

1987 SEPTEMBER 08

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Tuesday, 1987 September 08 at 7:00 p.m.

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

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

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. R.H. Moncur, Director Administrative & Community Services
Mr. E.E. Olson, Director Engineering
Mr. A.L. Parr, Director Planning & Building Inspection
Mr. D.G. Stenson, Assistant Director - Current Planning
Mr. J.G. Plesha, Administrative Assistant to Manager
Mr. C.A. Turpin, Municipal Clerk
Mr. 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 August 24 then came forward for adoption.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN VEITCH:

"THAT the minutes of the regular Council Meeting and Caucus Meeting 'In Camera' held on 1987 August 24 be adopted."

CARRIED UNANIMOUSLY

- (b) The minutes of the Public Hearing (Zoning) held on 1987 August 25 then came forward for adoption.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN VEITCH:

"THAT the minutes of the Public Hearing (Zoning) held on 1987 August 25 be adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Canoak Development Corporation,
President, 1987 August 25,
Re: Burnaby Metrotown - A Development
Plan, Core Related Review
Speaker - Ramon Melhado
- (b) Discovery Parks Incorporated, Vice
President, 1987 August 27,
Re: Discovery Park - B.C.I.T.
Speaker - Fred C. Hodges
- (c) Joan Dexter, 1987 September 01,
Re: Rezoning of property located
at 5938 Nelson Avenue - RZ #45/87
Speaker - Joan Dexter
- (d) Pauline Mudrakoff, 1987 September 01,
Re: Hastings Community Plan Review
Speaker - Pauline Mudrakoff

- (e) Cal Investments Limited, 1987 September 02,
Re: Metrotown Development Plan
Speaker - Unknown
- (f) The Manufacturers Life Insurance
Company, 1987 September 02,
Re: Metrotown Development Plan
Speaker - Unknown
- (g) Hudsons Bay Company, 1987 September 02,
Re: Metrotown Development Plan
Speaker - Unknown
- (h) Ormidale Holdings Limited, President,
1987 August 28
Re: Metrotown Community Plan and
Metrotown Centre Expansion
Speaker - Robert H. Lee
- (i) Ratanda Construction Ltd., 1987 August 31,
Re: Removal of Peat and Filling at
Riverway Golf Course
Speaker - Mr. Jas Chohan
- (j) Dorothy Caddell, 1987 September 01,
Re: Proposed Hastings Community Plan
Speaker - Dorothy Caddell
- (k) Celeste Redman, 1987 September 02,
Re: Proposed Hastings Community
Plan
Speaker - Celeste Redman
- (l) Thomas Consultants Inc.,
1987 September 02
Re: Proposed Amended Metrotown
Development Plan
Speaker - Mr. Ian Thomas
- (m) Cambridge Shopping Centres Ltd.,
1987 September 02
Re: Proposed Amended Metrotown
Development Plan
Speaker - Unknown

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. Ramon Melhado, 1655 Duranleau Street, Granville Island, Vancouver,
then addressed the members of Council regarding the Core-Related Review
of the Development Plan for Burnaby Metrotown. The delegation addressed
specific concerns regarding maximizing the potential of the core area and
particularly addressed the problem of Floor Area Ratio constraints for
mixed commercial/residential developments.

Arising from discussion of the delegation's concerns, leave was given for
introduction of the following motion.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

"THAT staff be requested to bring forward a report in response to the
delegation's suggestions for proposed amendments to the Metrotown Development
Plan."

CARRIED UNANIMOUSLY

- (b) Mr. Fred C. Hodges, 2638 Cactus Court, West Vancouver, then addressed the members of Council with respect to certain aspects of the Community Plan applicable to Discovery Park that are having a detrimental impact on development. The delegation requested a relaxation of the requirement for underground or structured parking which, it was suggested, has acted as a deterrent in the attraction of private development to the Park. Furthermore, the delegation observed a reluctance on the part of lending institutions to finance new development in view of the existing parking requirements. The delegation requested that Council address the concerns outlined to allow proposals to be brought forward for possible amendment to the Community Plan.

Arising from consideration of the delegation's submission, leave was given for introduction of the following motion.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN BEGIN:

"THAT the delegation's concerns be referred to staff for discussion of the proposed changes to the Community Plan."

CARRIED UNANIMOUSLY

- (c) Ms. Joan Dexter, 5938 Nelson Avenue, then addressed the members of Council regarding Rezoning Reference #45/87, 5938 Nelson Avenue. The subject rezoning application was brought back for reconsideration at the regular Council Meeting held on 1987 August 25 and subsequently tabled pending appearance of the delegation at this evening's regular Council Meeting.

The delegation urged Council to reconsider its rejection of the rezoning request in view of the fact that lots directly opposite the subject property are zoned for 25 foot lots. The delegation advised that the condition of the existing dwelling on the subject site would be too costly to update and the only alternative is to rebuild. Council was therefore requested to consider the previous rezonings in the immediate area and to favourably reconsider the application.

The following item was tabled at the 1987 August 24 regular Council Meeting.

Alderman Begin

Alderman Begin then advised that in accordance with Section 29 of "Burnaby Procedure Bylaw 1971", Bylaw No. 6023, he wished to bring back for reconsideration the motion of Council with respect to Rezoning Reference reconsideration the motion of Council with respect to Rezoning Reference #45/87, 5938 Nelson Avenue as adopted at the regular Council Meeting held on 1987 August 10, which is recorded on pages 28 and 29 of the minutes of that meeting.

RZ #45/87, 5938 Nelson Avenue

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN STUSIAK:

"THAT the motion as moved by Alderman Drummond and seconded by Alderman Stusiak at the regular Council Meeting held on 1987 August 10, being;

'THAT Council not give favourable consideration to this rezoning request,'
be now RECONSIDERED."

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND
MCLEAN

The motion of 1987 August 10 was now before Council for consideration.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN STUSIAK:

"THAT the motion as moved by Alderman Begin and seconded by Alderman Stusiak, being;

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

at the regular Council Meeting held on 1987 August 10 as recorded on pages 28 and 29 of the minutes of that meeting, be now **TABLED**."

CARRIED UNANIMOUSLY

This item was tabled in order to permit delegations to appear before members of Council.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the motion as moved by Alderman Begin and seconded by Alderman Stusiak at the regular Council Meeting held on 1987 August 10 be now **LIFTED** from the table."

CARRIED UNANIMOUSLY

A vote was then taken on the motion as moved Alderman Begin and seconded by Alderman Stusiak, being; "THAT the recommendation of the Acting Municipal Manager be adopted," and same was **DEFEATED** with Aldermen Drummond and McLean FOR the motion and Mayor Lewarne and Aldermen Begin, Emmott, Nikolai, Rankin, Stusiak and Veitch OPPOSED.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN VEITCH:

"THAT a rezoning bylaw be prepared and advanced to First Reading and to a Public Hearing at the earliest possible date."

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND
MCLEAN

- (d) Ms. Pauline Mudrakoff, 3743 Albert Street, then addressed the members of Council regarding concerns in connection with the Hastings Community Plan Review. The delegation expressed opposition to the contents of the staff report regarding the Hastings Community Plan Review, to be considered later during this evening's meeting. Specifically, the delegation criticized the process for publicizing the Community Plan and noted that the majority of area residents are opposed to any high density development. Council was urged to refer the Community Plan for discussion with the local residents who, it was suggested, favour more high quality townhouse and low rise developments in the area.
- (e) Mr. Gerald Hamilton, 1444 Sasamat Street, Vancouver, then addressed the members of Council on behalf of Cal Investments Ltd. and advised that he would also act as spokesman for the Manufacturers Life Insurance Company and the Hudsons Bay Company delegations (f) and (g), respectively. The delegation spoke from a prepared text, a copy of which is on file in the office of the Municipal Clerk. The delegation urged Council to support the amended wording of the Development Plan Core-Related Review, as adopted by Council on 1987 July 21. Furthermore, the delegation suggested that rezoning applications should then be considered on their own merits. The delegation reiterated Cal's undertaking to not commence construction of its proposed Phase Two development until 1989 January and have no retail activity until after 1990 May 01. Council was also advised that Cal Investments Ltd. is continuing to work with municipal staff on outstanding issues and differences and it was anticipated that these would be soon resolved in a mutually satisfactory manner.
- (f) Mr. Gerald Hamilton addressed the members of Council on behalf of the Manufacturers Life Insurance Company (see foregoing Item 2 (e)).

