advised that the Society had resolved to support the University Village proposal provided the University agreed to certain conditions. The delegation then advised that the Student Society had received confirmation from the University that the following conditions would be observed by the University:

1. Affordable student accommodation to be included in the concept;
2. A minimum of 100 student housing units to be built concurrent with the first phase of construction;
3. Alternatives to dormitory style residences to be considered in the planning process;
4. Cooperative or other low cost housing units to be considered in the planning process;
5. The students to have voting representation concerning all aspects of planning.

The delegation concluded that the agreement with the University does not commit the Student Society to all aspects of the plan, however, Council was urged to approve the concept in principle so that a more community-based campus will, eventually, be created.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BEGIN:

"THAT Item 15, Municipal Manager's Report No. 44, 1987 June 29 be now brought forward for consideration at this time."

15. Letter from William G. Saywell, President,
Simon Fraser University, Burnaby, B.C., V5A 1S6
Proposed Simon Fraser University Village

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to the submission received from Simon Fraser University for development of a proposed University Village. The report summarizes the main components of the the Village concept as proposed, identifies issues of concern and puts forward staff recommendations regarding the requested approval in principle. The report identifies key policy issues as being transfer and zoning of lands and the market housing component.

In conclusion, the report advises that staff could not recommend approval in principle of the concept in its current form but could support its endorsement on the basis of general guidelines outlined in Section 4 of the report that incorporates an ancillary, supporting function for the residential component of the proposal.

The Municipal Manager recommended:

- (1) THAT Council ~~not~~ grant approval in principle to the Simon Fraser University Village concept as presented in the submission dated 1987 June 11 from Simon Fraser University.
- (2) THAT should Simon Fraser University wish to pursue the Simon Fraser University Village concept further, the general development terms of reference as outlined in Section 4.0 of the report apply.
- (3) THAT a copy of the report be forwarded to William G. Saywell, President, Simon Fraser University.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN NIKOLAI:

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

MOTION DEFEATED

OPPOSED: ALL MEMBERS PRESENT

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

- "(1) THAT Council grant approval in principle to the Simon Fraser University Village concept as presented in the submission dated 1987 June 11 from Simon Fraser University.
- (2) THAT staff be directed to further pursue the Simon Fraser University Village concept with Simon Fraser University and bring forward a report to Council advising of the implications prior to full negotiations taking place."

CARRIED UNANIMOUSLY

- (c) Ms. Bev Sewell, 4486 Saratoga Court, then addressed the members of Council as the Director of Telecare Burnaby. The delegation advised that the purpose of the submission was to respond to questions resulting from a presentation made to the Grants and Publicity Committee and Council's recent denial of a funding application from the organization. Ms. Sewell then reviewed the role of Telecare Burnaby in providing crisis assistance to callers. The delegation noted that the service was initially funded by the United Way with a start up grant and calls have increased from 2,000 in the first year of operation to over 8,000 in 1986. Council was advised that Telecare Burnaby is operated entirely by volunteers from all over the Lower Mainland and the organization provides a number of programs to assist those in crisis or in need. The delegation concluded with the suggestion that the number of years of operation of an organization should not be included in the criteria for making grants.

B Y L A W S

FIRST READING:

#8770

6870, 7092 and 7018 Lougheed Highway

RZ #117/86

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

"THAT

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

#8770

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT

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

#8770

be now read a first time."

CARRIED UNANIMOUSLY

CONSIDERATION AND THIRD READING:

#8641 34 N. Howard Avenue

RZ #81/86

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 96, 1986'

#8641."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED

OPPOSED: ALDERMEN DRUMMOND,
MCLEAN AND NIKOLAI

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED

OPPOSED: ALDERMEN DRUMMOND,
MCLEAN AND NIKOLAI

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 96, 1986'

#8641

be now read a third time."

