

1988 MAY 24

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1988 May 24 at 7:00 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Alderman R.G. Begin  
Alderman D.R. Corrigan  
Alderman D.P. Drummond  
Alderman E. Nikolai  
Alderman F.G. Randall  
Alderman L. A. Rankin  
Alderman J.M. Sawicki  
Alderman J. Young

STAFF: Mr. M.J. Shelley, Municipal Manager  
Mr. R.H. Moncur, Director Administrative and Community Services  
Mr. E.E. Olson, Director Engineering  
Mr. A.L. Parr, Director Planning & Building Inspection  
Mr. J.G. Plesha, Administrative Assistant to Manager  
Mr. C.A. Turpin, Municipal Clerk  
Mr. R.D. Seath, Administrative Officer II

M I N U T E S

- (a) The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1988 May 16 then came forward for adoption.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT the minutes of the regular Council Meeting and Caucus Meeting 'In Camera' held on 1988 May 16 be now adopted."

CARRIED UNANIMOUSLY

- (b) The minutes of the Public Hearing (Zoning) held on 1988 May 17 then came forward for adoption.

MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT the minutes of the Public Hearing (Zoning) held on 1988 May 17 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) K. Sachdeva, 1988 May 13,  
Re: Rezoning Application #97/81  
Speaker - K. Sachdeva
- (b) Jolanda Holdings Limited, President  
1988 May 18,  
Re: Rezoning Application #37/88  
Speaker - Mr. Peter Reese, Architect
- (c) Miss Annabelle M. Daniel, 1988 May 18,  
Re: Save On Food Store enquiry  
Speaker - Annabelle M. Daniel
- (d) Mrs. Elsie C. Walls, 1988 May 18,  
Re: Edmonds Station Area Plan  
Speaker - Elsie C. Walls

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. K. Sachdeva, 11409 - 79A Avenue, Delta, B.C. then addressed the members of Council and expressed his concern over the seven (7) year delay in processing his rezoning application. Mr. Sachdeva read to Council the requirements that constitute an R9 rezoning designation and advised that his application conformed with these requirements. Upon making his application the delegate was advised by the Planning and Building Inspection Department that his application will be processed in a matter of three (3) to four (4) months. Subsequent to that time Mr. Sachdeva has continued to call the Planning and Building Inspection Department on a periodic basis for the last six years and was told each time that there would be a three to four month delay. The delegate indicated that he felt he was not receiving adequate answers from the Planning Department regarding his rezoning application and in concluding his presentation he requested that Council permit his rezoning application to proceed.

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN CORRIGAN:

"THAT Item 6, Acting Municipal Manager's Report No. 38, 1988 May 24 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

6. Letter from Mr. K. Sachdeva, 11409 - 79A Avenue,  
Delta, B.C., V4C 1V1  
Rezoning Application No. 97/81

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection advising that in 1981 Mr. Sachdeva made application to rezone his property at 4231 Albert Street from R5 to R9 in order to permit the subdivision of the site into two 33 foot lots. The site lays adjacent to the boundary of the adopted 1969 Community Plan area. On 1981 September 08 Council adopted the recommendation that this application be held in abeyance until such time as the Community Plan 3 review was completed. A draft Community Plan 3 was presented to Council on 1987 September 08 and was referred back to staff for further consultation with the merchants and residents in the area. Currently staff continue to work on the review process, and following the consultation with the merchants and residents, a further report will be submitted.

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

- (b) Mr. Peter Reese, Spaceworks Architects, 509 Carrall Street, Vancouver, B.C. then addressed the members of Council regarding a current rezoning application which calls for the construction of a strata title three (3) storey apartment building. Mr. Reese advised that his client, Jolanda Holdings Limited, wish to demolish the existing buildings on the sites known as 5361 and 5387 Victory Street and construct a three (3) storey apartment building on this land. The delegate advised that the site conforms to the existing Community Plan and the proposed plan as submitted meets all Municipal requirements. The problem being encountered is that the Planning and Building Inspection Department are requesting the applicant purchase additional property which will provide a larger, more efficient redevelopment site, provide for the widening and

construction of Beresford Street, and set an appropriate precedent for the redevelopment of the balance of the block to the west. Mr. Reese advised that his client feels it is impractical to purchase the two (2) lots to the north and thus comply with the Planning and Building Inspection Department request.