- (g) Mr. Gerald Hamilton addressed the members of Council on behalf of the Hudsons Bay Company (see foregoing Item 2 (e)).
- (h) Mr. Tony Letvinchuk, then addressed the members of Council on behalf of Ormidale Holdings Limited, 127 East Pender Street, Vancouver, with respect to the proposed Metrotown Community Plan and the Metrotown Centre expansion. The delegation expressed support for Cal Investment Ltd.'s proposed Phase Two expansion noting that the development will provide an enhancement to the Metrotown core and stimulate increased commerce in the area.
- (i) Mr. Jas Chohan, 841 S.E. Marine Drive, Vancouver, then addressed the members of Council on behalf of Ratanda Construction Ltd., regarding the proposal call with respect to removal of peat and filling at the Riverway Golf Course site. The delegation disputed the fairness of Council's award of a contract to Marmax Holdings Ltd. and reviewed calculations submitted by Ratanda which, it was contended would have produced higher revenue for the municipality. Council was therefore urged to reconsider the contract award.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 29, Municipal Manager's Report No. 53, 1987 September 08 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

29. Removal of Peat from Riverway Golf Course Site

The Municipal Manager submitted a report from the Director Finance which was written in response to submissions by Ratanda Construction Ltd. with respect to the contract award for the removal of peat from the Riverway Golf Course site. The report advises that the proposal from Marmax Holdings Ltd. clearly provides the most benefits to the Corporation notwithstanding the contentions of Ratanda Construction Ltd. with respect to revenue calculations. The report further notes that the total revenue is based on the amount of peat estimated for removal and the length of the contract has no bearing on the total revenue.

The Municipal Manager recommended:

- (1) THAT a copy of the report be forwarded to Ratanda Construction Ltd.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

- (j) Mrs. Dorothy Caddell, 4220 E. Georgia Street, then addressed the members of Council regarding the proposed Hastings Community Plan. The delegation criticized the public review process and suggested that a Public Hearing format would be more appropriate than the Open House process followed by the Planning and Building Inspection Department. Council was therefore urged to return the proposed Community Plan to staff with direction that there be further consultation with area residents to produce a more acceptable plan for the community.
- (k) Ms. Celeste Redman, 4136 Eton Street, then addressed the members of Council regarding the proposed Hastings Community Plan. The delegation criticized the process for advertising the Plan in the neighbourhood and suggested that the Open House format had been unsatisfactory. Furthermore, the delegation suggested that staff should have been more sensitive to area residents' views which would have led to lower densities than those proposed in the existing draft plan. Council was therefore urged to direct the Community Plan back to staff for further consultation with area residents.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 24, Municipal Manager's Report No. 53, 1987 September 08 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

24. Review of the Draft Plan for the Hastings Centre Area, Community Plan Three

The Municipal Manager submitted a report from the Director Planning and Building Inspection providing a review of the Draft Plan for the Hastings Centre Area Community Plan Three. The report provides advice to Council of the public process followed to obtain comment on the Draft Plan from residents, business people and other interested parties. The report requests that Council now adopt the Draft Plan as submitted on 1987 March 16, as the revised plan for the Hastings area.

The Municipal Manager recommended:

- (1) THAT Council adopt the draft revised plan for the Hastings Centre Area, Community Plan Three as outlined in Appendix "A" of the report.
- (2) THAT copies of the report be sent to all persons who have corresponded with Council or the Planning and Building Inspection Department on this matter.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN VEITCH:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED
OPPOSED: MAYOR LEWARNE AND
ALDERMAN STUSIAK

The report was referred back to staff with a request that a report be brought forward commenting on the delegations' submissions to Council at this evening's meeting, to provide an evaluation of the true market conditions in the subject area and also to provide comment on further citizen and local business involvement in the Plan review.

- (1) Mr. Ian Thomas, Thomas Consultants Inc., 700 West Pender Street, Vancouver, then addressed the members of Council on behalf of Cambridge Shopping Centres Ltd. with respect to the proposed amended Metrotown Development Plan. The delegation urged Council to support a policy of orderly and managed growth in Metrotown and to reject any further Phase Two development applications until all Phase One developments are completed. Following such completion, the delegation suggested that there be a thorough examination and testing of infrastructure and measurement of the impact of the entire Metrotown Development on the community. The delegation contended that any start on Phase Two development at this time would deviate from the fundamentals of sound planning and the realities of the economic situation in the region.

- (m) Mr. Keith Mitchell, Solicitor, 1736 Wesbrook Crescent, Vancouver, then addressed the members of Council on behalf of Cambridge Shopping Centres Ltd. regarding the proposed amended Metrotown Development Plan. The delegation requested clarification of current discussions between Cal Investments Ltd. and municipal planning staff with respect to proposed Phase Two development of Metrotown Centre. The delegation also reiterated Cambridge's commitment to linkages with both Station Square and Metrotown Centre but noted in the latter case, Cambridge had been unable to secure a linkage agreement with Cal Investments Ltd. Council was advised that development of the Cambridge project is on target with opening scheduled for 1989 February. In conclusion, Council was requested to carefully consider the total impact of allowing Phase Two developments to proceed prior to assessment and evaluation of existing Phase One projects.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

"THAT Item 33, Municipal Manager's Report No. 53, 1987 September 08 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

33. Proposed Amendments to Burnaby Metrotown
A Development Plan Core-Related Review
Sub Area 1, 2, 3 and 14

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding proposed amendments to the Metrotown Development Plan. The report acknowledges that modifications approved by Council on 1987 July 21 were brought back for reconsideration and subsequently tabled at the regular Council Meeting held on 1987 August 10. The report also outlines five further recommended modifications to Appendix "A" of the Draft Plan. Also, the report notes that the Metrotown Development Plan provides overall development guidelines but allows flexibility for Council to consider some interpretational variances with respect to specific rezoning proposals. The report advises that two applications have been received for Phase Two developments in the core area and suggests a delay in adoption of the Development Plan until Council has had an opportunity to consider the two further major core development rezoning proposals.

The Municipal Manager recommended:

- (1) THAT the report be referred for consideration of the five further recommended text amendments to the proposed revised Metrotown Development Plan outlined in the report to the Council meeting of 1987 September 21, at which time further reports are planned to be submitted related to two Metrotown core rezoning proposals and responses to the delegations to be received by Council at its meeting of 1987 September 08.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

The Council Meeting recessed at 10:30 p.m.

The Council Meeting reconvened at 10:44 p.m.

B Y L A W S

FIRST, SECOND AND THIRD READING:

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Advance Poll Bylaw 1987'

#8814

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 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 VEITCH:

"THAT

'Burnaby Advance Poll Bylaw 1987'

#8814

be now read three times."

CARRIED UNANIMOUSLY

SECOND READINGS:

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"THAT Item 22, Municipal Manager's Report No. 53, 1987 September 08 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

22. Proposed Commercial Development
9913/9977 Cameron Street and 3283/3325 North Road
Rezoning Reference #57/87

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to questions arising at the Public Hearing for Rezoning Reference #57/87, a proposed commercial development at 9913/9977 Cameron Street and 3283/3325 North Road. The report discusses the relationship of the proposed development to the adjacent church property and also property at 9912 Sullivan Street which does not presently border the proposed development site. The report notes that a landscape treatment satisfactory to all parties was agreed upon with respect to the common property line with St. Stephen's Church. In the event a Phase Two development is allowed to proceed, the report notes that a 50 foot wide landscape buffer would be provided adjacent to the rear of the residential properties on Sullivan Street, including 9912 Sullivan Street, in accordance with the adopted Community Plan.

