

1989 NOVEMBER 14

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday 1989 November 14 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 L.A. Rankin  
Alderman J.M. Sawicki  
Alderman J. Young

ABSENT: Alderman F.G. Randall

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

M I N U T E S

1. The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1989 November 06 then came forward for adoption.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN YOUNG:

"THAT the minutes of the regular Council Meeting and Caucus Meeting 'In Camera' held on 1989 November 06 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

1. East Burnaby Ratepayers' Association  
President, 1989 October 23, Re:  
George Derby Development Plan  
Speaker - Elizabeth Elwood
2. Ms. Kate Hill, 1989 November 03, Re:  
George Derby Development Plan  
Speaker - Kate Hill
3. David K.L. Wong, 1989 November 08, Re:  
Rezoning and Development Application  
#92/89 - 6984 Linden Avenue  
Speaker - David K.L. Wong

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN YOUNG:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

1. Mrs. Elizabeth Elwood, 8134-14th Avenue, Burnaby, B.C. appeared before Council to present a brief on behalf of the East Burnaby Ratepayers' Association regarding the development of the George Derby lands. Mrs. Elwood reviewed several areas of concern to the East Burnaby Ratepayers' Association including the public input process which provided public meetings on the development plan during the summer holidays and the first week of school in September, 1989. It is the opinion of the Association that there was poor turn out due to the timing of the meetings.

The East Burnaby Ratepayers' Association is also concerned about the amount of development in the area as a result of the Cariboo lands and Fourth Street developments and the impact of these developments on traffic, neighbourhood characteristics, recreational facilities in the conservation area and the environment.

The speaker concluded by requesting that another public meeting be held at a future date and that the East Burnaby Ratepayers' be given adequate time to hold their own community meeting on the subject prior to such a public meeting; and that this plan and any further discussion of development of the George Derby Lands be put on hold until such time as the community can properly assess the impact of the Cariboo and Fourth Street Development Projects with regard to noise, traffic, air quality, loss of green space and household pollution entering the Burnaby Lake, Brunette System.

2. Ms. Kate Hill, 8480-13th Avenue, Burnaby, B.C. appeared before Council to express concerns regarding the approval of the George Derby Development Plan.

The speaker requested Council include consideration of proposed ALRT routes to Coquitlam, the preservation of specimen trees in the area, the impact of increased traffic volumes, the expropriation of Municipal land by the Federal Government and improvements to the public meeting process in reviewing the proposed development plans.

Ms. Hill concluded by requesting Council hold the plans in abeyance until the concerns of area residents are addressed.

3. Mr. David Wong, 4074 W. 20th Street, Vancouver, B.C. appeared before Council to address Planning Department recommendations relative to Rezoning Application #92/89, 6984 Linden Avenue, Burnaby, B.C.

The Planning Department have recommended retention of two large Douglas Fir trees located on the property and Mr. Wong is requesting permission to replace the trees with 10 smaller evergreens.

#### 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 CORRIGAN:

SECONDED BY ALDERMAN YOUNG:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 74, 1989 November 14 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

1. (Mrs.) Charlotte Hamilton, 1989 November 01, Re: Limit of cats per household

A letter dated 1989 November 02 was received from Mrs. Charlotte Hamilton expressing opposition to the decision of Council to allow an increase in the legal limit of cats per household from two to four.

2. Greater Vancouver Regional District,  
Chairman, Recycling Subcommittee, 1989  
October 23, Re: Regional Recycling Program

A letter dated 1989 October 23 was received from the Greater Vancouver Regional District requesting Council appoint a senior staff member to sit on the Recycling Technical Advisory Committee of the Greater Vancouver Regional District. The purpose of the Committee is to coordinate the activities of the GVRD and all its member municipalities in implementing the Regional Recycling Program.

MOVED BY ALDERMAN CORRIGAN:

SECONDED BY ALDERMAN NIKOLAI:

"THAT Council appoint Mr. Herb Hext, Works Engineer, as Burnaby's representative on the Recycling Technical Advisory Committee of the Greater Vancouver Regional District."

CARRIED UNANIMOUSLY

3. B.C. Hydro, Vice President Production,  
1989 October 31, Re: B.C. Hydro's use  
of herbicides in substations for weed  
control

Alderman Young retired from the Council Chambers at 8:00 p.m.