CARRIED

OPPOSED: ALDERMEN DRUMMOND,
MCLEAN AND NIKOLAI

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 BEGIN:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 44, 1987 June 29 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) G.A. Torp, 1987 June 17,
Re: Telephone solicitation
_____ to sponsor handicapped

A letter dated 1987 June 17 was received from G.A. Torp registering a complaint with respect to methods employed by a telephone solicitation company in raising funds to sponsor handicapped children.

His Worship, Mayor Lewarne, advised that this item of correspondence has been referred to the Chief Licence Inspector who is preparing a report for submission to the next regular meeting of Council to be held 1987 July 13.

- (b) Burnaby Public Library, Chief Librarian,
1987 June 16,
Re: Municipal Affairs Database

A letter dated 1987 June 16 was received from the Burnaby Public Library advising of a new, automated subject index to the contents of the Municipal Manager's Reports to Council which is now available on line at the Municipal Hall and at all branches of the Burnaby Public Library.

- (c) Union of British Columbia Municipalities,
Liability Task Force, 1987 June 16,
Re: Update on Phase II Report - Municipal Insurance Association

A memorandum dated 1987 June 16 was received from the Union of British Columbia Municipalities providing an update on the Phase II Report of the Liability Task Force of the U.B.C.M. Self-Insurance Study. The memorandum advises that it is anticipated that amendments to the Municipal Act allowing municipalities and regional districts to form a reciprocal insurance exchange will be forthcoming.

- (d) H.W. McCutcheon, Undated,
Re: Protest 1987 Property Tax

An undated letter was received from Mr. Henry W. McCutcheon protesting an increase in the 1987 property tax for a residence at 5748 Neville Street.

Item 21, Municipal Manager's Report No. 44, 1987 June 29 was brought forward for consideration at this time.

21. Letter from H.W. McCutcheon, 5748 Neville Street,
Burnaby, B.C., V5J 2J2
1987 Property Taxes - 5748 Neville Street

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mr. H.W. McCutcheon regarding the 1987 property taxes for 5748 Neville Street. The report confirms that the 1987 gross property taxes for the subject property have increased by \$100.70 or 6.5 percent in 1987 over 1986. The report notes, however, that the municipal portion of the 1987 gross tax increase is \$26.10, representing a 3.8 percent increase over 1986.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to H.W. McCutcheon, 5748 Neville Street, Burnaby.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

- (e) Victoria and Robert Addison,
1987 June 19,
Re: Protest 1987 Property Tax

A letter dated 1987 June 19 was received from Victoria and Robert Addison protesting the 1987 property tax rate increases.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT staff be directed to not place form letters regarding the 1987 property tax rate on Council Agendas and further, that such letters be distributed directly to all members of Council."

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

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

- (f) Carl Volcz, Undated,
Re: Protest 1987 Property Tax

An undated letter was received from Carl Volz protesting the 1987 property tax rate increases.

- (g) Mr. and Mrs. Alfred Luetzen,
1987 June 20,
Re: Protest 1987 Property Tax

A letter dated 1987 June 20 was received from Mr. and Mrs. Alfred Luetzen protesting the 1987 property tax rate increases.

- (h) M.J. Lazzarotto, 1987 June 31,
Re: Protest 1987 Property Tax

A letter dated 1987 June 31 was received from M.J. Lazzarotto protesting the 1987 property tax rate increases.

- (i) Donna I. Miller, 1987 June 23,
Re: Protest 1987 Property Tax

A letter dated 1987 June 23 was received from Donna I. Miller protesting the 1987 property tax rate increases.

- (j) P.D.P. Mohan, 1987 June 23,
Re: Protest 1987 Property Tax

A letter dated 1987 June 23 was received from P.D.P. Mohan protesting the 1987 property tax rate increases.