The Municipal Manager recommended:

- (1) THAT the report be sent to Dudley Ritchie, Rector, St. Stephen's Anglican Church, 9887 Cameron Street, Burnaby, and to Dave Haskins, 9912 Sullivan Street, Burnaby.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

#8785	1850 Rosser Avenue	RZ #61/70A
#8786	5459 Dominion Street	RZ #4/87
#8787	3957 Spruce Street	RZ #9/87
#8788	4319 Vipond Place	RZ #13/87
#8789	5029 Smith Avenue	RZ #15/87
#8790	7593 - 17th Avenue	RZ #18/87
#8791	4330 Pandora Street	RZ #19/87
#8793	7204, 7210, 7216 Edmonds Street and 7205, 7211, 7217 Eighteenth Avenue	RZ #59/87
#8795	6040 Kingsway	RZ #72/87
#8796	4554 Dawson Street	RZ #76/87
#8799	9913, 9977 Cameron Street and 3283, 3325 North Road	RZ #57/87

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 45, 1987'	#8785
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 1987'	#8786
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 47, 1987'	#8787
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 48, 1987'	#8788
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50, 1987'	#8790
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 51, 1987'	#8791
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 53, 1987'	#8793
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 55, 1987'	#8795
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 56, 1987'	#8796
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 58, 1987'	#8796

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 STUSIAK:

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

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND MCLEAN TO BYLAWS #8786, #8788 AND #8790
ALDERMAN MCLEAN TO BYLAW #8791

The Council reconvened.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED
OPPOSED: ALDERMEN DRUMMOND AND
MCLEAN TO BYLAWS #8786,
#8788 AND #8790
ALDERMAN MCLEAN TO BYLAW
#8791

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 45, 1987'	#8785
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 1987'	#8786
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 47, 1987'	#8787
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 48, 1987'	#8788
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50, 1987'	#8790
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 51, 1987'	#8791
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 53, 1987'	#8793
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 55, 1987'	#8795
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 56, 1987'	#8796
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 58, 1987'	#8796

be now read a second time."

CARRIED
OPPOSED: ALDERMEN DRUMMOND AND
MCLEAN TO BYLAWS #8786,
#8788 AND #8790
ALDERMAN MCLEAN TO BYLAW
#8791

Arising from adoption of the motion with respect to "Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 53, 1987", Bylaw No. 8793, leave was given for introduction of the following motion.

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT with respect to the temporary lane access to 18th Avenue, the hedge located along the westerly boundary of 7223 18th Avenue be allowed to continue to encroach on the required easement until such time as the remainder of the site is developed."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN STUSIAK:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 49, 1987'	#8789
---	-------

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 MCLEAN:
SECONDED BY ALDERMAN STUSIAK:

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

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

SECOND AND THIRD READING:

#8797 Area bounded by Canada Way, Elwell Street
Walker Avenue, Morley Street, the R5
Residential District zoning boundary RZ #88/87

NOTE:

The meeting **AGREED** to give second reading only to the following bylaw.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

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

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 MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED
OPPOSED: MAYOR LEWARNE AND
ALDERMEN BEGIN, STUSIAK
AND VEITCH

The Council reconvened.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED
OPPOSED: MAYOR LEWARNE AND
ALDERMEN BEGIN, STUSIAK
AND VEITCH

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT

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

be now read a second time."

CARRIED
OPPOSED: MAYOR LEWARNE AND
ALDERMEN BEGIN, STUSIAK
AND VEITCH

NOTE:

The meeting subsequently **AGREED** that staff be requested to bring forward a report with respect to requested exclusions on the periphery of the subject rezoning area.

CONSIDERATION AND THIRD READING:

#8694 7491 Britton Street

RZ #110/86

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. 6, 1987'

#8694."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND
MCLEAN

The Council reconvened.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND
MCLEAN

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 1987'

#8694

be now read a third time."

CARRIED

OPPOSED: ALDERMEN DRUMMOND AND
MCLEAN

RECONSIDERATION AND FINAL ADOPTION:

#8695 4509 Victory Street

RZ #114/86

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT

'Burnaby Recreation Facility Fees Bylaw 1988'

#8698

'Burnaby Road Closing Bylaw No. 4, 1987'

#8813

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

#8695

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

CARRIED

OPPOSED: ALDERMAN MCLEAN TO BYLAW
#8695

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. 53, 1987 September 08 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Greater Vancouver Regional District,
Chairman, 1987 August 12
Re: Development Services as a function
of the Regional District

A letter dated 1987 August 12 was received from the Greater Vancouver Regional District requesting municipal support for the establishment of Development Services as a function of the Regional District with limited non-regulatory responsibilities.

His Worship, Mayor Lewarne, advised that this item of correspondence has been referred to the Director Planning and Building Inspection who is preparing a report for submission to Council in conjunction with the appearance of the Regional Manager at the regular Council Meeting to be held on 1987 September 28.

- (b) Fred Phillips, 1987 August 18,
Re: 'No Parking to Corner' signs on
Pender Street

A letter dated 1987 August 18 was received from Mr. Fred Phillips discussing concerns with respect to installation of parking restriction signs on Pender Street.

Item 11, Municipal Manager's Report No. 53, 1987 September 08 was brought forward for consideration at this time.

11. Letter from Mr. Fred Phillips, 4333 E. Pender
Street, Burnaby, B.C., V3C 2M5
4300 Block Pender Street - Parking Restrictions

The Municipal Manager submitted a report from the Director Engineering which was written in response to correspondence received from Mr. Fred Phillips regarding parking restrictions in the 4300 block Pender Street. The report notes that the subject parking restrictions were implemented to improve sight distance at the approaches to Carleton, Madison and Rosser Avenues.

The Municipal Manager recommended:

- (1) THAT Mr. Fred Phillips be sent a copy of the report.

NOTE:

The meeting also **AGREED** that Mr. Lamb of 4304 Pender Street should receive a copy of the subject report and that his name be added to the Municipal Manager's recommendation.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN STUSIAK:

"THAT staff be directed to examine alternate parking arrangements for employees of businesses in the subject area and discuss Council's concerns in this regard with local employers."

CARRIED UNANIMOUSLY

- (c) Petition, 1987 August 20,
Re: Against Shelburn Project near
residential area on Shellmont Street

A petition addressed to His Worship, Mayor Lewarne, and dated 1987 August 20 was received regarding the proposed new ancillary office building at the Trans Mountain Pipe Line facility on the north side of Shellmont Street. The text of the petition reads as follows:

"Against Shelburn project (near a residential area on Shelmont Street Burnaby.)

We are now faced with increased traffic and this project will undoubtedly increase density in this area. We are concerned citizens and we are totally opposed to this project."

Item 16, Municipal Manager's Report No. 53, 1987 September 08 was brought forward for consideration at this time.

16. Petition against Project at Trans Mountain Pipe Line
Company Ltd., 8099 Shellmont, ancillary Office
Building (Preliminary Plan Approval No. 8536)

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to a petition received protesting location of a proposed new ancillary office building on property owned by Trans Mountain Pipe Line Company on the north side of Shellmont Street. The report advises that the building has been designed and situated in a manner which is in keeping with the conservation area designation, the adjacent residential development area and in conformance with the prevailing M7a zoning.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to the petitioners, c/o Mr. Mark Kosi, 7841 Meadowood Drive.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

- (d) Corporation of the City of New
Westminster, Mayor, 1987 August 20
Re: Routing of Skytrain Extension to
Coquitlam

A letter dated 1987 August 20 was received from the City of New Westminster requesting Council's support of recommendations contained in a report from the New Westminster City Planner with respect to the proposed Skytrain extension to Coquitlam.

His Worship, Mayor Lewarne, advised that this item of correspondence has been referred to the Director Planning and Building Inspection who is preparing a report for submission to the next regular meeting of Council to be held on 1987 September 14.

- (e) Petition, Undated,
Re: Oppose sale of 7409 Halifax
Street - Build a recreation and
cultural centre
-

An undated petition containing 332 signatures was received with respect to proposed sale of municipal property at 7409 Halifax Street. The text of the petition is contained hereunder:

"No to the sale of 7409 Halifax Street - Build a Recreation and Cultural Centre

We the undersigned tenants and homeowners in the Greystone Village area are opposed to the proposed rezoning of the publicly owned lot at 7409 Halifax Street for the purposes of sale to a private developer and the building of a high-rise apartment tower.