- (c) Miss Annabelle M. Daniel, Suite 114 - 4225 Grange Street, then addressed the members of Council and expressed concern over the delay in the commencement of the enquiry into the collapse of the section of roof at the Save On Foods Store in the Station Square Development. Miss Daniel's major concern was with the loss of her vehicle and the resulting inconvenience. The delegate also advised that she was in the store when the roof collapsed and continues to suffer from trauma as a result of this event. Miss Daniel requested that Council take action which would result in the replacement of her vehicle.

MOVED BY ALDERMAN SAWICKI:  
SECONDED BY ALDERMAN YOUNG:

"THAT Council send a letter to the Insurance Corporation of British Columbia asking for a report on the settlement of claims of those Burnaby citizens whose cars were damaged or destroyed as a result of the Save On Foods Store collapse and to urge I.C.B.C. to recognize this unique situation and deal with the outstanding claims as quickly and fairly as possible."

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN CORRIGAN:

"THAT the motion as moved by Alderman Sawicki and seconded by Alderman Young being, 'THAT Council send a letter to the Insurance Corporation of British Columbia asking for a report on the settlement of claims of those Burnaby citizens whose cars were damaged or destroyed as a result of the Save On Foods Store collapse and to urge I.C.B.C. to recognize this unique situation and deal with the outstanding claims as quickly and fairly as possible,' be now **TABLED.**"

CARRIED UNANIMOUSLY

This motion was tabled in order to allow time for the Municipal Solicitor to consider the ramifications of adopting such a motion.

- (d) Mrs. Elsie C. Walls, 7122 Edmonds Street then addressed the members of Council and advised she was not only speaking on behalf of herself but on behalf of the residents holding RM4 designated property within the Edmonds Station Area Plan. Mrs. Walls was concerned with action taken by Council at the regular Council Meeting held last week which requested staff to review the plan for the area. Mrs. Walls spoke in support of the RM4 designation which would see twelve (12) to fourteen (14) storey high-rises constructed in those areas designated for RM4 development. The construction of these buildings would be welcomed by the long time area residents as many of them plan to sell their homes and move into these high-rise buildings. The delegate referred to high-rise developments south of the Lougheed Mall on Cardston and Carrigan Courts. Mrs. Walls felt these developments were very attractive, well constructed and blended in with the area topography. In concluding her presentation Mrs. Walls advised that the long time area residents resent being tossed to and fro and requested that Council not change the proposed RM4 designations for the area.

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 RANKIN:  
SECONDED BY ALDERMAN CORRIGAN:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 38, 1988 May 24 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Herbert F.R. Adams, 1988 May 10,  
Re: Continuing opposition of Brentwood  
Park Area residents to erect high-rise  
buildings on south side of Ridgelawn  
Drive
- 

A letter dated 1988 May 10 was received drawing Council's attention to the continuing opposition of residents of the Brentwood Park area to the old proposal to demolish housing on the south side of Ridgelawn for the purpose of erecting high-rise buildings on that site.

His Worship Mayor Copeland drew Council's attention to the bottom of the writer's letter advising that the subject letter refers to a report that was received by Council on 1988 May 09 regarding the demolition of a house and the construction of two new dwellings on Ridgelawn Drive. As outlined in that report, staff are processing the application for the two new dwellings in the usual manner.

- (b) City of Quesnel, Mayor, 1988 May 11,  
Re: Increase in user charges for  
Seniors in Continuing Care facilities
- 

A letter dated 1988 May 11 was received advising of the writer's concern with respect to the fact that the Province's Seniors currently residing in continuing care facilities have suddenly been burdened with an increase in user charges totalling \$912.50 annually or \$76.04 monthly representing an increase of 15%.

Staff appended a note to this item of correspondence which advised of the notice of motion which was adopted by Council on 1988 May 02 which read, "That the Mayor on behalf of Council write immediately to the Minister of Health asking for a delay in the proposed change until this matter can be fully considered and alternatives discussed; and a report be prepared by the Medical Health Officer on the proposed changes and their consequences for our service and clients in Burnaby."

Mayor Copeland further advised that staff will submit the report on the proposed changes in approximately two weeks.

- (c) Svend J. Robinson, M.P. Burnaby  
1988 April 25,  
Re: Update on Vancouver Area  
Transportation of Dangerous  
Goods Task Force
- 

A letter dated 1988 April 25 was received attaching a letter from the Federal Minister of State for transport which provided an update on the work of the Vancouver Area Transportation of Dangerous Goods Task Force.

His Worship, Mayor Copeland, directed Council's attention to a note appended to the bottom of the correspondence advising that staff have been involved in the transportation of dangerous goods study and will report to Council on this matter as soon as it is possible to do so.