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

- (a) "Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 106, 1986" - Bylaw No. 8651
RZ #95/86 - 4891 Inman Avenue

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN STUSIAK:

"THAT Item 09, Municipal Manager's Report No. 44, 1987 June 29 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

9. "Burnaby Zoning Bylaw 1965, Amendment Bylaw
No. 106, 1986" - RZ #95/86 - From Residential
District (R5) to Residential District (R9)
4891 Inman Avenue

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #95/86, 4891 Inman Avenue, "Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 106, 1986". Council tabled the subject bylaw at the regular Council Meeting of 1987 June 15 pending a report on an alleged illegal duplex at the subject property. The report advises that two inspections of the subject premises revealed no evidence of any bylaw infraction and no enforcement action was therefore warranted. The report further advises that the building at the subject address is a single family dwelling with inlaw accommodation under construction and it is not a duplex.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION:

#8651 4891 Inman Avenue RZ #95/86

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANKIN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 106, 1986' #8651

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

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

'THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 106, 1986' #8651

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

be now TABLED."

CARRIED
OPPOSED: ALDERMEN BEGIN AND
STUSIAK

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the motion as moved by Alderman McLean and seconded by Alderman Nikolai at the regular Council Meeting held on 1987 June 15, being;

'THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 106, 1986' #8651

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

be now **LIFTED** from the table."

CARRIED UNANIMOUSLY

A vote was then taken on the motion and same was **CARRIED** with Alderman Drummond OPPOSED.

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: Acting Mayor - 1987 August
and September

His Worship, Mayor Lewarne, submitted a report recommending the appointment of an Acting Mayor for the months of 1987 August and September.

His Worship, Mayor Lewarne, recommended:

- (1) THAT Alderman Douglas Drummond be appointed to serve in the capacity of Acting Mayor during the months of 1987 August and September.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT the recommendation of His Worship, Mayor Lewarne, be adopted."

CARRIED UNANIMOUSLY

- (b) The Municipal Manager presented Report No. 44, 1987 June 29 on the matters listed following as Items 01 to 25 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Letter from Mr. and Mrs. M. Vick, which appeared on the Agenda for the June 22nd Meeting of Council
1987 Property Taxes - 3791 Carson Street

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from J. Lucy Vick and Martin M. Vick regarding the 1987 property taxes for 3791 Carson Street. The report provides an analysis of the 1987 tax increase on the subject property which shows that an 8.8 percent increase in the improvements portion of the assessment between 1986 and 1987 resulted in an over all increase of 2.9 percent in assessed value for the same period. The increase accounted for \$58 or 35.4 percent of the total increase in taxes of \$163.92. The report notes that without the increase in assessment, the gross taxes for the subject property would have increased by \$105.92 or 6.8 percent in 1987 over 1986.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to J. Lucy Vick and Martin M. Vick, 3791 Carson Street, Burnaby.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

2. Letter from Mr. Jerry Divoky which appeared on the Agenda for the June 22 Meeting of Council
1987 Property Taxes - 4426 Price Crescent

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mr. Jerry Divoky regarding 1987 property taxes for 4426 Price Crescent. The report provides an analysis of the 1987 tax increase for the subject property which shows a 6.9 percent increase in assessed value between 1986 and 1987 accounting for \$94.59 or 49.8 percent of the total increase in taxes of \$190.06. The report notes that without the increase in assessment, Mr. Divoky's gross taxes would have increased by \$95.47 or 6.5 percent in 1987 over 1986.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Mr. Jerry Divoky, 4426 Price Crescent, Burnaby.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

3. Letter from Mr. Howard Gordon which appeared on the Agenda for the June 22 Meeting of Council
1987 Property Taxes - 3853 Sandell Street

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mr. Howard V. Gordon regarding 1987 property taxes for 3853 Sandell Street. The report provides an analysis which shows that there has been a modest increase in the assessment for the subject property. The report advises that the municipal tax rate increase in 1987 over 1986 amounts to 4.1 percent.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Mr. Howard V. Gordon,
3853 Sandell Street, Burnaby.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

4. Letter from Mrs. Evelyn Worley which appeared
on the Agenda for the June 22 Meeting of
Council
1987 Property Taxes - 5128 Sidley Street

