

1987 FEBRUARY 09

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Monday, 1987 February 09 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. W.C. Sinclair, Deputy Director Engineering
Mr. A.L. Parr, Director Planning & Building Inspection
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 February 02 then came forward for adoption.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the minutes of the regular Council Meeting and Caucus Meeting 'In Camera' held on 1987 February 02 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 January 12,
Re: Application for Rezoning #2/87
Speaker - Mr. Ramon Melhado, President
- (b) Mr. Frank Helden, 1987 February 04,
Re: Transit Fares
Speaker - Mr. Frank Helden

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN VEITCH:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. Ramon Melhado, 6655 Arlington Street, Vancouver, addressed the members of Council on behalf of Canoak Development Corporation, the applicant for rezoning application #2/87, a site located at the intersection of Kingsway and McKercher Avenue. The delegation read from a prepared text, a copy of which is on file in the office of the Municipal Clerk. The delegation advised that he fully supports the review of the Community Plan for the subject area, however, he considered it unreasonable for his rezoning application to be held in abeyance pending completion of the review. Council was therefore requested to give support, in principle, to allow the rezoning process to proceed.

With the aid of photographs and drawings, the delegation then provided Council with a detailed review of the proposed apartment tower/retail development. It was proposed that the residential development face onto Hazel Street and the commercial/retail portion would front onto Kingsway and would complement the nearby shopping mall development rather than compete with it.

The delegation suggested that the project is consistent with the highly sophisticated urban downtown image espoused by the municipality.

Three concerns raised by the Planning and Building Inspection Department were then reviewed by the delegation. The delegation contended that acceptance of his proposal will not create a precedent for similar apartment development along the Kingsway corridor as there are major land economic factors controlling the development of apartment towers. Also the delegation contended that the Kingsway corridor is an already established commercial area and potential for further apartment development is limited. In response to staff's suggestion that the project would detract from the creation of a business oriented precinct, the delegation suggested that when the demand for office development is strong, land use substitution invariably occurs in order to maximize the revenue potential of a given site. In responding to staff's suggestion that the proposal may jeopardize the desired balance of land uses in the Metrotown Core, the delegation contended that an increase in the residential component will contribute to the ultimate development of a business centre in Metrotown and help support the amount of already approved retail development.

In conclusion, the delegation requested Council's support, in principle, for the proposal and also asked for authorization for the continuation of the rezoning process, without delay.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 8, Municipal Manager's Report No. 09, 1987 February 09 be now brought forward for consideration at this time."

CARRIED UNANIMOUSLY

8. Rezoning Reference No. 2/87
4759/63 Kingsway and 6128/50/70 McKercher Avenue
Metrotown - Area One
-

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding Rezoning Reference #2/87, 4759/63 Kingsway and 6128/50/70 McKercher Avenue, Metrotown - Area One. The report advises that the approved Metrotown Development Plan concept does not indicate the proposed apartment use for the subject site. Furthermore, the report suggests that the project would create a precedent for similar apartment developments along the Kingsway corridor within the core and notes that the approved Development Plan provides many alternatives for appropriate apartment developments both within and directly adjacent to the Metrotown core. The report suggests it would be appropriate to hold the subject application in abeyance until after the report on the review of the Metrotown Development Plan is submitted to Council for its consideration.

The Municipal Manager recommended:

- (1) THAT staff be authorized to work with the developer to prepare a suitable plan of development on the understanding that the rezoning will be brought back for consideration after a report is submitted to Council on the review of the Metrotown Development Plan related to the determination of appropriate uses and development guidelines, authorized by Council on 1987 January 19.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

"THAT staff be authorized to work with the developer to prepare a suitable plan of development based upon the rezoning application as submitted by the applicant."

CARRIED UNANIMOUSLY

(b) Mr. Frank Helden, #102 - 6075 Wilson Avenue, then addressed the members of Council with respect to transit fare increases. The delegation advised that he represented numerous groups of senior citizens, veterans and other transit users who were already inconvenienced due to the integration of bus and Skytrain service and who would be further disadvantaged by the proposed elimination of discount transit fares during off-peak periods. The delegation noted the difficulties experienced by senior citizens who were unable to ride buses directly to recreation and drop-in facilities, but were forced to transfer to the Skytrain system to complete their journeys. The delegation also made reference to the inequities created by the current fare zone boundary in northeast Burnaby which disadvantages those Burnaby citizens wishing to travel to the Lougheed shopping mall by forcing them to pay for two zones. The delegation suggested that this inequity, in addition to termination of discount fares for off-peak travel, would impose hardship on low income transit users such as senior citizens, students, and school children. Council was therefore urged to oppose any transit fare increases until a new financing formula has been negotiated.