- (d) David B. Fairey on behalf of North  
Burnaby Residents Against Pipe Line  
Expansion, 1988 May 15,  
Re: Final Argument to National  
Energy Board re Trans Mountain  
Pipe Line's proposed expansion
- 

A copy of a letter dated 1988 May 15 was received enclosing the final arguments on behalf of the north Burnaby residents against pipe line expansion as they relate to the Trans Mountain Pipe Line Company Limited's facilities in toll application dated September 21, 1987. These final arguments were forwarded to the National Energy Board.

- (e) Ms. Eileen Purton, 1988 May 11,  
Re: Request removal of Lamp Post
- 

A letter dated 1988 May 11 was received requesting the Municipality

remove one of two street lamp posts that have recently been installed on the writers property.

His Worship, Mayor Copeland, advised that the Director Engineering is preparing a report in response to this item of correspondence which will be submitted to the regular Council Meeting to be held on 1988 May 30.

- (f) Tourism Vancouver, Director-Tourism Development, 1988 May 16,  
Re: Promoting Tourism

A letter dated 1988 May 16 was received requesting assistance from the Municipality regarding tourism in the Lower Mainland. The letter also included a tourism Canada package related to National Tourism Week.

Staff appended a note to this item of correspondence which advised that the main contact person who will work directly with Tourism Vancouver on matters involving the development of promotional material will be Mr. Jack Belhouse, Assistant Director Long Range Planning. If considered necessary, he will obtain whatever sign of approvals may be required in connection with this work and further that Municipal staff and staff from the Chamber of Commerce are of the opinion that the Chamber of Commerce is best equipped to provide a broadly based community input for tourism. Unless Council directs to the contrary, this approach will be followed subject to the approval of the Chamber.

- (g) The Corporation of the City of North Vancouver, City Clerk, 1988 May 12,  
Re: Community Care Facilities

A letter dated 1988 May 12 was received requesting Council's support for the following two resolutions:

- (1) THAT the Provincial Government be urged to amend the Community Care Facility Act, Section 5(a) (iii) and Section 7 to reduce the number of residents from ten plus staff to six residents plus staff.
- (2) THAT the Minister of Health, Social Services and Housing, Attorney General, be urged to provide funds to operators of group homes so that six-bed facilities are financially viable in all areas of the Province.

His Worship, Mayor Copeland, advised that the Director Planning and Building Inspection is preparing a report in response to this item of correspondence which will be forwarded to Council at the regular Council Meeting of either June 6 or 13.

- (h) Lower Mainland Municipal Association,  
Secretary/Treasurer, 1988 May 12,  
Re: Annual General Meeting - 1988 June 09

A letter dated 1988 May 12 was received advising that the Annual General Meeting of the Lower Mainland Association will be held on Thursday, 1988 June 09 at the Meadow Gardens Golf Club at 19699 Meadow Gardens Way/Lougheed Highway, Pitt Meadows, B.C.

U.B.C.M. resolutions which have been forwarded to the Lower Mainland Municipal Association for endorsement will be considered at this meeting.

- (i) Province of British Columbia, Ministry of Environment and Parks, Minister 1988 May 13,  
Re: Disposal of non-municipal type solid waste at G.V.R.D. refuse incinerator

A letter dated 1988 May 13 was received from the Provincial Minister of Environment and Parks written in response to a letter received from Council asking that emission tests for normal municipal solid waste be completed before other types of wastes are considered for disposal at the G.V.R.D. incinerator in Burnaby. The Minister advised that in his view this was a reasonable stand to take depending on the nature of waste in question. The Minister further advised that if there are concerns about incinerating a particular hazardous material, then it would be prudent

first to ensure the pollution control is operating properly, by carrying out the plan test program. A copy of Council's initial letter and the Minister's response has been sent to the Regional Waste Manager to alert him of Council's concerns.

R E P O R T S

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

(a) The Acting Municipal Manager presented Report No. 38, 1988 May 24 on the matters listed following as Items 01 to 07 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Hart House Restaurant Proposal Call

The Acting Municipal Manager submitted a report from the Municipal Solicitor advising that the lease of the Hart House has now been finalized and a lease authorization bylaw is currently before Council. The report was intended to apprise Council of the final negotiations.

The Acting Municipal Manager recommended:

- (1) THAT a copy of the report be forwarded to the Parks and Recreation Commission for its information.

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

2. Work Order:  
No. 60-14-114 - Left Turn Channelization  
on Willingdon Avenue

The Acting Municipal Manager submitted a report from the Director Engineering regarding a work order which would provide left turn channelization on Willingdon Avenue opposite B.C.I.T. The total cost of the work order is \$11,750.00.