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mrs. Evelyn Worley regarding 1987 property taxes for 5128 Sidley Street. The report provides an analysis of the 1987 tax increase for the subject property which shows that a 2.6 percent increase in the assessed value between 1986 and 1987 accounted for \$38.66 or 38 percent of the total increase in taxes of \$140.35. The report notes that without the increase in assessment, Mrs. Worley's gross taxes would have increased by \$101.69 or 6.7 percent in 1987 over 1986.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Mrs. Evelyn Worley, 5128 Sidley Street, Burnaby.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

5. Financial Information Act

The Municipal Manager submitted a report from the Director Finance covering the financial statements for 1986 which were distributed separately to members of Council prior to this evening's Council Meeting. The report advises that financial statements were prepared in compliance with the Financial Information Act and contain the following information:

- all remuneration paid to each employee;
- expenses paid on behalf of each employee;
- individual accounts in an amount of \$500 or more paid during the year.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

6. Work Orders:
No. 60-60-017 - Renovations to Computer Room
No. 60-09-060 - Bridge Condition Survey and
Improvements
-

The Municipal Manager submitted a report from the Director Engineering regarding Work Order Nos. 60-60-017 and 60-09-060. The Work Orders cover renovations to the computer room and a comprehensive survey of corporation-owned bridges and pedestrian overpasses, respectively. The total amount of the Work Orders is \$119,000.

The Municipal Manager recommended:

- (1) THAT Work Order Nos. 60-60-017 - Renovations to Computer Room, and 60-09-060 - Bridge Condition Survey and Improvements, be approved.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

7. 1987 Municipal Subdivision Program
Advancement for Servicing and Sale by
Public Tender - Subdivision Reference No. 63/85
-

The Municipal Manager submitted a report from the Approving Officer regarding public tenders for Subdivision Reference No. 63/85 under the 1987 Municipal Subdivision Program. The report advises that it is proposed that vacant land at Parker Street and Gamma Avenue be subdivided into nine lots and, subsequent to servicing, be offered for sale by public tender. The report advises that the subdivision of the lots will be in keeping with the R5 Residential character of the surrounding lots and a further report will be forwarded to Council outlining minimum values of the lots when offered for sale by public tender.

The Municipal Manager recommended:

- (1) THAT Council authorize the servicing of the subject municipal subdivision from the Land Assembly and Development Program and subsequent sale of the proposed lots by public tender.
- (2) THAT Council authorize the preparation of all necessary survey plans and engineering design drawings by the Engineering Department.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

8. Subdivision Reference No. 44/79
Municipal Subdivision - Burnwood Drive/
Greystone Drive - Berm and Boulevard Landscaping
-

The Municipal Manager submitted a report from the Approving Officer regarding proposed landscaping of the berm and boulevards in the Burnwood Drive/Greystone Drive municipal subdivision, Subdivision Reference No. 44/79. The report advises that since the majority of the lots are developed in the western section of the subdivision, it would now be in order to provide the berm and boulevard landscaping as one of the last servicing requirements of the municipal subdivision.

The Municipal Manager recommended:

- (1) THAT Council authorize the expenditure of \$47,500.00 from the Land Assembly and Development Program for the landscaping of the berm and boulevards and one year maintenance of the berm by the Parks and Recreation Department as outlined in the report.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

9. "Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 106, 1986" - RZ No. 95/86 - from Residential District (R5) to Residential District (R9)
4891 Inman Avenue

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

10. Building Permit Tabulation Report No. 06
From 1987 May 18 to 1987 June 14

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 May 18 to 1987 June 14.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

11. Letter from Ms. Kathleen McBurnie which appeared on the Agenda for the June 22 Meeting of Council
Request for Transit Shelters - Burnaby General Hospital

The Municipal Manager submitted a report from the Director Engineering which was written in response to correspondence received from Ms. Kathleen McBurnie requesting provision of transit shelters at Burnaby General Hospital. The report advises that staff intended to include the two subject unsheltered stop locations in the second program of non-commercial bus shelter installations, however, the program has been held in abeyance because of the very high and costly vandalism rate. The report advises that staff is presently in the process of evaluating alternative materials in order to find a suitable vandal-resistant replacement. The report concludes with advice that consideration will be given to installing the requested shelters when investigations into alternative materials are complete in approximately six months time.