B Y L A W S

FIRST, SECOND AND THIRD READINGS:

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

"THAT

'Burnaby Tax Abatement Bylaw 1987' #8713

'Burnaby Recreation Facility Fees Bylaw 1987,
Amendment Bylaw No. 2' #8724

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 NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

"THAT

'Burnaby Tax Abatement Bylaw 1987' #8713

'Burnaby Recreation Facility Fees Bylaw 1987,
Amendment Bylaw No. 2' #8724

be now read three times."

CARRIED UNANIMOUSLY

CONSIDERATION AND THIRD READING:

#8636	7090 Dunblane Avenue	RZ #75/86
#8677	7125 Dunblane Avenue	RZ #113/86

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

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

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 91, 1986'	#8636
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 114, 1986'	#8677."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED
OPPOSED: ALDERMAN McLEAN

The Council reconvened.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

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

CARRIED
OPPOSED: ALDERMAN McLEAN

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDLERMAN McLEAN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 91, 1986'	#8636
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 114, 1986'	#8677

be now read a third time."

CARRIED
OPPOSED: ALDERMAN McLEAN

RECONSIDERATION AND FINAL ADOPTION:

#8518	7142/44/46/48/50/52/54/56 Barnet Road and 7091, 7115/19/21/25/45 Hastings Street	RZ #86/85
#8529	3419/53/75/3501/69 North Road and 9894/9926/9950 Cameron Street	RZ #73/84
#8568	3863 Pine Street	RZ #28/86
#8612	5110 Dominion Street	RZ #55/86

NOTE: Burnaby Zoning Bylaw 1965, Amendment Bylaw 23, 1986, Bylaw #8529 was **WITHDRAWN** from the agenda for this evening's meeting.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN McLEAN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 1986'	#8518
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 47, 1986'	#8568
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 76, 1986'	#8612

'Burnaby Local Improvement Construction Bylaw No. 1, 1987'	#8714
'Burnaby Local Improvement Construction Bylaw No. 2, 1987'	#8715
'Burnaby Local Improvement Construction Bylaw No. 3, 1987'	#8716
'Burnaby Local Improvement Construction Bylaw No. 4, 1987'	#8717
'Burnaby Local Improvement Construction Bylaw No. 5, 1987'	#8718
'Burnaby Local Improvement Construction Bylaw No. 6, 1987'	#8719
'Burnaby Local Improvement Construction Bylaw No. 7, 1987'	#8720
'Burnaby Local Improvement Construction Bylaw No. 8, 1987'	#8721
'Burnaby Local Improvement Construction Bylaw No. 9, 1987'	#8722
'Burnaby Local Improvement Construction Bylaw No. 10, 1987'	#8723

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

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN VEITCH:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 09, 1987 February 09 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Union of British Columbia Municipalities,
 Executive Director, 1987 January 27,
Re: Summary of Premier's Conference on Decentralization

A memorandum dated 1987 January 27 was received from the Union of British Columbia Municipalities providing a summary of the Premier's Conference on Decentralization which was held on 1987 January 23. The memorandum provides notes on the disposition of items considered at the conference and also attaches a Joint Communique issued by the Province and the U.B.C.M. subsequent to the conference.

- (b) D.L. Palmer, 1987 January 27
Re: 1986 Local Improvement - Streets,
Aubrey Street - Burnwood to Pinehurst

This item was ~~WITHDRAWN~~ from the agenda for this evening's meeting.

- (c) Burnaby Chamber of Commerce,
 Manager, 1987 January 28
Re: Smoking Bylaw

A letter dated 1987 January 28 was received from the Burnaby Chamber of Commerce advising of the results of a voluntary survey conducted by the Chamber on 1986 December 12 regarding a possible Smoking Bylaw for the municipality. The correspondence advises of overwhelming support in favour of a comprehensive smoking bylaw for the municipality.

- (d) Svend J. Robinson, M.P., Burnaby,
 1987 January 27
Re: Smoking Control Bylaw

A letter dated 1987 January 27 was received from Mr. Svend J. Robinson, M.P., Burnaby, advising of his support for the campaign by "Airspace", the Non-smokers' Rights Society, urging adoption of a smoking control bylaw similar to the bylaw in force in the City of Vancouver.

The correspondence also advises of a Private Member's Bill which would regulate smoking in work places under federal jurisdiction and which is presently before the House of Commons.