A letter dated 1989 October 31 was received from P.D. Swoboda, Vice-President Production, B.C. Hydro advising Council that the Manager, Lower Mainland Transmission, B.C. Hydro has been requested to contact the Environmental Health Department immediately with a view to meeting to review issues raised regarding the use of herbicides in substations for weed control.

4. Richard S. Moor, 1989 October 30, Re:  
Report of the Transportation Committee  
where it refers to the proposed Skytrain  
extension

A letter dated 1989 October 30 was received from Mr. Richard S. Moore expressing opposition to the proposed Edmonds Skytrain route and requesting that Council advise B.C. Transit to study alternative routes through Burnaby other than one through Edmonds.

A staff notation appended to this item of correspondence advises that B.C. Transit will be approaching the Municipality to participate in a full study of route options for a Skytrain extension to Lougheed Mall and the Northeast sector via Burnaby or New Westminster. To prepare for this study, staff have begun to evaluate a number of route options including some previously raised by Council and citizens' groups. The intent of this study is to outline the issues with respect to Skytrain routes proposed for Burnaby for consideration by the Transportation Committee and Council. Staff will be reporting the results of this work to Council within the next two months.

Alderman Young returned to the Council Chambers at 8:09 p.m. and took his place at the Council table.

5. Petition, 1989 November 04, Re: Rezoning  
Application #85/89 - 7208, 7226, 7242  
Royal Oak Avenue; 5244, 5254 Victory Street  
and 7241 Barrie Street

A letter dated 1989 November 04 was received from owners of the above-noted properties requesting Council's assistance in processing Rezoning Application #85/89.

A staff notation appended to this item of correspondence advises that a Rezoning Report on Application #85/89 is included in the rezoning series that appears elsewhere on the agenda. This application does include the lot at 5264 Victory Street. Staff are advised that negotiations between the owner of 5264 and the developer are in process and the matter of obtaining this owner's consent should be resolved in the near future. The correspondents will be advised accordingly.

6. East Burnaby Ratepayers' Association  
Secretary, 1989 November 01, Re:  
Watermain on First Street

A letter dated 1989 November 01 was received from the East Burnaby Ratepayers' Association advising Council of numerous breakdowns of the watermain on First Street between Sixteenth Avenue and Twelfth Avenue. The Association is requesting information as to whether or not there are any plans in the near future to install a new watermain on First Street.

His Worship, Mayor W.J. Copeland advised that the Director Engineering is preparing a report in response to this item of correspondence to be submitted to Council at the regular meeting on 1989 November 20.

R E P O R T S

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

1. The Municipal Manager presented Report No. 74, 1989 November 14 on the matters listed following as Items 01 to 15 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Business Licencing Review

The Municipal Manager submitted a report from the Director Finance providing a comprehensive review of business licencing in Burnaby and requesting Council's approval to adjust business licence fees to better recover Municipal inspectional, administrative and regulatory costs.

The Municipal Manager recommended:

1. THAT Council adopt recommendations 1 to 12 contained in this report.

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN DRUMMOND:

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN CORRIGAN:

"THAT business licence fees for personal care facilities (adult nursing home) and (child care) be maintained at the 1989 level."

Alderman Rankin retired from the Council Chambers at 8:32 p.m.

CARRIED UNANIMOUSLY

Mr. Elligot, Tax and Licence Director attended the podium to respond to questions of Council.

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

2. Proposed Road and Natural Gas Pipeline  
through Coquitlam Watershed

The Municipal Manager submitted a report from the Director Planning and Building Inspection prepared in response to Council's request for information regarding the possible coordination of routes for both the natural gas pipeline to Vancouver Island and the proposed highway to Squamish/Whistler. Planning Department staff advise that based on the conclusions of available studies, a combined pipeline/highway route in either the Capilano Watershed or Indian Arm area would not appear to be feasible.

The Municipal Manager recommended:

1. THAT Council receive this report for information.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN NIKOLAI:

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

Alderman Drummond retired from the Council Chambers at 8:47 p.m.

CARRIED UNANIMOUSLY

3. Review of the Employee Assistance Program  
(E.A.P.)

The Municipal Manager submitted a report from the Director Recreation and Cultural Services (on behalf of the Joint Employee Assistance Program Committee) to provide Council with an evaluative report on the Employee Assistance Program after three years of service.

The report provides utilization statistics for 1989 and associated costs, an evaluation of the program's ability to meet required goals and a budget for the 1989 to 1990 program.