The Municipal Manager recommended:

- (1) THAT Kathleen McBurnie be sent a copy of the report.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

12. Contract No. 8717
Asphaltic Concrete Supply - Machine Laid Pavement

The Municipal Manager submitted a report from the Director Finance regarding Contract No. 8717 for the supply and installation of machine laid pavement and ancillary works at various locations in the municipality. The report provides a tabulation of tenders received and recommends that a contract be awarded to the lowest bidder, Jack Cewe Ltd.

The Municipal Manager recommended:

- (1) THAT a contract be awarded to the lowest bidder, Jack Cewe Ltd., to supply and install machine laid pavement for a total cost of \$190,834.10 with final payment based on actual quantities and unit prices tendered.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

13. Contract No. 8712
Pressure Reducing Valve Stations

The Municipal Manager submitted a report from the Director Finance regarding Contract No. 8712 for the construction of four pressure reducing valve stations at various locations in the municipality. The report provides a tabulation of tenders received and recommends that a contract be awarded to the lowest bidder, Vander Zalm Construction Ltd.

The Municipal Manager recommended:

- (1) THAT a contract be awarded to the lowest bidder, Vander Zalm Construction Ltd. for the construction of four (4) pressure reducing valve stations for a total cost of \$183,602.00.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

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

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

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN VEITCH:

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN BEGIN:

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

CARRIED
OPPOSED: MAYOR LEWARNE AND
ALDERMEN NIKOLAI AND
STUSIAK

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

15. Letter from William G. Saywell, President,
Simon Fraser University, Burnaby, B.C., V5A 1S6
Proposed Simon Fraser University Village

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

16. Proposed Sale of Municipal Property
for RM4 Comprehensive Development
7409 Halifax Street
Lot 435, D.L.'S 135 and 138, Group 1,
Plan 54890, NWD - Community Plan Seven

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding proposed sale of municipal property at 7409 Halifax Street. The report advises that the subject parcel at 7409 Halifax Street is designated as a municipal development site in the adopted Community Plan Seven. The Plan identifies possible options being for senior citizens' apartments, community services and recreational or institutional use. The form of the proposed development was suggested to include a highrise tower.

The Municipal Manager recommended:

- (1) THAT Community Plan Seven be adjusted to designate the subject site at 7409 Halifax Street for Comprehensive Development based on RM4 guidelines at a density of 80 units per acre.
- (2) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25.
- (3) THAT the Municipal Solicitor be authorized to offer the subject municipally-owned property at 7409 Halifax Street for sale by public tender for RM4 comprehensive development at an upset price of \$2.124 million, following completion of its rezoning.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

17. Residential Bulk Standards
District Designations to Permit Dwellings on
Larger Lots to Utilize Floor Area Ratio
Density Control

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding proposed text amendments to the residential bulk standards to permit dwellings on larger lots to utilize Floor Area Ratio density control. The report suggests the initial step in the process would be to prepare and introduce the next text amendments to make provision for larger dwellings on larger lots. Following adoption of such amendments, it would be possible for Council to consider applications for rezoning to the "a" designated categories in the R1 through R5 or R9 zones which would be reported in the next group of rezoning applications and succeeding groups.

The Municipal Manager recommended:

- (1) THAT an amendment bylaw to amend the text of R1, R2, R3, R4, R5 and R9 Districts, as outlined in the report, be prepared by the Solicitor and presented for First Reading on 1987 July 13 and submitted to a Public Hearing on 1987 July 28.