The Acting Municipal Manager recommended:

- (1) THAT Work Order No. 60-14-114 Left Turn Channelization, Willingdon Avenue, be approved.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

3. Municipal Approval of Retail  
Beer and Wine Stores

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection providing information on the process involved in receiving a licence for a retail Beer and Wine Store and what involvement the Municipality would have in such a process.

The Acting Municipal Manager recommended:

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

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

4. Subdivision Servicing Agreement  
Subdivision Reference No. 16/88

The Acting Municipal Manager submitted a report from the Approving Officer advising that the subdivider has completed requirements leading to final approval of the subdivision servicing agreement.

The Acting Municipal Manager recommended:

- (1) THAT Council authorize the preparation and execution of the servicing agreement for Subdivision Reference #16/88.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN CORRIGAN:

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN CORRIGAN:

"THAT the motion as moved by Alderman Nikolai and seconded by Alderman Corrigan being, 'THAT the recommendation of the Acting Municipal Manager be adopted,' be now **TABLED**."

CARRIED UNANIMOUSLY

This matter was tabled in order to allow staff to provide Council with a description of the methods to be used to ensure maximum environmental protection as it relates to this proposed subdivision.

5. Subdivision Servicing Agreement  
Subdivision Reference No. 165/87  
North-West Corner Moscrop Street and Wayburne Drive

The Acting Municipal Manager submitted a report from the Approving Officer advising that the subdivider has completed requirements leading to final approval of subdivision reference #165/87 which is at the north-west corner of Moscrop Street and Wayburne Drive and it would now be appropriate to approve the preparation and execution of the required servicing agreement.

The Acting Municipal Manager recommended:

- (1) THAT Council authorize the preparation and execution of the servicing agreement for subdivision reference #165/87.

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

6. Letter from Mr. K. Sachdeva, 11409 - 79A Avenue  
Delta, B.C., V4C 1V1  
Rezoning Application No. 97/81

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

7. Rezoning Applications

The Acting Municipal Manager submitted a report from the Director Planning and Building Inspection advising of the status of current

outstanding rezoning applications.

The Acting Municipal Manager recommended:

- (1) THAT Council set a Public Hearing for this group of rezonings on 1988 June 21 except where noted otherwise in the individual reports.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

Item #1 - RZ #20/88

Application for the rezoning of:

Legal: Lot 90 exc. part on Plan 26009, D.L. 85,  
Group 1, NWD, Plan 26338

From: R4 Residential District  
To: R5 Residential District

Address: 5250 Claude Avenue

The Acting Municipal Manager recommended:

- (1) THAT Council not give favourable consideration to this rezoning request, but that Mr. and Mrs. Lomas be notified that the Municipality is still interested in purchasing the 25 ft. wide strip required to accommodate the park trail, or alternatively, the entire property.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED  
OPPOSED: ALDERMAN BEGIN

Item #2 - RZ #21/88

Application for the rezoning of:

Legal: Portion of Lot 71, D.L. 171, Plan 34756

From: CD Comprehensive Development District  
To: Amended CD Comprehensive Development  
District (based on RM3 guidelines)

Address: Portion of 6850 Twentieth Avenue

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 May 30 and to a Public Hearing on 1988 June 21 at 7:30 p.m. and that the following be established as prerequisites to the completion of the rezoning:
  - (a) The submission of a suitable plan of development.
  - (b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.



- (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- (d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
- (e) The registration of the subdivision plan (S.D. Ref. #107/87) creating the subject development parcel.
- (f) The finalization of Rezoning Reference #79/87 establishing residential development guidelines for the area.
- (g) The granting of any necessary easements.
- (h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- (i) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- (j) The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings Charge.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

Item #3 - RZ #23/88

Application for the rezoning of:

Legal: Lot 37 of Block 34 of D.L. 95, Group 1,  
NWD, Plan 1152 exc. north-westerly 10 feet  
measured at right angles to the north-west  
boundary

From: R5 Residential District  
To: CD Comprehensive Development District  
(based on RM2 guidelines)

Address: 7223, 7231, 7237, 7243 and 7249  
Eighteenth Avenue

The Acting Municipal Manager recommended:

- (1) THAT Council authorize the introduction of a Highway Exchange Bylaw, as outlined in Section 4.3 of the report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
- (2) THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 May 30 and to a Public Hearing on 1988 June 21 at 7:30 p.m., and that the following be established as prerequisites to the completion of the zoning:
  - (a) The submission of a suitable plan of development.
  - (b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the

completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- (d) The submission of an undertaking to remove any existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
- (e) The consolidation of the net project site into one legal parcel.
- (f) Completion of the requisite Highway Exchange Bylaw.
- (g) The granting of any necessary easements.
- (h) The dedication of any rights-of-way deemed requisite.
- (i) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item #4 - RZ #25/88

Application for the rezoning of:

Legal: Lot "A", D.L.'s 151 & 153, Group 1,  
NWD, Plan 2702

From: M1 Manufacturing District  
To: CD Comprehensive Development  
District (RM5/C3 guidelines)

Address: 4300 Kingsway

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 May 30 and to a Public Hearing on 1988 June 21 at 7:30 p.m., and that the following be established as prerequisites to the completion of the rezoning:
  - (a) The submission of a suitable plan of development.
  - (b) The deposit of sufficient monies to cover the cost of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the engineering design. One of the conditions for the

release of occupancy permits will be the completion of all requisite services.

- (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- (d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to secure or to demolish such improvements and remove the resultant debris prior to Third Reading.
- (e) The consolidation of the net project site into one legal parcel.
- (f) The granting of any necessary easements or covenants.
- (g) The dedication of any rights-of-way deemed requisite.
- (h) The deposit of the applicable charge of \$.50 per gross building square foot to go towards the acquisition of public open space in Metrotown.
- (i) The undergrounding of existing overhead wiring abutting the site.
- (j) The resolution of the driveway access relocation on the property to the south.
- (k) The deposit of the applicable development cost charge of \$1,436 per residential unit for the Parkland Acquisition Levy.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item #5 - RZ #26/88

Application for the rezoning of:

Legal: Lots 2, 3 and 4, Block 29, D.L. 69,  
Group 1, NWD, Plan 1321

From: C4 Service Commercial District  
To: C6b Gasoline Service Station District

Address: 3020 and 3050 Boundary Road

The Acting Municipal Manager recommended:

- (1) THAT Council approve the amendment to Community Plan Area Eight as outlined in Section 4.1 of the report.
- (2) THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 May 30 and to a Public Hearing on 1988 June 21 at 7:30 p.m., and that the following be established as prerequisites to the rezoning:
  - (a) The submission of a suitable plan of development.
  - (b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the

completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- (d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
- (e) The consolidation of the net project site into one legal parcel.
- (f) The granting of any necessary easements.
- (g) The dedication of any rights-of-way deemed requisite.
- (h) The consent of the applicant to the closure of the abutting lane to the east.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

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

MOVED BY ALDERMAN SAWICKI:  
SECONDED BY ALDERMAN RANDALL:

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

MOTION DEFEATED  
 FOR: ALDERMEN RANDALL AND SAWICKI  
 OPPOSED: MAYOR COPELAND, ALDERMEN BEGIN, CORRIGAN, DRUMMOND, NIKOLAI, RANKIN AND YOUNG

A vote was then taken on the main motion which was to adopt the recommendations of the Acting Municipal Manager and same was **CARRIED** with Aldermen Randall and Sawicki **OPPOSED.**

Item #6 - RZ #30/88

Application for the rezoning of:

Legal: Attached to Appendix I

From: R5 Residential District  
 To: CD Comprehensive Development District  
 (P2 and P8 guidelines)

Address: Willingdon Avenue and Cassie Avenue  
 See Appendix I

The Acting Municipal Manager recommended:

- (1) THAT the Planning and Building Inspection Department be authorized to work towards the preparation of a plan of

development suitable for presentation to a Public Hearing.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

Item #7 - RZ #31/88

Application for the rezoning of:

Legal: Lot 7, D.L. 80, Plan 3780  
From: CD Comprehensive Development District  
(P5 guidelines)  
To: Amended CD Comprehensive Development  
District (P5 guidelines)  
Address: 5976 Sprott Street

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 May 30 and to a Public Hearing on 1988 June 21 at 7:30 p.m., and that the following be established as prerequisites to the completion of the rezoning:
  - (a) The submission of a suitable plan of development.
  - (b) The deposit of sufficient monies to cover the costs of any services necessary to service the site. All services are to be designed to Municipal standards and constructed in accordance with the engineering design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - (c) The approval of the Ministry of Transportation and Highways to the rezoning.