The Municipal Manager recommended:

1. THAT the Corporation of the District of Burnaby fund its share of the Employee Assistance Program for 1990 as outlined in this report and that the Program be reviewed again one year hence.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

4. Electrical Safety Services Equipment Approval

The Municipal Manager submitted a report from the Director Planning and Building Inspection prepared in response to a request from the Honourable Rita Johnston, Minister of Municipal Affairs, Recreation and Culture advising that as of 1989 September 01 the Ministry will restrict its equipment approval services offered through the Electrical Safety Branch in the Lower Mainland and requesting the Municipality of Burnaby consider expanding its electrical safety services to include equipment approval.

The Municipal Manager recommended:

1. THAT a letter be sent to the Ministry of Municipal Affairs advising the Minister that Burnaby is not interested in expanding its electrical safety service at this time to include equipment approval.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

5. Kensington Avenue and Sprott Street  
Road Dedication from Municipal Property  
at Northeast Corner

The Municipal Manager submitted a report from the Director Engineering requesting Council authority to dedicate a portion of Municipal property at the northeast corner of Kensington Avenue and Sprott Street for road purposes.

The Municipal Manager recommended:

1. THAT Council approve the dedication of a portion of Municipal property at the northeast corner of Kensington Avenue and Sprott Street for road purposes as outlined in this report.

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN SAWICKI:

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

CARRIED UNANIMOUSLY

6. Work Orders:  
No. 60-60-026 - Stairlifts/Justice Bldg.  
No. 60-60-027 - Automatic Door Openers/West Bldg.  
No. 60-60-028 - Upgrading Ventilation/Mun. Hall  
No. 60-70-280 - Boundary Rd/Marine Way Ind. Sites

The Municipal Manager submitted a report from the Director Engineering requesting Council approval of various work orders to improve wheelchair accessibility within the Justice Building by installation of stairwell platform lifts, the installation of automatic door openers on the first and second floors of the West Building, to upgrade the ventilation system in the Municipal Hall Cafeteria and provide servicing of Corporation industrial sites.

The Municipal Manager recommended:

1. THAT Work Order numbers 60-60-026, 60-60-027, 60-60-028, and 60-70-280, as more specifically referred to in this report, be approved.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN CORRIGAN:

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

Alderman Sawicki retired from the Council Chambers at 8:53 p.m.

CARRIED UNANIMOUSLY

7. Burnaby Street and Traffic Bylaw  
1961 - No. 4299

The Municipal Manager submitted a report from the Municipal Clerk requesting authority to amend the Street and Traffic Bylaw where it refers to the stopping, standing or parking of vehicles in order to allow a period of five days to pay fines levied under the Bylaw.

The Municipal Manager recommended:

1. THAT a bylaw be brought forward amending Section 18A.(1)(b) of the Burnaby Street and Traffic Bylaw 1961 as outlined in the report.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

8. Preliminary Plan Approval Application  
No. 9501 Proposed Mini-Storage Use  
6451 Telford Avenue

The Municipal Manager submitted a report from the Director Planning and Building Inspection advising Council of a preliminary plan application for a proposed mini-storage use within Metrotown Area 7.

The Municipal Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN CORRIGAN:

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

Alderman Drummond returned to the Council Chambers at 8:56 p.m. and took his place at the Council table.

Alderman Rankin returned to the Council Chambers at 8:57 p.m. and took his place at the Council table.

Alderman Nikolai retired from the Council Chambers at 8:59 p.m.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

This item was **TABLED** to allow Council Members an opportunity to view subject area during the forthcoming tour of Metrotown.

9. Rezoning Reference No. 51/89  
5626, 5642, 5658 Halley Avenue

The Municipal Manager submitted a report from the Director Planning and Building Inspection prepared in response to Council's request for information regarding the status of a lane which forms part of the subject development site.

Staff advise that the status of the lane is that it is a legal, dedicated lane and that the east/west portion was paved prior to 1965. At present, the lane only services the house at 5658 Halley Avenue and is being used for parking.

The Municipal Manager recommended:

1. THAT this report be received for the information of Council.

MOVED BY ALDERMAN CORRIGAN:

SECONDED BY ALDERMAN BEGIN:

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

Alderman Corrigan retired from the Council Chambers at 9:04 p.m.

CARRIED UNANIMOUSLY

10. Rezoning Reference No. 73/89  
Shadow and View Angle Study  
Patterson/Wilson Area

The Municipal Manager submitted a report from the Director Planning and Building Inspection prepared in response to Council's request for information regarding shadows and view angles associated with Rezoning Reference #73/89.