We urge Burnaby Council to implement the established Community Plan and build a much needed multi-use community recreation and cultural centre on this site."

His Worship, Mayor Lewarne, then advised that the Director Planning and Building Inspection is preparing a report in response to submissions received with respect to the proposed sale and that such report will be considered by Council at the next regular meeting of Council to be held on 1987 September 14.

- (f) E.J. Cashman, 1987 August 24
Re: Penalty assessed for tax arrears
for 1987
-

A letter dated 1987 August 24 was received from Mr. E.J. Cashman protesting assessment of a penalty for tax arrears.

Item 17, Municipal Manager's Report No. 53, 1987 September 08 was brought forward for consideration at this time.

17. Letter from Mr. E.J. Cashman, 5921 Bryant Street,
Burnaby, B.C., V5H 1X7
Penalty on Property Taxes
-

The Municipal Manager submitted a report from the Director Finance which was written in response to correspondence received from Mr. E.J. Cashman protesting the assessment of a \$19 penalty for tax arrears. The report notes that the correspondent had failed to claim the Provincial Homeowners' Grant prior to the due date of 1987 July 03 and, accordingly, a five percent penalty had been assessed on the unclaimed amount outstanding at that date. The report concludes that to waive assessment of the penalty would be to grant a privilege in contravention of Section 291 of the Municipal Act.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Mr. E.J. Cashman, 5921 Bryant Street, Burnaby, B.C., V5H 1X7

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

- (g) Gordon F. Kilby, 1987 August 24,
Re: Parking violations
-

A letter dated 1987 August 24 was received from Mr. Gordon F. Kilby urging more vigorous enforcement of parking regulations in the Metrotown area.

His Worship, Mayor Lewarne, advised that this item of correspondence has been referred to the Officer-In-Charge, R.C.M.P., who is preparing a report for submission to the next regular Council Meeting to be held on 1987 September 14.

- (h) Province of British Columbia, Ministry
of Municipal Affairs, Minister,
1987 August 27
Re: Fire Department Bylaws

A letter dated 1987 August 27 was received from Hon. Rita M. Johnston, Minister of Municipal Affairs, requesting a review of municipal Fire Department bylaws to determine their adequacy.

His Worship, Mayor Lewarne, advised that the Municipal Solicitor has reviewed the Burnaby Fire Services Bylaw 1983 and is satisfied that the subject bylaw adequately addresses the issues raised by the Minister.

- (i) Greater Vancouver Regional District,
Chairman, 1987 August 25
Re: "Recycle Month" - October

A letter dated 1987 August 25 was received from the Greater Vancouver Regional District requesting that member municipalities join in declaring October as "Recycle Month".

His Worship, Mayor Lewarne, then advised that he had issued the requested proclamation and further, that the correspondence had been referred to the Director Engineering who is preparing a report for submission to the next regular Council Meeting to be held on 1987 September 14.

- (j) Environmentally Sound Packaging,
1987 August 30
Re: ESP Coalition requests ban
on plastic milk jug

A letter dated 1987 August 30 was received from the Environmentally Sound Packaging (E.S.P.) Coalition requesting that Council adopt motions to ban the use of large plastic milk containers in the province due to the environmental hazards created by the non-biodegradable material used in construction of the container.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this item of correspondence be now **REFERRED** to staff to obtain initial information on the packaging material used in the plastic milk containers and further, to investigate the feasibility of deposits for all large plastic containers and further to obtain the texts of other municipal resolutions in this regard."

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

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN BEGIN:

"THAT this item of correspondence be **REFERRED** to the Greater Vancouver Sewerage and Drainage District's Solid Waste Management Committee for evaluation in order to determine the environmental effects of large plastic milk containers in connection with landfill and incinerator operations."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN VETICH:

"THAT Honourable Bruce Strachan, Minister of Environment, be requested to examine the environmental hazards posed by the use of all large pastic containers and to consider the feasibility of imposing a requirement for deposits as a control mechanism on the usage of such containers."

CARRIED

OPPOSED: ALDERMAN STUSIAK

NOTE:

The following listed item of correspondence were received regarding the Hastings Street Community Plan:

- (k) Shirley Ince, 1987 August 28
- (l) Pat Harrington, 1987 August 30
- (m) Tom Ewasiuk, 1987 September 02
- (n) J.M. York, 1987 August 26
- (o) Cecilia Cubbon, 1987 August 26
- (p) Mr. and Mrs. K. Hamagami, 1987 August 27
- (q) Nellie Semcyshen, 1987 August 26
- (r) B.M. Krznarich, 1987 August 28
- (s) Miss W. Eshelby, 1987 August 26
- (t) T.H. & Cathy Parr, 1987 August 27
- (u) L. Teti and M.A. Franks, Undated
- (v) Marjorie Ellen Cooper, 1987 August 27
- (w) B. & G. Zinetti, 1987 August 25
- (x) Mr. and Mrs. Ronald Crewe, 1987 August 26
- (y) Mrs. Gwen Carter, 1987 August 27
- (z) Jessie Walsh, Undated
- (aa) D. and S. McNee, 1987 September 02

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.

Council chose not to lift this matter from the table at this evening's Council Meeting.

- (b) Rezoning Reference #45/87
5938 Nelson Avenue

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

- (c) Rezoning Reference #96/86 and #88/87
7584 Imperial Street

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN VEITCH:

"THAT Item 1, Municipal Manager's Report No. 53, 1987 September 08 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

1. Rezoning Reference #96/86
7584 Imperial Street

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to Council's request for further information following reconsideration of Rezoning Reference #96/86 at the regular Council Meeting held on 1987 August 24. The report concludes with advice that staff remain of the opinion that rezoning the subject property to the R9 Residential District would be contrary to the proposed R3 Residential District zoning for the area.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

The following matter was tabled at the regular Council Meeting held on 1987 August 24.

Alderman Rankin

Alderman Rankin then advised that in accordance with Section 29 of "Burnaby Procedure Bylaw 1971", Bylaw No. 6023, he wished to bring back for reconsideration the motion of Council with respect to Rezoning Reference #96/86 and #88/87, 7584 Imperial Avenue as adopted at the regular Council Meeting held on 1987 August 10, which is recorded on page 21 of the minutes of that meeting.

RZ #96/86 and 88/87, 7584 Imperial Avenue

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN STUSIAK:

"THAT the motion as moved by Alderman Drummond and seconded by Alderman Nikolai at the regular Council Meeting held on 1987 August 10, being;

'THAT the recommendation of the Acting Municipal Manager be adopted,'
be now RECONSIDERED."

CARRIED
OPPOSED: MAYOR LEWARNE,
ALDERMAN DRUMMOND
AND MCLEAN

The motion of 1987 August 10 was now before Council for consideration.
The Acting Municipal Manager's recommendation reads as follows:

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

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN RANKIN:

"THAT the motion as moved by Alderman Drummond and seconded by Alderman Nikolai at the regular Council Meeting held on 1987 August 10, being;

'THAT the recommendation of the Acting Municipal Manager be adopted,' be now TABLED."

CARRIED UNANIMOUSLY

This item was tabled with the request that staff bring forward further information regarding the subject rezoning.

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN MCLEAN:

"THAT the motion as moved by Alderman Drummond and seconded by Alderman Nikolai at the regular Council Meeting held on 1987 August 10, being; 'THAT the recommendation of the Acting Municipal Manager be adopted,' be now LIFTED from the table."

CARRIED UNANIMOUSLY

The Acting Municipal Manager's recommendation was now before the meeting for reconsideration as follows:

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

A vote was then taken on the original motion as moved by Alderman Drummond and seconded by Alderman Nikolai at the regular Council Meeting held on 1987 August 10; being "THAT the recommendation of the Acting Municipal Manager be adopted," and same was **CARRIED** with Alderman Stusiak OPPOSED.