- (e) South Burnaby Lodge No. 438,
B.P.O. Elks, Secretary,
1987 February 02
Re: Request permission to hold Annual Tag Day

A letter dated 1987 February 02 was received from the South Burnaby Lodge No. 438, B.P.O. Elks, requesting permission to conduct a tag day in the municipality in aid of the Purple Cross National Fund for Needy Children.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN VEITCH:

"THAT permission be granted to the South Burnaby Lodge No. 438, B.P.O. Elks, to conduct its annual tag day in the municipality in aid of the Purple Cross National Fund for Needy Children on 1987 May 23."

CARRIED UNANIMOUSLY

- (f) Province of British Columbia,
Ministry of Forests and Lands,
Minister, 1987 February 02,
Re: Crown Land Marketing Catalogue

A letter dated 1987 February 02 was received from the Province of British Columbia, Ministry of Forests and Lands, enclosing a copy of the publication entitled "The Crown Land Marketing Catalogue", a copy of which is on file in the office of the Municipal Clerk. The correspondence notes that the catalogue is designed to increase the public's awareness of opportunities to acquire Crown land by ensuring that information is provided concerning Crown land available for development.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

- (a) Centre for the Performing Arts Committee
Re: Appointment of Arts Council Representatives
to the Centre for the Performing Arts Committee

The Centre for the Performing Arts Committee submitted a report advising of nominations received from the Burnaby Arts Council to serve on the Committee.

The Centre for the Performing Arts Committee recommended:

- (1) THAT Council confirm the appointments of Elizabeth Elwood and Annie Boulanger as Arts Council representatives to the Centre for the Performing Arts Committee.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BEGIN:

"THAT the recommendation of the Centre for the Performing Arts Committee be adopted."

CARRIED UNANIMOUSLY

- (b) Mayor W.A. Lewarne
Re: Appointments to Crime Prevention Committee

His Worship, Mayor Lewarne, submitted a report regarding proposed appointments to the Crime Prevention Committee.

His Worship, Mayor Lewarne, recommended:

- (1) THAT the following member be appointed to the Crime Prevention Committee:

Mr. Harry Bedard
4005 Rumble Street
Burnaby, B. C., V5J 1Z7

- (2) THAT the following member be appointed to the Crime Prevention Committee to replace Mr. William Hartley who is no longer able to serve as a member:

Mr. Tom Peach
c/o Hean, Wylie
Barristers & Solicitors
P.O. Box 80359
#1501 - 4330 Kingsway
Burnaby, B. C., V5H 2A8

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

- (c) Family Court and Youth Justice Committee
Re: Hosting of 1987 Conference of Family Court Committees

The Family Court and Youth Justice Committee submitted a report regarding the hosting of the 1987 Conference of Family Court Committees. The report requests Council authorization of expenditures associated with the hospitality and administrative arrangements for the conference.

The Family Court and Youth Justice Committee recommended:

- (1) THAT Council authorize the expenditure of four hundred six dollars and sixty cents (\$406.60) to cover the cost of a hospitality suite for the Family Court and Youth Justice Committee.
- (2) THAT Council authorize the expenditure of four hundred ninety-five dollars (\$495.00) to cover the registration cost of eight members and one ex-member of the Family Court and Youth Justice Committee to attend the 1987 Family Court Committee Conference.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN VEITCH:

"THAT the recommendations of the Family Court and Youth Justice Committee be adopted."

CARRIED UNANIMOUSLY

- (c)
(i) Crime Prevention Committee
Re: Attending 1987 Conference of Family Court Committees

The Crime Prevention Committee submitted a report requesting Council's authorization for members of the Crime Prevention Committee to attend the 1987 Family Court Committee Conference workshop and seminar sessions on the Committee's behalf. The report advises that the Crime Prevention Committee shares some common concerns with the Family Court Committee and, therefore, it would be useful to have representatives attend the workshop and seminar sessions.

The Crime Prevention Committee recommended:

- (1) THAT Council authorize the expenditure of seventy dollars (\$70.00) to cover the cost of registration for two members of the Crime Prevention Committee to attend seminar and workshop sessions only of the 1987 Family Court Committee Conference.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT the recommendation of the Crime Prevention Committee be adopted."

CARRIED UNANIMOUSLY

- (d) The Municipal Manager presented Report No. 09, 1987 February 09 on the matters listed following as Items 01 to 08 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Local Improvement and Sewer Assessment Rolls

The Municipal Manager submitted a report from the Director Engineering regarding the Local Improvement and Sewer Assessment Rolls. The report advises of the requirements of the Municipal Act to establish a Court of Revision to hear appeals against the rolls. The report notes that assessments confirmed by the Court are the basis for the preparation of the tax rolls.