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

Item #8 - RZ #32/88

Application for the rezoning of:

Legal: Lot 36, D.L. 166A, Plan 48494  
From: CD Comprehensive Development District  
(M1 technical guidelines, M5 uses)  
To: Amended CD Comprehensive Development  
District (M1 technical guidelines,  
M5 uses)  
Address: 7422 Fraser Park Drive

The Acting Municipal Manager recommended:

- (1) THAT staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

Item #9 - RZ #33/88

Application for the rezoning of:

Legal: Portion of Lot 71, D.L. 171, Plan 34756

From: CD Comprehensive Development District  
To: Amended CD Comprehensive Development  
District (based on RM3 guidelines)

Address: Portion of 6850 Twentieth Avenue

The Acting Municipal Manager recommended:

- (1) THAT the Planning and Building Inspection Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

Item #10 - RZ #35/88

Application for the rezoning of:

Legal: Lots 14, 15, 16, 17 (exc. SE 10 ft.),  
30, 31, 32 and 33 (exc. NW 10 ft.),  
D.L. 95, Group 1, NWD, Plan 1152

From: R5 Residential District  
To: CD Comprehensive Development District  
(based on RM2 guidelines)

Address: 7174-7194 Edmonds Street  
7175-7187 Eighteenth Avenue and  
7355 Sixteenth Street

The Acting Municipal Manager recommended:

- (1) THAT the Planning and Building Inspection Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

Item #11 - RZ #36/88

Application for the rezoning of:

Legal: Lots 2, 3, 4, 5, 6, and 7, D.L. 98, Plan 10835

From: R5 Residential District  
To: CD Comprehensive Development District  
(RM3 guidelines)

Address: 7308, 7326, 7342, 7358, 7376 and  
7392 Royal Oak Avenue

The Acting Municipal Manager recommended:

- (1) THAT staff be directed to obtain more information for Council on the requirements of the School Board before advancing further with this rezoning application.

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN RANDALL:

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

CARRIED  
OPPOSED: ALDERMAN RANKIN

Item #12 - RZ #37/88

Application for the rezoning of:

Legal: Lots 10 & 11, D.L. 98, Plan 2066

From: R5 Residential District  
To: CD Comprehensive Development District  
(RM3 guidelines)

Address: 5361 and 5387 Victory Street

The Acting Municipal Manager recommended:

- (1) THAT rezoning of the subject properties be advanced only on the basis of a consolidated site proposal including the properties to the north, situated at 5362 Beresford Street and 5388 Beresford Street, and that the applicant for Rezoning Reference #37/88 be so advised.

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN RANDALL:

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

"THAT this report item be **REFERRED** back to staff for consideration of possible consolidations and a three (3) and four (4) lot plotting."

CARRIED  
OPPOSED: ALDERMAN CORRIGAN

Item #13 - RZ #40/88

Application for the rezoning of:

Legal: Portion of Lot 14 exc.: firstly Pcl. "A"  
(B/L Plan 60615), secondly part subdivided  
by Plan 60616 & thirdly portion subdivided  
by Plan 64401, D.L. 71 & 72, Plan 59477

From: CD Comprehensive Development District  
(Discovery Park Development Plan)  
To: Amended CD Comprehensive Development  
District (Discovery Park Development  
Plan)

Address: Portion of 3500 Gilmore Way

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 May 30 and to a Public Hearing on 1988 June 21 at 7:30 p.m., and that the following be established as prerequisites to the completion of the rezoning:
  - (a) The submission of a suitable plan of development.
  - (b) The deposit of sufficient monies to cover the cost of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the engineering design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - (d) The subdivision of the project site necessary for the development.
  - (e) The granting of any necessary easements or rights-of-way.
  - (f) The approval of the Ministry of Transportation and Highways to the rezoning application.
  - (g) The completion of Rezoning Reference #45/88 as outlined in Section 4.7 of the report.

MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item #14 - RZ #42/88

Application for the rezoning of:

Legal: Portion of Pcl. "32", D.L. 161, Group 1,  
Ref. Plan 64297, NWD

From: CD Comprehensive Development District  
(M5/M2 guidelines)  
To: Amended CD Comprehensive Development  
District (M5/M2 guidelines) &  
M2 General Industrial District

Address: Portion of 8822 Boundary Road  
The Acting Municipal Manager recommended:

- (1) THAT the rezoning bylaw be prepared and advanced to First Reading on 1988 May 30 and to a Public Hearing on 1988 June 21 at 7:30 p.m., and that the following be established as prerequisites to the completion of the rezoning:



- (a) The submission of a suitable plan of development.
- (b) The deposit of sufficient monies to cover the cost of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the engineering design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- (d) The resubdivision of the site to reflect the proposed site boundaries.
- (e) The granting of any necessary easements or rights-of-ways including a site for a gateway to Burnaby identification point.
- (f) The posting of a damage deposit to ensure the preservation of trees along the public foreshore area.
- (g) The approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY ALDERMAN BEGIN;  
SECONDED BY ALDERMAN YOUNG;

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

CARRIED UNANIMOUSLY

Item #15 - RZ #43/88

Application for the rezoning of:

Legal: Portion of Pcl. "32", D.L. 161, Group 1,  
Ref. Pl. 64297, NWD

From: CD Comprehensive Development District  
(M5/M2 guidelines)

To: Amended CD Comprehensive Development  
District (M5/M2 guidelines)

Address: Portion of 8822 Boundary Road

The Acting Municipal Manager recommended:

- (1) THAT Council authorize staff to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

MOVED BY ALDERMAN DRUMMOND;  
SECONDED BY ALDERMAN RANKIN;

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

CARRIED UNANIMOUSLY

Item #16 - RZ #45/88

Application for the rezoning of:

Legal: Portion of Lot 14 exc. Pcl. A (B/L 60615)  
part subdivided by Plan 60616 & Plan 64401,  
D.L. 71 & 72, Group 1, NWD, Plan 59477

1988 May 24

From: CD Comprehensive Development District  
(Discovery Parks Community Plan)  
To: Amended CD Comprehensive Development  
District (Discovery Parks Community Plan)  
and P6 Regional Institutional District

Address: Portion of 3500 Gilmore Way

The Acting Municipal Manager recommended:

- (1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 May 30 and to a Public Hearing on 1988 June 21 at 7:30 p.m., and that the following be established as prerequisites to the completion of the rezoning.
  - (a) The submission of a suitable plan of development.
  - (b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - (c) The subdivision of the site as outlined in the report.
  - (d) The granting of any necessary easements or covenants.
  - (e) The approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY ALDERMAN YOUNG:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item #17 - RZ #46/88

Application for the rezoning of:

Legal: S1/2 of Lot 4, S1/2 of Lot 6, & N1/2 of Lot 6  
exc. W. 10 ft., Plan 2278; Lots "D" & "E" exc.  
W. 10 ft., Plan 16196; Lots "B" & "C" exc. W. 10  
ft., Plan 10111; Lots 8, 11, 12, 13, 14, 15, 16  
& 17 exc. E. 10 ft., Blk. 7, Plan 1229; Lot "D"  
exc. E. 10 ft. Plan 18261; All of D.L. 32

From: R5 Residential District  
To: CD Comprehensive Development District  
(RM5 guidelines)

Address: 6207, 6193/75/59/49/31/15 Miller Avenue  
and 6236/22/6194/76/70/60/50/38/28  
McMurray Avenue

The Acting Municipal Manager recommended:

- (1) THAT staff be authorized to work with the developer in order to prepare a suitable plan of development on the site, to be the subject of a future report.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

8. Metrotown Infrastructure Study

The Acting Municipal Manager submitted the Metrotown Infrastructure Study as prepared by the Director Planning and Building Inspection. The study examines the impact of phase I primary core commercial developments amounting to approximately 2,140,000 feet of gross floor area which will be largely completed by 1989 Spring; and further impacts if additional phase II commercial developments amounting to 1,950,000 square feet of gross floor area were to be pursued and completed in 1991 and 1992. The infrastructure improvements outlined in this study are related to the 1988 - 1992 capital budget. An interdepartmental task force coordinated by the Planning and Building Inspection Department was formed to pursue this study.

The Metrotown Infrastructure was considered under the broad headings of transportation, public utilities, public safety, social services, community facilities, open space provisions, urban design and financial implications.

The Acting Municipal Manager recommended:

- (1) THAT, within the context of pursuit of the needed Metrotown infrastructure provisions indicated in this study, staff be authorized to handle Phase II Metrotown primary core developments in accordance with the development timing as outlined in the report.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

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

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT this report item be REFERRED to a meeting of Council and staff to be held at the call of the Chair."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN SAWICKI:

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

CARRIED UNANIMOUSLY

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

- (a) Item 12, Municipal Manager's Report No. 30,  
Regular Council Meeting 1988 April 25  
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12. Proposed Oakalla Development Plan

The Municipal Manager submitted a report from the Director Planning and Building Inspection advising Council of the developmental opportunity presented to the Municipality with the phasing out of the Lower Mainland Regional Correction Centre (Oakalla).