His Worship, Mayor Lewarne, vacated the Chair and retired from the Council Chamber at 11:46 p.m. and Acting Mayor Drummond assumed the Chair.

- (d) Proposed Edmonds Station Area Plan -
Triangular Area bounded by Beresford
Street, Edmonds Street, Nineteenth
Street and Griffiths - Edmonds Street
Right-of-Way Requirements

The following matter was referred to a meeting of Council at the regular Council Meeting held on 1987 August 24:

His Worship, Mayor Lewarne, absented himself from the Council Chamber at 7:52 p.m. and Acting Mayor Drummond assumed the Chair.

- (k) Ms. Clarice J. Rose, #210 - 7151 Edmonds Street then addressed the members of Council with respect to the Edmonds Station Area Plan which was to be considered later during this evening's Council Meeting as a Postponed Matter. The delegation advised Council that contrary to the assertions of previous speakers in this regard, the majority of residents of both the Beresford and Bakerview apartment buildings are owner-occupiers rather than tenants and that the Strata Corporations for both buildings have rental restriction bylaws. The delegation then advised that the majority of owners in both buildings favour low-rise development for the area and furthermore, real estate statistics indicate a preference for low-rise or townhouse developments by most senior citizens who are considering a move from larger, single family homes. Also, the delegation observed that the three existing high-rise development sites in the subject area have remained undeveloped since 1982 and it was therefore contended that the area might not be conducive to such development for approximately 10 to 20 years.

In conclusion, the delegation advised that the noise level along Edmonds Street already exceeds federal guidelines and noted that the impact of development of the proposed Gilley Alternate would add to the problem. Therefore, Council was urged to reconsider the Gilley Alternate development proposal and the rezoning of the so-called Edmonds Triangle area.

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN MCLEAN:

"THAT Item 5 (b) under Postponed Matter be now brought forward for consideration at this time."

- (b) Proposed Edmonds Station Area Plan -
Triangular Area Bounded by
Beresford Street, Edmonds Street,
Nineteenth Street and and Griffiths -
Edmonds Street Right-of-way Requirements

The following item was postponed at the regular Council Meeting held on 1987 August 10:

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

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

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to Council's request from the regular Council Meeting held on 1987 July 13, for a further report on the proposed Edmonds Station Area Plan, specifically the triangular area bounded by Beresford Street, Edmonds Street, Nineteenth Street and Griffiths Avenue. The report also addresses Edmonds Street right-of-way requirements.

The report notes that planning staff have reviewed the issue of land use within the subject area and reaffirm their previous recommendation that the two sites east of Salisbury Avenue should be designated for redevelopment at RM3 densities while the two sites between 21st Avenue and Edmonds Street should be designated for redevelopment at RM4 densities. It was suggested that land use designation for 6945 and 6967 21st Avenue be indicated in the proposed plan as "under study" pending submission of a further report following consideration of the subject properties by the Parks and Recreation Commission.

The report also advises of Edmonds Street road widening requirements which were reviewed and resulted in an adjustment to the Edmonds Station Area Plan, as indicated on the plan sketch attached to the report.

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

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

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

Acting Mayor Drummond then assumed the Chair.

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

Alderman Rankin then assumed the Chair.

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

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN VEITCH:

"THAT consideration of the motion as moved by Alderman Stusiak and seconded by Alderman Nikolai, being; 'THAT the recommendations of the Acting Municipal Manager be adopted,' and the associated amending motion as moved by Alderman Drummond and seconded by Alderman Rankin be now POSTPONED to the regular Council Meeting to be held on 1987 August 24."

CARRIED
OPPOSED: ALDERMEN DRUMMOND AND
RANKIN

The motions postponed at the regular Council Meeting held on 1987 August 10 were now before the meeting for consideration.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the motion as moved by Alderman Stusiak and seconded by Alderman Nikolai at the regular Council Meeting held 1987 August 10, being; 'THAT the recommendations of the Acting Municipal be adopted,' and the associated amending motion as moved by Alderman Drummond and seconded by Alderman Rankin, being; 'THAT recommendation No. 1 be amended as follows:

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

be now REFERRED."

CARRIED
OPPOSED: ALDERMEN BEGIN, DRUMMOND
AND RANKIN

This matter was referred to a meeting of Council and staff to be held at the call of the Chair.

The motion as moved by Alderman Drummond and seconded by Alderman Rankin at the regular Council Meeting held on 1987 August 10, being; "THAT recommendation No. 1 be amended as follows:

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

was now before the meeting for consideration.

A vote was then taken on the amending motion as moved by Alderman Drummond and seconded by Alderman Rankin at the regular Council Meeting held on 1987 August 10 and same was DEFEATED with Acting Mayor Drummond FOR the motion and Aldermen Begin, Emmott, Nikolai, McLean, Rankin, Stusiak and Veitch OPPOSED.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT the motion as moved by Alderman Stusiak and seconded by Alderman Nikolai at the regular Council Meeting held 1987 August 10, being; 'THAT the recommendations of the Acting Municipal Manager be adopted,' be **AMENDED** in Recommendation No. 1 as follows:

- (1) THAT the land use designation for the triangular area bounded by Beresford Street, Edmonds Street, Nineteenth Street and Griffiths Avenue as shown on the Edmonds Station Area Plan sketch attached to the report be amended to designate the subject area only as RM2 (low density, multiple family) zoning."

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

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BEGIN:

"THAT the motion as moved by Alderman Stusiak and seconded by Alderman Nikolai at the regular Council Meeting held on 1987 August 10, being; 'THAT the recommendations of the Acting Municipal Manager be adopted,' be **AMENDED** in Recommendation No. 1 as follows:

- (1) THAT the land use designation for the triangular area bounded by Beresford Street, Edmonds Street, Nineteenth Street and Griffiths Avenue as shown on the Edmonds Station Area Plan sketch attached to the report be amended to designate the two sites on Salisbury Avenue to the CD zone, based on RM4 guidelines."

CARRIED
OPPOSED: ACTING MAYOR DRUMMOND
AND ALDERMEN MCLEAN AND
RANKIN

Acting Mayor Drummond absented himself from the Chair at 12:05 a.m. and took his seat at the Council table in order to participate in the debate.

Alderman Rankin then assumed the Chair.

Acting Mayor Drummond then reassumed the Chair at 12:07 p.m. and Alderman Rankin returned to his seat at the Council table.

A vote was then taken on the original motion as moved by Alderman Stusiak and seconded by Alderman Nikolai at the regular Council Meeting held on 1987 August 10, being; "THAT the recommendations of the Acting Municipal Manager be adopted," **AS AMENDED** and same was **CARRIED** with Acting Mayor Drummond and Aldermen McLean and Rankin **OPPOSED**.

His Worship, Mayor Lewarne, then returned to the Council Chamber at 12:10 a.m. and reassumed the Chair and Alderman Drummond returned to his seat at the Council table.

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 October
and November

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

His Worship, Mayor Lewarne, recommended:

- (1) THAT Alderman Egon Nikolai be appointed to serve in the capacity of Acting Mayor during the months of 1987 October and November.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

- (b) Grants and Publicity Committee
Re: Grant applications

1. Breakaway Drug Abuse Society

The Grants and Publicity Committee submitted a report which was written in response to a request for a start-up grant to the Breakaway Drug Abuse Society to cover the costs of office supplies, postage and other materials.

The Grants and Publicity Committee recommended:

- (1) THAT a start-up grant in the amount of \$2,000 be awarded to the Breakaway Drug Abuse Society.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN MCLEAN:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

CARRIED UNANIMOUSLY

2. British Columbia Civil Liberties Association

The Grants and Publicity Committee submitted a report advising of a request from the British Columbia Civil Liberties Association for a grant to assist in the provision of research and advocacy assistance to citizens on civil rights issues.

The Grants and Publicity Committee recommended:

- (1) THAT a grant in the amount of \$500.00 be awarded to the British Columbia Civil Liberties Association.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

MOTION DEFEATED

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

NOTE:

Section 269 of the Municipal Act requires that grant applications receive the approval of at least **six** members of Council.