The Municipal Manager recommended:

- (1) THAT a Court of Revision be established to hear appeals against the Local Improvement and Sewer Assessment Rolls on Tuesday, 1987 April 14, at 19:00 hours.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

2. Burnaby Chamber of Commerce Fee-For-Service Contract for the Operation of the Travel InfoCentre, 6525 Sprott Street, Burnaby, B. C.

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the fee-for-service contract with the Burnaby Chamber of Commerce for operation of the Travel InfoCentre. The report advises that staff has reviewed the terms of the contract and is satisfied that the Chamber has met all of the conditions with the exception of submission of an audited statement which will be available 1987 February 10. The report also advises that staff believes the Corporation is receiving a good level of tourist services in exchange for the fee-for-service payment and recommended pursuing the renewal of the contract for the 1987 calendar year.

The Municipal Manager recommended:

- (1) THAT authority be given for the Corporation to enter into negotiations with the Burnaby Chamber of Commerce, to renew the fee-for-service contract for operation of the Travel InfoCentre at its premises at 6525 Sprott Street for the 1987 calendar year.
- (2) THAT staff be authorized to negotiate the terms of the 1987 fee-for-service contract with the Burnaby Chamber of Commerce.
- (3) THAT a further report be submitted to Council outlining the negotiated terms and budget of the 1987 contract for final approval.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

3. Application for Residential Building Permit
4361 Victory Street

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding an application for a residential building permit for construction of a new single-family dwelling at 4361 Victory Street. The report advises that arising from Council's decision on 1987 January 05 to refuse issuance of a permit, staff has worked with the applicant and his designer towards a more acceptable design. The report notes that there have been significant reductions in bulk and more sympathetic relationship between proposed building and dominant land forms, existing vegetation, neighbouring buildings and distant views. In view of the improved siting and design characteristics of the revised scheme, staff therefore propose to issue a building permit unless otherwise directed by Council.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN VEITCH:
SECONDED BY ALDERMAN DRUMMOND:

"THAT staff be directed to **POSTPONE** the issuance of a building permit for the dwelling at 4361 Victory Street until after 1987 February 17."

CARRIED
OPPOSED: ALDERMAN STUSIAK

Staff was directed to postpone issuance of the permit pending the outcome of Council's deliberations on proposed amendments to the Zoning Bylaw to control building bulk in the single and two-family zoning districts.

4. Development Guidelines for B.C.D.C. Lands
S.E. Corner Boundary Road and Loughheed Highway

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding development guidelines for the British Columbia Development Corporation lands located at the southeast corner of Boundary Road and Loughheed Highway. The report sets out a Development Plan Concept and Development Guidelines which will enable the British Columbia Development Corporation and the municipality to proceed with the development of an integrated, comprehensive development scheme for the entire site. The Development Plan Concept will allow incorporation the B. C. Film Centre as a major component and also enable B.C.D.C. to pursue development of the balance of the site in accordance with the guidelines contained in the report.

The Municipal Manager recommended:

- (1) THAT Council adopt the Development Plan Concept outlined in the report as the basis for the comprehensive development of the subject lands.

(2) THAT staff be authorized to prepare and submit a rezoning bylaw redesignating the zoning of the subject property from M3 (Heavy Industrial District) to CD (Comprehensive Development District), utilizing the Development Guidelines outlined in the report; and that the rezoning bylaw be submitted to the next regularly scheduled Public Hearing.

(3) THAT a copy of the report be forwarded to:

Mr. James D. McLean, Vice-President,
British Columbia Development Corporation
272 Granville Square
Vancouver, B. C. V6C 1S4

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

5. Kingsborough Street between Willingdon and McKay Avenues
Metrotown Core-related Road Network, Metrotown - Area 14

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding the Kingsborough Street road alignment as part of the Metrotown Core-related road network, Metrotown - Area 14. The report provides a recommended alignment for Kingsborough Street between McKay Avenue and Willingdon Avenue following confirmation of the importance of the alignment to the overall Metrotown road network by the transportation consultant retained by the municipality. The proposed alignment also provides options for the future extension of Kingsborough Street west of Willingdon Avenue and specific establishment of the alignment between Willingdon and McKay Avenues will allow the municipality to pursue acquisition of remaining properties required for the right-of-way. The report also notes that staff will then be in a position to bring forward reports identifying various civic uses proposed within the municipal land assembly area between Willingdon and McKay Avenues, for Council's consideration.