The Municipal Manager recommended:

1. THAT this report be received for the information of Council.

MOVED BY ALDERMAN RANKIN:

SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

11. Rezoning Reference No. 8/89  
9450 Broadway

The Municipal Manager submitted a report from the Director Planning and Building Inspection requesting Council authorization to forward Rezoning Reference #8/89 to a Public Hearing on 1989 December 12. The purpose of the rezoning is to provide for townhouse development on subject property.

The Municipal Manager recommended:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 November 20 and to a Public Hearing on 1989 December 12 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The granting of any necessary easements.
  - e) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
  - f) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
  - g) The completion of a subdivision creating the project site as a legal parcel.
  - h) Compliance with the Council-adopted sound criteria.

- i) The provision of an adequately sized and screened garbage handling and recycling material holding space within the development, and a commitment to implement the recycling provisions.
- j) Approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

12. Rezoning Reference No. 55/89  
17th Avenue and 18th Avenue

The Municipal Manager submitted a report from the Director Planning and Building Inspection requesting Council authority to forward Rezoning Reference #55/89 to a Public Hearing on 1989 December 12. The purpose of the rezoning is to provide for development of two 14-storey apartment buildings on the subject site.

The Municipal Manager recommended:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 November 20 and to a Public Hearing on 1989 December 12 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The granting of any necessary easements.
  - e) The dedication of any rights-of-way deemed requisite.
  - f) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
  - g) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
  - h) The consolidation of the net project into one legal parcel.
  - i) The undergrounding of existing overhead wiring abutting the site.
  - j) Compliance with the Council-adopted sound criteria.
  - k) The provision of an adequately sized and appropriately located garbage handling and recycling

material holding space within the underground parking, and a commitment to implement the recycling provisions.

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN YOUNG:

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

Alderman Corrigan returned to the Council Chambers at 9:07 p.m. and took his place at the Council table.

Alderman Young retired from the Council Chambers at 9:08 p.m.

CARRIED UNANIMOUSLY

Arising from the discussion Alderman Drummond was granted leave by Council to introduce the following motion:

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN CORRIGAN:

"THAT staff prepare a report on the means by which the Municipally owned property at 7060 - 18th Avenue will be offered for sale, with or without required road dedications.

CARRIED UNANIMOUSLY

13. Rezoning Reference No. 63/89  
4460 Sanderson Way

The Municipal Manager submitted a report from the Director Planning and Building Inspection requesting Council authority to forward Rezoning Reference #63/89 to a Public Hearing on 1989 December 12. The purpose of the rezoning is to permit development of a three-storey research/office building in conformity with the Discovery Parks Community Plan.

The Municipal Manager recommended:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 November 20 and to a Public Hearing on 1989 December 12 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The granting of any necessary easements.
  - e) The dedication of any rights-of-way deemed requisite.
  - f) The retention of as many existing mature trees as possible on the site and in the perimeter conservation area at the west side of the site.

- g) The completion of the subdivision of this site.
- h) The prior completion of Rezoning Reference #37/89 for the Open Learning Agency that will revise the Community Plans for this area.
- i) The approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

14. Rezoning Reference No. 72/89  
4875 Kingsway

The Municipal Manager submitted a report from the Director Planning and Building Inspection requesting Council authority to forward Rezoning Reference #72/89 to a Public Hearing on 1989 December 12. The purpose of the rezoning is to permit development of a mixed use proposal composed of an apartment tower over a commercial podium.

The Municipal Manager recommended:

1. THAT an amendment to the Metrotown Development Plan be approved to permit this mixed-use proposal consisting of residential and commercial uses for the subject site at 4875 Kingsway.
2. THAT the introduction of a Highway Exchange Bylaw be authorized, according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 November 20 and to a Public Hearing on 1989 December 12 at 19:30 h.
4. 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 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 granting of any necessary easements.
  - e) The dedication of any rights-of-way deemed requisite.