3. Mr. Colin Harold

The Grants and Publicity Committee submitted a report advising of a request for financial assistance to Burnaby Firefighters who participated in the 1987 World Police and Fire Games. The report advises that the application does not fall within the criteria for the provision of a grant.

The Grants and Publicity Committee recommended:

- (1) THAT the request be denied.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

CARRIED

OPPOSED: ALDERMAN DRUMMOND

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

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the Grants and Publicity Committee be requested to develop criteria for awarding grants to staff groups participating in competitive events."

MOTION DEFEATED

FOR: ALDERMEN BEGIN, DRUMMOND
AND RANKIN

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

4. Stratford Gardens Senior Citizens Group

The Grants and Publicity Committee submitted a report advising of a request from the Stratford Garden Senior Citizens Group to assist with funding of the 1987 Christmas dinner. The report notes that in the past, Council has assisted Burnaby seniors groups with annual Christmas dinners by providing a per capita subsidy.

The Grants and Publicity Committee recommended:

- (1) THAT a grant in the amount of \$1.70 per person be provided towards the cost of 1987 Christmas dinners sponsored by Burnaby senior citizen groups.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN VEITCH:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

CARRIED UNANIMOUSLY

5. Vancouver Opera Association

The Grants and Publicity Committee submitted a report advising of a request for funding assistance to the Vancouver Opera Association for 1987/88 season operations.

The Grants and Publicity Committee recommended:

- (1) THAT a grant in the amount of \$1,600.00 be awarded to the Vancouver Opera Association for 1987/88.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN MCLEAN:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

CARRIED
OPPOSED: MAYOR LEWARNE

- (c) Mayor W.A. Lewarne
Re: Court of Revision for List of
Electors

His Worship, Mayor Lewarne, submitted a report advising of the requirement for a Court of Revision to hear all complaints and correct and revise the List of Electors.

His Worship, Mayor Lewarne, recommended:

- (1) THAT Alderman Alan H. Emmott and Alderman Victor V. Stusiak together with His Worship, Mayor William A. Lewarne, be appointed as the COURT OF REVISION for the List of Electors as closed at 5:00 p.m. on Monday, 1987 August 31, and that the first sitting of the said Court of Revision be held in the Burnaby Municipal Hall, 4949 Canada Way, Burnaby, B.C., at 10:00 a.m. on Thursday, 1987 October 01.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

- (d) The Municipal Manager presented Report No. 53, 1987 September 08 on the matters listed following as Items 01 to 33 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Rezoning Reference #96/86
7584 Imperial Avenue

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

2. Centre for the Performing Arts
Report 5 (a), 1987 June 08
Referred Matter, 1987 August 24

The Municipal Manager submitted a report providing an outline of the various processes, actions and steps in connection with a proposed referendum to be put to the electorate regarding the proposed Centre for the Performing Arts and the Deer Lake Park facilities. The report provides the text of the question proposed for inclusion in the Capital Budget Borrowing Referendum Bylaw and also details the most appropriate means of permitting the borrowing and expenditure of funds for the proposed centre and related facilities.

The Municipal Manager recommended:

- (1) THAT Council approve the form of question outlined in the report for inclusion in the \$13,500,000.00 Capital Budget Borrowing Referendum Bylaw for the Centre for the Performing Arts; and
- (2) THAT the Capital Budget Borrowing Referendum Bylaw be brought forward for three readings on 1987 September 14.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED
OPPOSED: ALDERMEN DRUMMOND AND
RANKIN

3. Retirement - Mr. Robert Campbell

The Municipal Manager submitted a report from the Personnel Director advising of the retirement on 1987 September 30 of Mr. Robert Campbell after 31 years of service to the municipality.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

4. Proposed Sale of a Portion of Municipally
Owned Property, Lot 11, Block 30, D.L. 13,
Plan 3046, Group 1, NWD - 8866 - 15th Avenue

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding proposed sale of a portion of municipally owned property at 8866 15th Avenue. The report advises of a proposal to subdivide three municipally owned parcels on 15th Avenue into six lots and develop them under the Development Guidelines for the Cariboo Study Area Community Plan. The owner of the adjacent property at 8884 15th Avenue has expressed a desire to purchase a portion of the municipally owned parcel which is encumbered with an easement granted by the previous owners in recognition of the fact that the dwelling unit and a portion of the driveway encroaches onto the westerly parcel (8866 15th Avenue).

The Municipal Manager recommended:

- (1) THAT Council authorize the proposed sale of a portion of 8866 15th Avenue under the terms and conditions outlined in the report.

MOVED BY ALDERMAN VEITCH:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

5. New Street Name
Rename Camrose Avenue to Camrose Drive

The Municipal Manager submitted a report from the Director Planning and Building Inspection requesting authorization to prepare a bylaw to amend the street name of Camrose Avenue to Camrose Drive. The report advises that the name change was recommended in order to avoid potential confusion arising from the construction of a linkage between Camrose Drive to the south and Camrose Avenue to the north.

The Municipal Manager recommended:

- (1) THAT Council authorize the preparation and introduction of a bylaw to amend the street name of Camrose Avenue to CAMROSE DRIVE as more particularly outlined in the report.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

6. Proposed Closure of Devon Street
Road Allowance West of Percival Avenue
Road Closure Reference No. 5/87

The Municipal Manager submitted a report from the Approving Officer regarding proposed closure of the Devon Street road allowance between Percival Avenue and the lane to the west. The report advises that the allowance is undeveloped and is considered to be redundant for road purposes.

The Municipal Manager recommended:

- (1) THAT a Road Closing Bylaw be introduced for the closure of the Devon Street road allowance west of Percival Avenue, and that Council authorize the creation of a separate lot for sale by public tender, provision of required servicing and preparation of the road closing bylaw plans by the Engineering Department, to be funded from the Land Assembly and Development Program, as outlined in the report.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

7. Referral of Six Rezoning Applications
To a Public Hearing on 1987 October 20

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written as a result of Council's decision at the regular meeting held on 1987 August 24 to advance the subject rezoning applications to a Public Hearing, notwithstanding the negative recommendations contained in report from the Planning and Building Inspection Departments. The six rezoning applications are specifically described as follows:

1. Rezoning Reference #5/87
Lot 11, Block 2, D.L. 29, Group 1, NWD, Plan 3035

Address: 7348 Stride Avenue

From: R5 Residential District
To: R9 Residential District
2. Rezoning Reference #6/87
Lot 19, Block 9, D.L. 29, Group 1, NWD, Plan 3035

Address: 7355 Tenth Avenue

From: R5 Residential District
To: R9 Residential District
3. Rezoning Reference #16/87
Lot 1, D.L. 27, Group 1, NWD, Plan 17335

Address: 8030 - 19th Avenue

From: R5 Residential District
To: R9 Residential District

4. Rezoning Reference #21/87
Lot "B", D.L. 30, Group 1, Plan 73698, NWD

Address: 7047 Canada Way

From: R5 Residential District
To: R9 Residential District

5. Rezoning Reference #22/87
West 74 ft. of the east half Block 83, D.L. 135, Plan 4484

Address: 7131 Halifax Street

From: R4 Residential District
To: R9 Residential District

6. Rezoning Reference #34/87
Lot 569, D.L. 126, Group 1, NWD, Plan 61380

Address: 1686 Springer Avenue

From: R2 Residential District
To: R3 Residential District

The Municipal Manager recommended:

- (1) THAT rezoning bylaws to cover the rezoning applications as noted in the report be prepared and advanced to First Reading on 1987 September 28 and to a Public Hearing on 1987 October 20 at 7:30 p.m., and that the following be established as prerequisites to the completion of each of these rezonings:
- a) The satisfaction of all necessary subdivision requirements.
 - b) The submission of a Neighbourhood Parkland Acquisition Charge of \$933.00 per unit.
 - c) The submission of a surveyor's plot plan prior to Third Reading to confirm that any structures on the site are in conformance with the regulations of the R9 zoning category in relation to the proposed new lots. Any removal or relocation work must be completed prior to Final Adoption but should not be undertaken prior to Third Reading of the bylaws.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

8. Rezoning Reference #3/87
5549 Willingdon Avenue

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #3/87, 5549 Willingdon Avenue. The report advises that notwithstanding the negative recommendation of the Planning and Building Inspection Department considered at the regular Council Meeting held on 1987 July 27, Council determined to advance the subject application to a Public Hearing.