The Acting Municipal Manager recommended:

- (1) THAT the proposed Oakalla Development Plan (Appendix "A") be utilized as the basis for requesting comments from area residents and other interested parties.
- (2) THAT the park aspects outlined in the proposed Oakalla Development Plan be referred to the Parks and Recreation Commission for its consideration.
- (3) THAT a letter and summary of the Development Plan be forwarded to the property owners within the study area and vicinity as defined in the report inviting them to attend an Open House to be held in the area to review the proposed Development Plan.
- (4) THAT Council hold a special meeting subsequent to the Open House to hear any delegations.
- (5) THAT, upon receipt of the comments from interested parties, a further report be submitted to Council providing a summary of these comments together with specific recommendations for the formulation and adoption of the Oakalla Development Plan.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN RANDALL:

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT the motion as moved by Alderman Nikolai and seconded by Alderman Randall being, 'THAT the recommendation of the Acting Municipal Manager be adopted,' be now TABLED."

CARRIED:  
 OPPOSED: ALDERMAN RANKIN

Council chose not to lift this matter from the table.

Alderman Nikolai retired from the Council Chamber at 9:32 p.m.

Alderman Corrigan retired from the Council Chamber at 9:33 p.m.

B Y L A W S

FIRST READING:

#9000	7724 McPherson Avenue	RZ #1/88
#9001	16 South Howard Avenue	RZ #3/88
#9002	6715 Brantford Avenue	RZ #6/88
#9013	4050 Loughheed Highway	RZ #173/87

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN RANKIN:

"THAT

'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 1988'	#9000
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 1988'	#9001
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 1988'	#9002
'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 1988'	#9013

be now introduced and read a first time."

CARRIED:  
 OPPOSED: ALDERMEN RANDALL AND  
 SAWICKI TO BYLAW #9013  
 ALDERMAN DRUMMOND TO  
 BYLAWS #9000, #9001 AND  
 #9002

**FIRST, SECOND AND THIRD READINGS:**

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN RANDALL:

"THAT

- |   |       |
|---|-------|
| 'Burnaby Highway Exchange Bylaw No. 5, 1988'    | #9011 |
| 'Burnaby Lease Authorization Bylaw No. 2, 1988' | #9012 |

be now introduced and read three times."

CARRIED UNANIMOUSLY

**SECOND READING:**

- |       |   |           |
|-------|---|-----------|
| #8991 | Portion of 6850 Twentieth Avenue; Portion of 6749 Stride Avenue | RZ #14/88 |
|-------|---|-----------|

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN YOUNG:

"THAT

- |   |       |
|---|-------|
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 1988' | #8991 |
|---|-------|

be now read a second time."

CARRIED UNANIMOUSLY

**RECONSIDERATION AND FINAL ADOPTION:**

- |       |   |            |
|-------|---|------------|
| #7771 | 6620 Lakeview Avenue                      | RZ #75/81  |
| #8545 | 7651 Cumberland Street                    | RZ #16/86  |
| #8846 | 5547 Elsom Avenue                         | RZ #80/87  |
| #8853 | 3907 Spruce Street                        | RZ #94/87  |
| #8904 | 1560/72 Cliff Avenue                      | RZ #137/87 |
| #8929 | North portion of 4705 Wayburne Drive      | RZ #152/87 |
| #8945 | 4575 and 4601 Kingsway; 4606 Hazel Street | RZ #83/87  |
| #8946 | South portion of 4705 Wayburne Drive      | RZ #148/87 |

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN RANDALL:

"THAT

- |  |       |
|--|-------|
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 109, 1981' | #7771 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 1986'  | #8545 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 95, 1987'  | #8846 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 102, 1987' | #8853 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 138, 1987' | #8904 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 151, 1987' | #8929 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 1988'   | #8945 |
| 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 1988'   | #8946 |

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

CARRIED:  
 OPPOSED: ALDERMAN DRUMMOND TO  
 BYLAW #8545

NEW BUSINESS

Alderman Young

Alderman Young requested leave to introduce the following motion regarding problems in the area of the Greystone Shopping Centre.

Alderman Corrigan returned to the Council Chamber and took his place at the Council table at 9:39 p.m.

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN RANKIN:

"THAT Council request staff bring forward a report prioritizing short term solutions to the current problems in the Greystone area which are expected to escalate during the summer months."

CARRIED UNANIMOUSLY

Council intended that this report provide only a short term solution and that this report in no way interfere or conflict with the report that is currently being prepared by staff regarding long term permanent solutions to the problems that now exist in this area.

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 9:51 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
MUNICIPAL CLERK