MOVED BY ALDERMAN VEITCH:

SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

Arising from consideration of the report, leave was given to introduce the following motion.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BEGIN:

"THAT staff be requested to provide clarification of the process for working with applicants to provide a development plan suitable for submission to a Public Hearing, as outlined in Section 2.0 of the Director Planning and Building Inspection's report under the heading, 'Proposed Zoning Designation Approach'."

CARRIED

OPPOSED: ALDERMAN MCLEAN

18. Proposed Edmonds Town Centre South
Development Plan

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

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN VEITCH:

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

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

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

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

19. Proposed Edmonds Station Area Plan
Stride Avenue Ravine Park

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding proposed adjustments to the Stride Avenue Ravine Park in the revised draft of the Edmonds Station Area Plan. The report advises that staff are currently reviewing public comments and working towards a preparation of a finalized draft Plan, however, the park represents an issue which should be resolved prior to preparation of the finalized draft Plan. The report concludes with a suggestion that provided Council and the Parks and Recreation Commission concur with the recommended boundary adjustments for Stride Ravine Park, they would be incorporated into a finalized draft of the Edmonds Station Area Plan to be submitted for adoption following completion of the review of public input.

The Municipal Manager recommended:

- (1) THAT Council endorse the proposed adjustments to the Stride Ravine Park as described in Section 4.0 of the report and as illustrated on Sketch 4, for the purpose of inclusion in a revised draft of the Edmonds Station Area Plan, and referral to the Parks and Recreation Commission for information and comment.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT the Parks and Recreation Commission be requested to consider retention of Lots 1 and 2 on 21st Avenue as an apartment site and further, that consideration also be given to provision of a park strip adjacent to 19th Street to connect Power House Park with the Stride Avenue Ravine Park."

CARRIED UNANIMOUSLY

20. Wheelchair Ramps

The Municipal Manager submitted a report from the Director Engineering regarding proposed installation of wheelchair ramps at various sidewalk locations throughout the municipality. The report outlines a proposed program of ramp installation and notes that staff intend to follow a "corridor approach" to provide a spoke network leading to the heart of the commercial area from the higher density residential areas. The report also advises that it is proposed to identify other areas and individual locations where there may be priority needs for handicapped access assistance.

The Municipal Manager recommended:

- (1) THAT Council approve an appropriation of \$75,000 from the 1987 Capital Budget, Code 60-14, Traffic Management, to provide wheelchair ramps for the handicapped as outlined in the report.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

21. Letter from H.W. McCutcheon
5748 Neville Street, Burnaby, B. C. V5J 2J2
1987 Property Taxes - 5748 Neville Street

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

22. UBCM Self Insurance Proposal
Municipal Insurance Association of B.C. (MIA)

The Municipal Manager submitted a report from the Director Finance which was written in response to a referral motion adopted by Council at the regular meeting held on 1987 June 22 when Council requested additional information regarding the Union of British Columbia Municipalities' Municipal Insurance Association proposal. The report discusses the question of availability of additional private insurance coverage over and above that provided by MIA and also the viability of the UBCM proposal without the municipality's participation. The report concludes with the staff opinion that while it is desirable to have the MIA insurance exchange, it did not appear that an expenditure of an additional \$165,000 could be justified. Furthermore, the report advises that there is an uncertainty of the municipality's ability to purchase excess liability insurance to cover catastrophic losses.

The Municipal Manager recommended:

- (1) THAT Burnaby not participate in the Municipal Insurance Association of B. C. self insurance program; and
- (2) THAT annually the municipality examine the desirability and possibility of joining the Municipal Insurance Association of B. C., and
- (3) THAT a copy of the report be sent to the UBCM for receipt prior to 1987 July 15.

MVOED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

23. Exemption from Taxation 1988

The Municipal Manager submitted a report from the Director Finance being the annual exemption report to Council as part of the municipal process of granting permissive exemptions. The report advises that the recommendations for exemption in 1988 are the same as those approved by Council for 1987 with certain exceptions. The report contains a list of proposed exemptions which includes School Board properties, recreation facilities, athletic or service clubs, charitable and philanthropic organizations and hospitals.