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw to cover the above referenced rezoning application be prepared and advanced to First Reading on 1987 September 28 and to a Public Hearing on 1987 October 20 at 7:30 p.m., and that the following be established as prerequisites to the completion of rezoning.
 - a) The satisfaction of all necessary subdivision requirements.
 - b) The submission of a Neighbourhood Parkland Acquisition Charge of \$933.00 per unit.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

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

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the motion as moved by Alderman Stusiak and seconded by Alderman Nikolai, being; 'THAT the recommendation of the Municipal Manager be adopted,' be **AMENDED** by addition of the following prerequisite:

- c) The preparation and execution of a covenant that the dwelling is for single family occupancy only."

CARRIED

OPPOSED: ALDERMAN STUSIAK

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

9. 1986 Burnaby Health Department Annual Report

The Municipal Manager submitted a report from the Director Administrative and Community Services regarding the 1986 Burnaby Health Department Annual Report which was distributed to the members of Council under separate cover. Copies of the subject report are available upon request from the Burnaby Health Department.

The Municipal Manager recommended:

- (1) THAT the 1986 Community Health Services Annual 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

10. Letter from Mr. George Plock which appeared on the Agenda for the 1987 August 24th Meeting of Council
Metrotown Bus Services

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to correspondence received from Mr. George Plock regarding Metrotown bus services. The report advises of the response from B.C. Transit to the correspondent's request and notes that the transit authority has declined to change either of its bus routings in the area at present. The report further notes that the municipality proposed to install a traffic signal at the Sussex/Grange intersection to assist pedestrian access to the Metrotown area.

The Municipal Manager recommended:

- (1) THAT a copy of the report be sent to Mr. George Plock (5875 Sussex Avenue, Burnaby, B.C., V5H 3B7) and B.C. Transit.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

11. Letter from Mr. Fred Phillips, 4333 E. Pender St.,
Burnaby, B.C., V3C 2M5
4300 Block Pender Street - Parking Restrictions

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

12. Cost Report - Construction and Paving of Lane
South of Charles Street from Alpha Drive, West
Property Line of Lot 23, Block 48, D.L. 123,
Plan 17638 (4611 Alpha Drive)

The Municipal Manager submitted a report from the Director Finance which provides a cost report pursuant to Section 662 of the Municipal Act in connection with construction and paving of lane south of Charles Street from Alpha Drive, west property line of Lot 23, Block 48, District Lot 123, Plan 17638 (4611 Alpha Drive).

The Municipal Manager recommended:

- (1) THAT a construction bylaw be brought forward for the construction and paving of the subject lane.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

13. Work Orders:
No. 60-09-061 - Unspecified Minor Projects
No. 60-21-067 - Replace Watermains

The Municipal Manager submitted a report from the Director Engineering regarding Work Order Nos. 60-09-061 and 60-21-067. Work Order No. 60-09-061 provides \$57,259.00 for unspecified minor projects at various locations. Work Order No. 60-21-067 in the amount of \$100,000.00 provides for the replacement of watermains along Douglas Road between Roy Street and Manor Street.

The Municipal Manager recommended:

- (1) THAT Work Order Nos. 60-09-061 - unspecified minor projects, including chipwalks, retaining walls and ditch elimination at various locations, and 60-21-067 - replace watermains - Douglas Road, Roy Street to Manor Street, be approved.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

14. Draft Official Community Plan

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the Draft Official Community Plan for the municipality. The report advises of a timetable and confirmed arrangements for publicizing the Official Community Plan to receive comment and input.

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

15. Class "D" Neighbourhood Public House Application
4600 Block Kingsway Station Square
Liquor Licence Application No. 3/87

The Municipal Manager submitted a report from the Director Planning and Building Inspection advising of a formal application to establish a Class "D" Neighbourhood Public House within Station Square currently under construction. The report notes that preclearance for the proposed pub has been issued by the Liquor Control and Licensing Branch. The report concludes that it would now be appropriate to conduct the required Neighbourhod Public House Survey.

The Municipal Manager recommended:

- (1) THAT Council endorse the selection of Marktrend Marketing Research Inc. to conduct the required Neighbourhood Pub Survey for a fee not to exceed \$24,500.00.
- (2) THAT the general methodology used to conduct the survey as outlined in the report be approved.
- (3) THAT a copy of the report be sent to the marketing research companies outlined in Section 2.2 of the report, and to the applicant, Mr. William Langas.
- (4) THAT the applicant deposit \$24,500.00 with the municipality to cover the survey costs in order to initiate the public survey.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

16. Petition against Project at Transmountain Pipe Line
Company Ltd., 8099 Shellmont, Ancillary Office
Building (Preliminary Plan Approval No. 8536)

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

17. Letter from Mr. E.J. Cashman, 5921 Bryant Street,
Burnaby, B.C., V5H 1X7
Penalty on Property Taxes

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

18. Municipal Cost Sharing of Electoral Area Planning

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding municipal cost sharing of electoral area planning. The report advises of a requirement for member municipalities to notify Regional District Boards on an annual basis if it does not wish to participate in or share costs associated with the electoral area planning function. The report notes that no costs have been incurred with the G.V.R.D. by member municipalities for Electoral Area B planning.

The Municipal Manager recommended:

- (1) THAT in accordance with Section 805 (3) of the Municipal Act, the Greater Vancouver Regional District be advised that the Municipality of Burnaby will not be participating in or sharing the costs of electoral area planning during the calendar year 1988.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

19. Letter from Mrs. J.D. Reid which appeared on the Agenda for the August 24th Meeting of Council Drainage on Lane between Pandora Street and Triumph Street, 3700 Block

The Municipal Manager submitted a report from the Director Engineering which was written in response to correspondence received from Mrs. J.D. Reid regarding concerns in connection with runoff from an aviary located at 3755 Pandora Street. The report advises that the staff investigation of the subject aviary indicated that there was no problem; however, the report further notes that the Environmental Health Division will undertake testing of the runoff and take appropriate action, if required.

The Municipal Manager recommended:

- (1) THAT both Mrs. J.D. Reid, 108 S. Boundary Road, Burnaby, B.C., V5K 4R5 and Mr. Zanotto of 3755 Pandora Street, Burnaby, B.C. receive a copy of the report.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

20. Boundary Road Improvements - Fir Street to Thurston Street

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the proposed improvement of Boundary Road between Fir Street (29th Avenue) and Thurston Street. The report provides particulars of the arterial road concept and provides details of amendments deemed necessary to accommodate the current access needs of the residential areas in Burnaby and Vancouver.

The Municipal Manager recommended:

- (1) THAT Council approve the arterial road concept for Boundary Road shown on Figure 1 attached to the report.

- (2) THAT a copy of the report be sent to the property owners who received a copy of the 1986 Open House notification and to those residents on Moscrop, Warren, Cardiff, Price and Burke Streets between Boundary Road and Smith Avenue.
- (3) THAT a copy of the report be sent to the City of Vancouver for their information.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

"THAT the Director Engineering be requested to review Council's concerns with respect to the movement of traffic at the Boundary Road intersections between Fir Street and Thurston Street."

CARRIED UNANIMOUSLY

21. Subdivision Reference #97/87
5912 Sprott Street
Central Administrative Area Development Concept

The Municipal Manager submitted a report from the Approving Officer regarding Subdivision Reference #97/87, 5912 Sprott Street. The report advises that notwithstanding the Central Area Plan, a subdivision application will be processed on the basis of amending the zoning from R4 Residential to R3 Residential with an appropriate layout which recognizes the subdivision potential of the remaining subdividable lots.