The Municipal Manager recommended:

(1) THAT the alignment of Kingsborough Street between Willingdon Avenue and McKay Avenue, as indicated in Sketch 1 attached to the report, be confirmed in order to permit the Municipal Solicitor to pursue negotiations to complete acquisition of the remaining required Kingsborough Street right-of-way to meet its scheduled provision in accordance with the approved Capital Budget, and to permit staff to bring forward further reports related to specific civic uses within Metrotown Area 14.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

6. Preliminary Fare Proposal for 1987/88

The Municipal Manager submitted a report from the Director Planning and Building Inspection which was written in response to a Council request for staff comment on B. C. Transit's Preliminary Fare Proposal for 1987/88. The report notes B. C. Transit's proposal to extend the zone system to cover all time periods and suggests that by discontinuing fare reductions for off-peak travel, additional fare revenue might not be generated if total travel decreases significantly. The report also notes that B. C. Transit staff has indicated a willingness to discuss the possibility of relocating the fare zone boundary in the northeastern portion of the municipality.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN RANKIN:

SECONDED BY ALDERMAN McLEAN:

"THAT upon the advice of staff, Council send a delegation to the next Vancouver Regional Transit Commission meeting to present Council's position with respect to fare boundaries."

CARRIED UNANIMOUSLY

7. Residential Bulk Standards for Single Family Dwellings

The Municipal Manager submitted a report from the Director Planning and Building Inspection regarding proposed residential bulk standards for single family dwellings. The report particularly addresses the advisability of adding a Floor Area Ratio - type of control mechanism to enable the Zoning Bylaw to directly relate permissible building area to lot size. The report concludes by recommending a variation of the traditional Floor Area Ratio formula for application to the single and two-family residential districts, which offers greater simplicity and ease of administration than a Floor Area Ratio normally affords. The report suggests preparation of the necessary amending text and that the matter be returned to Council for advancement of a Bylaw Amendment to a Public Hearing. The report further concludes that introduction of the proposed control will assist in reducing the incidence of illegal suite construction in new single-family dwellings, especially on small lots.

The Municipal Manager recommended:

- (1) THAT a coverage/height ratio density control to regulate residential building bulk be introduced in the single and two-family zoning districts by amending the Burnaby Zoning Bylaw, as outlined in Section 4.3 of the report.
- (2) THAT the Proposed Zoning Bylaw Amendments contained in Section F of Item 11, Municipal Manager's Report No. 68, received by Council on 1985 October 28 be brought forward for further consideration and approval.
- (3) THAT the Municipal Solicitor be authorized to prepare the necessary text amendments, to be the subject of a further report to Council, prior to initiation of a formal amending Bylaw and submission to a Public Hearing.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN VEITCH:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN VEITCH:

"THAT the motion as moved by Alderman Nikolai and seconded by Alderman Veitch being;

'THAT the recommendations of the Municipal Manger be adopted',

be now **TABLED.**"

CARRIED UNANIMOUSLY

The report was tabled pending further discussion of the proposed controls at a forthcoming meeting of Council to be held on 1987 February 17.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN NIKOLAI:

"THAT staff be requested to provide copies of the residential bulk standards report to the Shelter Industry and also to place an advertisement on the subject matter in the local press, following deliberations at the meeting of Council on 1987 February 17."

CARRIED UNANIMOUSLY

Council subsequently defined Shelter Industry recipients of the report as being the Greater Vancouver Real Estate Board, the Housing Design organization, Architects and any other groups or professional organizations having an interest in the provision of housing.

8. Rezoning Reference No. 2/87
4759/63 Kingsway and 6128/50/70 McKercher Avenue
Metrotown - Area One

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN VEITCH:

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

CARRIED UNANIMOUSLY

Alderman Emmott retired from the Council Chamber at 8:47 p.m.

ENQUIRIES

Alderman McLean

Alderman McLean enquired as to the progress of construction work at the Eaton's Centre at Metrotown.

In response, the Director Planning and Building Inspection, Mr. A.L. Parr, advised that work on relocation of the bus loop is currently underway and also that excavations for construction of building foundations has begun.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"THAT this regular Council Meeting do now adjourn."

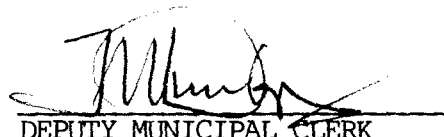
CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 8:48 p.m.

CONFIRMED:

CERTIFIED CORRECT:


MAYOR


DEPUTY MUNICIPAL CLERK