The Municipal Manager recommended:

- (1) THAT Council continue their 1974 policy that full taxation within the power of Council should apply to seniors housing; and that this policy be extended to include community care facilities, licenced group homes, private hospitals and assisted family housing; and
- (2) THAT bylaws be brought forward to exempt those properties listed in Part IV A (1-29), B and C from 100 percent of taxation in 1988 and those properties listed in Part IV A (30-38) from 50 percent of taxation in 1988; and
- (3) THAT Council adopt a resolution to exempt totally from taxation in 1988 those properties listed in Part IV D; and
- (4) THAT the seven properties listed in Part III C (1-7) not be exempt from taxation in 1988.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

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

The Municipal Manager submitted a report from the Director Finance regarding a proposed bylaw to repay general revenue funds for acquisiton and development of land. The report recommends passage of a bylaw to finance land acquisition and development costs incurred since 1987 April 20, for which the last bylaw received three readings on 1987 May 25.

The Municipal Manager recommended:

- (1) THAT a bylaw be brought down to appropriate \$1,858,472.92 from the Tax Sale Fund to reimburse the General Revenue Fund for monies expended on land acquisition and development costs.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

25. Amendment to the Agreements between Burnaby
Municipal Benefit Society, the Burnaby Public
Library Board and the Corporation of
District of Burnaby

The Municipal Manager submitted a report from the Director Administrative and Community Services regarding proposed amendment to agreements between the Burnaby Municipal Benefit Society, the Burnaby Public Library Board and the Corporation of the District of Burnaby. The report advises that in order to implement changes approved by Council to the benefit package afforded Senior Exempt employees, it would be necessary to amend the existing agreements.

The Municipal Manager recommended:

- (1) THAT Council authorize the Clerk to sign an amendment to the agreement between the Corporation and the Burnaby Municipal Benefit Society to implement the changes approved by Council on 1987 June 22 to the Senior Exempt benefits package, and to the tri-party agreement with the Burnaby Public Library Board.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

N E W B U S I N E S S

Alderman McLean

Alderman McLean was given leave to introduce discussion of scheduled work for the Deer Lake Drive road improvement project, specifically with respect to proposed removal of mature trees to make way for sidewalks and parking facilities.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT staff be directed to not proceed further with the Deer Lake Park road improvement project until the matter is reviewed."

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

Alderman Rankin

Alderman Rankin advised that in accordance with Section 29 of the "Burnaby Procedure Bylaw 1971", Bylaw No. 6023, he wished to bring back for reconsideration the motion of Council as moved by Alderman Drummond and seconded by Alderman Rankin, being;

"THAT the Committee now rise and report progress on Bylaw No. 8755", which was defeated at the regular Council Meeting held on 1987 June 22 as recorded on page 3 of the minutes of that meeting.

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN STUSIAK:

"THAT the motion as moved by Alderman Drummond and seconded by Alderman Rankin at the regular Council Meeting held on 1987 June 22, being;

'THAT the Committee now rise and report progress on Bylaw No. 8755,'
be now RECONSIDERED."

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

ENQUIRIES

Alderman Drummond

Alderman Drummond noted that comments from the Federation of Canadian Municipalities had been circulated to members of Council regarding the ramifications of the proposed changes to federal tax legislation. Alderman Drummond requested leave to introduce a motion requesting that staff bring forward a report evaluating the F.C.M.'s comments.

Alderman McLean retired from the Council Chamber at 9:50 p.m.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT staff be requested to bring forward a report commenting on the ramifications of proposed changes in federal legislation with respect to taxation."

CARRIED
OPPOSED: ALDERMEN NIKOLAI AND
STUSIAK

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

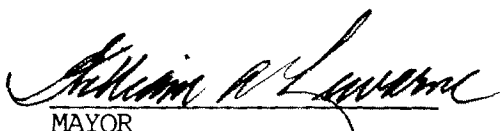
"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 9:55 p.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY MUNICIPAL CLERK