- f) The undergrounding of existing overhead wiring abutting the site.
- g) The provision of a north/south public pedestrian walkway easement along the western portion of the site and the construction of a walk and lighting to the approval of the Director Engineering.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) Compliance with the Council-adopted sound criteria.
- j) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
- k) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- l) The deposit of the applicable charge of \$.50 per gross building square foot to go towards the acquisition of public open space in Metrotown.
- m) The deposit of the applicable charge of \$0.306 per gross building square foot to go towards the cost of pedestrian overpasses of Kingsway in Metrotown.
- n) Completion of the Highway Exchange Bylaw.
- o) Provision of finished Community Services Space with appropriate lease arrangements for use by non-profit community organizations.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN RANKIN:

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

Alderman Nikolai returned to the Council Chambers at 9:13 p.m. and took his place at the Council table.

CARRIED UNANIMOUSLY

#### 15. Rezoning Applications

The Municipal Manager submitted a report from the Director Planning and Building Inspection recommending various actions with regard to rezoning applications currently under consideration by the Planning Department.

The Municipal Manager recommended:

- 1. THAT Council set a Public Hearing for this group of rezonings on 1989 December 12 except where noted otherwise in the individual reports.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

Item #1 - RZ#77/89

Application for the rezoning of:

North part of Parcel 134 Exc. Phase 1, Strata  
Plan N.W. 2244, D.L. 68, Plan 67049

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development  
District (utilizing the R1 and P8 zoning  
districts as guidelines)

Address: 3466 Curle Avenue

The Municipal Manager recommended:

- 1) THAT a Rezoning Bylaw be prepared and  
advanced to First Reading on 1989 November  
20 and to a Public Hearing on 1989 December  
12 at 7:30 p.m.
- 2) THAT the following be established as  
prerequisites to the completion of the  
rezoning:
  - a) The submission of a suitable plan of  
development.
  - b) The deposit of sufficient monies to  
cover the costs of all services  
necessary to serve the site and the  
completion of a servicing agreement  
covering all requisite services. All  
services are to be designed to  
Municipal standards and constructed in  
accordance with the Engineering Design.  
One of the conditions for the release  
of occupancy permits will be the  
completion of all requisite services.
  - c) The installation of all electrical,  
telephone and cable servicing and all  
other wiring underground throughout the  
development, and to the point of  
connection to the existing service  
where sufficient facilities are  
available to serve the development.
  - d) The granting of any necessary  
easements.
  - e) The submission of agreement to accept  
responsibility of removing the overhead  
wiring abutting lot 134 at the time of  
the future amendment rezoning.
  - f) Approval of the Ministry of  
Transportation and Highways to the  
rezoning application.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BEGIN:

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

Alderman Corrigan retired from the Council Chambers at 9:16 p.m.

CARRIED UNANIMOUSLY

Item #2 - RZ #79/89

Application for the rezoning of:

Lots 43 and 44, D.L. 70, N.W.D. Plan 55092;  
Lot 133, D.L.'s 70 and 73, N.W.D. Plan 51872;  
Lot 140, D.L. 70 and 124, N.W.D. Plan 56683

From: CD Comprehensive Development District  
(based on M5 Light Industrial District  
guidelines)

To: "Amended" CD Comprehensive Development  
District (based on M5 Light Industrial  
District guidelines and Community Plan  
guidelines)

Address: 4510, 4536, 4642 Still Creek and 2548  
Eastbrook Parkway

The Municipal Manager recommended:

- 1) THAT staff be authorized to work with the developer towards the preparation of a plan of development suitable for presentation to a Public Hearing, to be the subject of a future report.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item #3 - RZ #81/89

Application for the rezoning of:

Portion of Blk. 3, NE of NE limit of SRW, Pl.  
5594, D.L. 166, Grp. 1, Pl. 2237;  
Blk. 4, D.L. 166, Grp. 1, Pl. 2237;  
Blk. 11, Exc. Ptn. SW of NE limit Ex. Pl.  
8539, D.L. 166, Grp. 1, Pl. 2237;  
Pcl. A, (694461E) Lot 18, D.L. 167, Grp. 1,  
Pl. 2237; Lot 10, D.L. 166, Grp. 1, Pl. 2237;  
Pcl. B (694461E), Lot 19, D.L. 167, Grp. 1,  
Pl. 2237; Lot 1, D.L. 167, Grp. 1, Pl. 73272;  
Lot 2, D.L. 167, Grp. 1, Pl. 73272; Pcl. "C"  
(694461E) Lot 24, D.L. 167, Grp. 1, Pl. 2237

From: CD Comprehensive Development District  
A1 Agricultural District  
CD Comprehensive Development District

To: Amended CD Comprehensive Development District  
CD Comprehensive Development District  
A1 Agricultural District

Address: 7751 Mandeville Avenue; Portions of 7760,  
7830 Mandeville Avenue; 4930 Emily Street;  
Portions of 5003/70, 5150, 5250 Emily  
Street; 8039 Minto Street

The Municipal Manager recommended:

1. THAT Rezoning Reference #81/89 be held in abeyance until Council and staff have completed their review of the agricultural drainage management plan to be submitted by the applicant.