The Municipal Manager recommended:

- (1) THAT the Director Planning and Building Inspection be authorized to initiate an application to rezone the property at 5912, 5924, 5938, 5946 and 5958 Sprott Street from R4 Residential to R3 Residential to permit subdivision of 5912 Sprott Street at this time and ensure suitable subdivision potential for the balance of the residential properties in the future.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED

OPPOSED: MAYOR LEWARNE

22. Proposed Commercial Development
9913/9977 Cameron Street and 3283/3325 North Road
Rezoning Reference #57/87

This item was dealt with previously in the meeting in conjunction with Item 3 (k)(i) under Bylaws, Second Readings.

23. Survey and Review of Municipal Development
Controls and Procedures in Greater Vancouver

The Municipal Manager submitted a report from the Director Planning and Building Inspection which provides comment on the survey and review of a report entitled "Municipal Development Controls and Procedures in Greater Vancouver", which had been prepared by consultants on behalf of the Greater Vancouver Regional District, Development Services Department. Staff advised that the report is considered to be informative and constructive and further coordinative discussions are to be pursued by the G.V.R.D. Technical Advisory Committee.

The Municipal Manager recommended:

- (1) THAT the survey and review report prepared on behalf of the Greater Vancouver Regional District, Development Services Department, with respect to municipal development controls and procedures in Greater Vancouver, be received for information purposes.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

24. Review of the Draft Plan for the Hastings Centre
Area, Community Plan Three

This item was dealt with previously in the meeting in conjunction with Items 2 (d), (j) and (k) under Delegations.

25. Subdivision Reference #50/87
7312 Nelson Avenue
X-Reference Rezoning No. 121/86

The Municipal Manager submitted a report from the Approving Officer regarding Subdivision Reference #50/87, 7312 Nelson Avenue. The report was written in response to a request at the Council Meeting held on 1987 August 24 for further information with respect to lane dedication and the storm sewer location in the referenced subdivision. The report advises that there appears to be no alternative but to confirm the requirement to dedicate and construct the lane as a condition of subdivision and also notes that staff would be prepared to work with the applicant in regard to the location of the storm sewer.

The Municipal Manager recommended:

- (1) THAT a copy of the report be forwarded to Mr. T. Nichols, 7312 Nelson Avenue, Burnaby, B.C., V5J 4C4.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED

OPPOSED: ALDERMEN NIKOLAI,
STUSIAK AND VEITCH

26. Rezoning Reference #38/87
A Portion of 8822 Boundary Road
A Portion of Parcel '32', D.L. 161, Group 1, NWD
Reference Plan 64297
-

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #38/87. The proposed rezoning would allow for a range of industrial zones providing for the development of a comprehensive industrial park which is consistent with Burnaby's overall development objectives for the western sector of the Big Bend area.

The Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 September 28 and to a Public Hearing on 1987 October 20 and that the following be established as prerequisites to the completion of the zoning:
 - a) The preparation and execution of covenants outlining certain conditions of use in the M1, M2 and M3 zones as more particularly described in the report.
 - b) The preparation and execution of a covenant against the lands to be granted to the Municipality abutting the North Arm of the Fraser River ensuring the continued storage of logs in the adjacent waterlots as more particularly described in the report.
 - c) Approval of the zoning by the Ministry of Transportation and Highways.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN BEGIN:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BEGIN:

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

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 September 28 and to a Public Hearing on 1987 October 20 and that the following be established as prerequisites to the completion of the zoning:
 - a) The preparation and execution of a covenant against the lands to be granted to the Municipality abutting the North Arm of the Fraser River ensuring the continued storage of logs in the adjacent waterlots as more particularly described in the report.
 - b) Approval of the zoning by the Ministry of Transportation and Highways."

CARRIED
OPPOSED: ALDERMEN DRUMMOND,
EMMOTT AND RANKIN

NOTE:

The effect of the foregoing amendment is to delete the requirement for covenants with respect to the M1, M2 and M3 zones.

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

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

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN VEITCH:

"THAT staff be directed to bring forward a report with respect to the requirement for a building setback of 30 metres in the M1 Manufacturing District."

CARRIED UNANIMOUSLY

27. Consolidation of Municipal Land for Burnaby
Village Museum Site

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding consolidation of municipal land for the Burnaby Village Museum site. The report advises of the requirement to provide the necessary road dedications to consolidate the subject site which necessitates the use of a Highway Exchange Bylaw in connection with road widening of Canada Way and for the new Park Drive between Sperling Avenue and Deer Lake Avenue.

The Municipal Manager recommended:

- (1) THAT Council authorize the introduction of a Highway Exchange Bylaw according to the terms outlined in Section 2.0 of the report.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

28. Hastings Area Plan Review
Letters Received from Residents Expressing
Opposition to the Proposed Draft Plan

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding letters of opposition in connection with the Hastings Area Plan Review. The report summarizes the opposition to various aspects of the proposed draft plan and suggests that the input should be considered in conjunction with the report on the Community Plan which appeared elsewhere on the Council agenda.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

29. Removal of Peat from Riverway Golf Course Site

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

30. Sale of Lot 4 and West Half of Lot 5, D.L. 69,
Group 1, Plan 1321, NWD
3960 and 3970 Regent Street

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the proposed sale of municipal property at 3960 and 3970 Regent Street. The report advises that the subject property has been designated for Light Industrial M5 development and is located adjacent to several light industrial facilities that have been developed within the immediate area.

The Municipal Manager recommended:

- (1) THAT Council authorize the sale of Lot 4 and the West half of Lot 5, D.L. 69, Group 1, Plan 1321, NWD subject to the purchaser acquiring the adjacent private lands and the redundant road and lane allowances for consolidation into one parcel as shown on Sketch #2 attached to the report.
- (2) THAT Council establish a minimum bid upset price of \$72,468.00 (\$6.00 per square foot) for the property.

MOVED BY ALDERMAN RANKIN:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

31. Sale of Lot 52, D.L. 69, Plan 66003 NWD
2802 Ingleton Avenue

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding proposed sale of municipally owned property 2802 Ingleton Avenue. The report advises that the subject land has been designated for Light Industrial M5 development and is located adjacent to several light industrial facilities constructed within the last ten years.

The Municipal Manager recommended:

- (1) THAT Council authorize the sale of Lot 52, D.L. 69, Plan 66003 NWD by Public Tender, and
- (2) THAT Council establish a minimum bid upset price of \$275,212.08 (\$6.00 per square foot) for the property.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

32. The Book "Pioneer Tales of Burnaby"

The Municipal Manager submitted a report from the Municipal Clerk regarding the publication entitled "Pioneer Tales of Burnaby". The report provides a final accounting of the costs and revenue received resulting from the publication of the book and also provides information intended to assist Council in reaching a decision on a possible second printing.

The Municipal Manager recommended:

- (1) THAT Council authorize the publication of a second printing of 1,000 copies.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN VEITCH:

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

- (1) THAT Council authorize the publication of a second printing of 2,000 copies."

CARRIED UNANIMOUSLY

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

33. Proposed Amendments to Burnaby Metrotown
A Development Plan Core-Related Review
Sub Area 1, 2, 3 and 14

This item was dealt with previously in the meeting in conjunction with Items 2 (a), (e), (f), (g), (h), (1) and (m) under Delegations.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

N E W B U S I N E S S

Alderman Stusiak

Alderman Stusiak was given leave to introduce a motion with respect to authorization of attendance of members of Council at the Annual Convention of the Union of British Columbia Municipalities.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT Council authorize the attendance of the members of Council who wish to attend the 1987 U.B.C.M. Convention and further, that those members of Council wishing to attend the 1987 U.B.C.M. Convention have their expenses covered in accordance with adopted Council policy."

CARRIED UNANIMOUSLY

Alderman Nikolai

Alderman Nikolai advised Council that he had been provided with statistical information from the Planning and Building Inspection Department which indicates a record number of permits have been issued for construction of single family dwellings in the municipality in 1987.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN DRUMMOND:

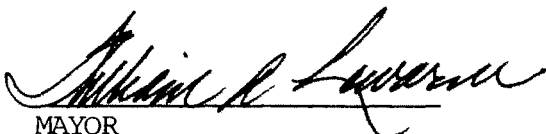
"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 1:07 a.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY MUNICIPAL CLERK