2. THAT a copy of this report be sent to Mr. Art Cowie, Burnaby Business Park Limited, 6th Floor, 1525 Robson Street, Vancouver, B.C. V6G 1C3.

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN RANKIN:

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

Alderman Young returned to the Council Chambers at 9:18 p.m. and took his place at the Council table.

CARRIED UNANIMOUSLY

Item #4 - RZ #82/89

Application for the rezoning of:

Lot 90, D.L.'s 15, 56 and 148. N.W.D. Plan  
NW962

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development  
District (utilizing the RML District as a  
guideline)

Address: 9151 Saturna Drive

The Municipal Manager recommended:

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

Alderman Corrigan returned to the Council Chambers at 9:19 p.m. and took his place at the Council table.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN YOUNG:

"THAT Item #4, Rezoning Reference No. 82/89 be **REFERRED** back to staff to respond to Council's questions regarding use of the property as a day-care and whether or not a tenant resides in the rental accommodation."

CARRIED UNANIMOUSLY

Council also requested that at the time area residents are advised of the rezoning application and a forthcoming Public Hearing, that notification also be provided to the Stoney Creek Advisory Council.

Item #5 - RZ #83/89

Application for the rezoning of:

Lot 189, D.L. 86, Plan 30019

From: R1 Residential District

To: R1a Residential District

Address: 7437 Burris Street

The 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 RANKIN:

SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

Item #6 - RZ #84/89

Application for the rezoning of:

Lot 1, except: Firstly: Parcel "A" (Expl. Pl. 7429), Secondly: Parcel "B" (Expl. Pl. 11072), D.L. 53, Group 1, N.W.D., Plan 3823; Parcel "B" (Expl. Pl. 11072), Lot 1, D.L. 53, Group 1, N.W.D., Plan 3823; Lot 1, D.L. 53, Group 1, N.W.D., Plan 23427; Lot 2, D.L. 53, Group 1, N.W.D., Plan 23427; Lot 3, D.L. 53, Group 1, N.W.D., Plan 23427

From: R5 Residential District

To: CD Comprehensive Development District

Address: 7005, 7015, 7019, 7031 - 7033, and 7049  
Stride Avenue

The Municipal Manager recommended:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
2. THAT Council approve in principle the sale of the not-required portion of 7005 Stride Avenue for inclusion in the site.
3. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 November 20 and to a Public Hearing on 1989 December 12 at 7:30 p.m.
4. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- d) The granting of any necessary easements.
- e) The dedication of any rights-of-way deemed requisite.
- f) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- g) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- h) The consolidation of the net project site into one legal parcel.
- i) The undergrounding of existing overhead wiring abutting the site.
- j) Compliance with the Council-adopted sound criteria.
- k) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking, and a commitment to implement the recycling provisions.
- l) Completion of the Highway Exchange Bylaw.
- m) The retention of as many existing mature trees as possible on the site.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item #7 - RZ #85/89

Application for the rezoning of:

Pcl. 1 (Ref. Pl. 753), Lot C, D.L. 98, Plan 2127;  
Pcl. 2 (Ref. Pl. 754), Lot C, D.L. 98, Plan 2127;  
Pcl. 4 (Ex. Pl. 801), Lot D, D.L. 98, Plan 2127;  
Pcl. 3 (Ref. Pl. 812 "A") Lot D, D.L. 98, Plan 2127;  
Lot 121, D.L. 98, Plan 68417; Lot 122, D.L. 98, Plan 68417;  
Lot 1, D.L. 98, Plan 4688

From: R5 Residential District and R9 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines)

Address: 7208, 7226, 7242 Royal Oak Avenue, 7241 Barrie Avenue, 5244, 5254 and 5264 Victory Street

The Municipal Manager recommended:

1. THAT upon receipt of the consent forms, staff be authorized to work with the developer towards a suitable plan of development that is to be the subject of a future report.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

Item #8 - RZ #86/89

Application for the rezoning of:

Lot 5, D.L. 153, Plan 8362; Lot 6, D.L. 151 and 153, Plan 8362; Lot 7, D.L. 153, Plan 8362; Lot 37, D.L. 153, Plan 1768; Lot 36, D.L. 153, Plan 7688; Lot 35, D.L. 153, Plan 7688; Parcel C (Expl. Pl. 22679) of Lots 10 and 11, D.L. 151 and 153, Plan 8362; Lot 12, D.L. 151 and 153, Plan 8362; Lot 13, D.L. 151 and 153, Plan 8362; Lot 14, D.L. 153, Plan 8362; Westerly 86.5 ft. Lot B, D.L. 153 having a frontage of 86.5 ft. on Hazel Avenue adjoining south Boundary of said Lot B and adjoining the westerly boundary of said Lot B, Plan 4091; Lot B except the westerly 86.5 ft. having a frontage of 86.5 ft. on Hazel Street (adjoining south boundary of said lot) and adjoining the westerly Lot 153, Plan 4091; Parcel B (64408E) Lot 26, D.L. 153, Plan 1768; Parcel A (41538C) Lots 26 and 27, D.L. 153, Plan 1768; Lot 86, D.L. 153, Plan 31986

From: R5 Residential District and C3 General Commercial District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District guidelines).

Address: 4626/34/44/52/58/66 Grange Street;  
4617/31/37/43/53/65/73/85 Hazel Street;  
6035 Sussex Avenue

The Municipal Manager recommended:

1. THAT Council authorize the Planning and Building Inspection Department to work with the applicant towards the preparation of a plan of development which is suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item #9 - RZ #87/89

Application for the rezoning of:

Lot C, D.L. 152, Plan 12232

From: C3 General Commercial District

To: P8 Parking District

Address: 6450 Nelson Avenue

The Municipal Manager recommended:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms 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 1989 November 20 and to a Public Hearing on 1989 December 12 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 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 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.
  - d) The consolidation of the net project site into one legal parcel.
  - e) The granting of any necessary easements.
  - f) The dedication of any rights-of-way deemed requisite.
  - g) Completion of the Highway Exchange Bylaw.

MOVED BY ALDERMAN RANKIN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item #10 - RZ #88/89

Application for the rezoning of:

Lot A, D.L. 70, Plan 83132

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (utilizing the M5 Light Industrial District use guidelines and the Community Plan guidelines).

Address: 4519 and 4535 Canada Way

The Municipal Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 November 20 and to a Public Hearing on 1989 December 12 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.

- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be 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 granting of any necessary easements.
- f) The retention of as many existing mature trees as possible on site.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.
- h) Applicant's schedule for the construction staging of the subject proposal.
- i) The submission of a geotechnical soils analysis for the subject site.

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

Item #11 - RZ #89/89

Application for the rezoning of:

Parcel "B" (Expl. Pl. 12490 of Lot 29, D.L. 98,  
 N.W.D. Plan 573 ("THE LANDS"))

From: R5 Residential District

To: C2 Community Commercial District

Address: Portion of 5171 Rumble Street less 3.4'  
 strip from west side

The Municipal Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 November 20 and to a Public Hearing on 1989 December 12 at 7:30 p.m.

2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) 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.
  - b) The granting of any necessary easements.
  - c) The dedication of any rights-of-way deemed requisite.

MOVED BY ALDERMAN YOUNG:

SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

Item #12 - RZ #90/89

Application for rezoning of:

Lot 3, D.L. 205, Plan 10371;

Lot 4, D.L. 205, Plan 10371;

Lot 5, D.L. 205, Plan 10371

From: M1 Light Manufacturing District

To: R5 Residential District

Address: 360/70/80 South Fell Avenue

The Municipal Manager recommended:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 November 20 and to a Public Hearing on 1989 December 12 at 7:30 p.m.

MOVED BY ALDERMAN YOUNG:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item #13 - RZ #92/89

Application for the rezoning of:

Parcel "One" (Expl. Pl. 13465), Lot G. D.L. 30  
Plan 11071

From: R5 Residential District

To: CD Comprehensive Development District  
(utilizing the RM2 District as a guideline)

Address: 6984 Linden Avenue

The 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 Municipal Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN RANKIN:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

#### T A B L E D   M A T T E R S

1. 1988 Local Improvement  
Streets Program  
(Item 23, Manager's Report No. 68,  
1989 - Council 1989 October 23)

Council chose not to lift this item of business from the table at this time.

2. George Derby Development Plan  
(Item 11, Manager's Report No. 68,  
1989 - Council 1989 October 23)

Council chose not to lift this item of business from the table at this time.

Arising from the discussion Alderman Young was granted leave by Council to introduce the following motion:

MOVED BY ALDERMAN YOUNG:

SECONDED BY ALDERMAN RANKIN:

"THAT the George Derby Development Plan be held in abeyance pending a walking tour of the area by Council, staff, representatives of the East Burnaby Ratepayers Association and concerned area residents."

CARRIED UNANIMOUSLY

#### B Y L A W S

#### FIRST, SECOND AND THIRD READINGS:

MOVED BY ALDERMAN RANKIN:

SECONDED BY ALDERMAN YOUNG:

"THAT

Burnaby Unexpended Borrowed Money Bylaw, 1989

9299

Burnaby Local Improvement Fund  
Expenditure Bylaw No. 2, 1989

9300

be now introduced and read three times."

CARRIED UNANIMOUSLY

**CONSIDERATION AND THIRD READING:**

|       |  |           |
|-------|--|-----------|
| #9138 | 7231 Antrim Avenue/5388 Victory Street | RZ #72/88 |
| #9263 | 6740 Station Hill Court                | RZ #47/89 |

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN YOUNG:

"THAT  
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 1989 9138  
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 58, 1989 9263

be now read a third time."

CARRIED UNANIMOUSLY

**RECONSIDERATION AND FINAL ADOPTION:**

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT  
Burnaby Road Closing Bylaw No. 3, 1989 9297

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

CARRIED UNANIMOUSLY

**NEW BUSINESS**

Alderman Rankin

Alderman Rankin advised that the Simon Fraser University Centennial Committee has prepared a proposal to host the World Invitational Highland Games as a joint project with the Municipality. The games would take place in 1990 July at SFU and it is hoped would become an annual event. The Committee is now in a position to submit an application for funding to Go B.C. and is requesting an indication of support from the Municipality for this project.

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN BEGIN:

"THAT Council approve in principle an application for funding to Go B.C. for joint sponsorship of the World Invitational Highland Games to be held at SFU in 1990 July, and that a maximum contribution of \$20,000 in funds and services be provided by the Municipality, and further, that this information be conveyed to the Parks and Recreation Commission."

CARRIED UNANIMOUSLY

Alderman Young

Alderman Young expressed concern with regard to the lack of on-street parking facilities along the Hastings Corridor.

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN CORRIGAN:

"THAT staff investigate the feasibility of providing angled parking on the avenues between Boundary Road and Willingdon Avenue along the Hastings Corridor in consultation with the Hastings Street Advisory Committee."

CARRIED UNANIMOUSLY

Alderman Young also expressed concern with regard to the use of the 'Denver Boot' at parking facilities in Burnaby. It is Alderman Young's understanding that two Burnaby parking lots are currently using the 'Boot'.

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT Municipal staff investigate the legality of using the Denver Boot and report the results back to Council."

CARRIED UNANIMOUSLY

E N Q U I R I E S

Alderman Begin

Alderman Begin advised Council that arising from a delegation to the 1989 November 06 Council Meeting regarding the housing of pets in Greater Vancouver Housing Corporation developments, the G.V.H.C. Board of Directors have directed their staff to contact the B.C. Housing Management Commission to find out their experience following changes to their policy which allows pets in their housing developments. This matter will be reviewed by the G.V.H.C. Board in 1990 January.

Alderman Begin also requested that staff provide an update to Council with regard to the removal of trees from the site of a proposed highrise at Wilson, Beresford and Patterson.

Alderman Begin also requested that staff provide an update with regard to the parking situation at Station Square and whether or not the number of parking stalls provided complies with Municipal Bylaws. It was requested that this area also be included in the forthcoming tour of Metrotown.

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN RANKIN:

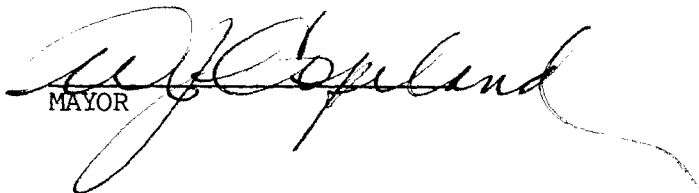
"THAT this regular Council Meeting do now adjourn"

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 10:02 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
DEPUTY MUNICIPAL CLERK