

1989 SEPTEMBER 25

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1989 September 25 at 7:00 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Alderman R.G. Begin
Alderman D.R. Corrigan (Arrived at 7:07 p.m.)
Alderman D.P. Drummond (Arrived at 7:06 p.m.)
Alderman E. Nikolai
Alderman F.G. Randall
Alderman L.A. Rankin (Arrived at 7:04 p.m.)
Alderman J.M. Sawicki
Alderman J. Young (Arrived at 7:07 p.m.)

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

M I N U T E S

1. The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1989 September 18 then came forward for adoption.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN RANDALL:

"THAT the minutes of the regular Council Meeting and Caucus Meeting 'In Camera' held on 1989 September 18 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. Dean Nontell, 1989 September 12,
Re: 5608 Halley Avenue
Speaker - Dean Nontell
2. ACA Design Associates Architects,
1989 September 20, Re: Rezoning
Application #72/89 - Nelson Plaza
Speaker - Dr. A. Artibise
3. Harry Jerome Sports Centre, President
of Bicycle Association of B.C., 1989
September 20, Re: Harry Jerome Sports
Centre and its lease with Burnaby
Speaker - Ken Legge
4. Oskar Greiner, 1989 September 19,
Re: Communication between Council
and citizens
Speaker - Oskar Greiner

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN RANDALL:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

Alderman Rankin entered the Council Chamber at 7:04 p.m. and took his place at the Council table.

1. Mr. Dean Nontell, 5608 Halley Avenue, Burnaby, B.C. appeared before Council to request reconsideration of Council's action of 1989 September 11 in regard to the purchase of 5608 Halley Avenue by the Municipality.

Mr. Nontell requested that the property be included in Metrotown Area 11 so that it may be included as part of Rezoning Reference No. 51/89.

Alderman Drummond entered the Council Chamber at 7:06 p.m. and took his place at the Council table.

Aldermen Corrigan and Young entered the Council Chamber at 7:07 p.m. and took their places at the Council table.

The speaker provided background information on the property and outlined a proposal which would incorporate the development into the proposed rezoning from R5 to RM3.

The speaker concluded by reiterating his request that 5608 Halley Avenue be included in Metrotown Area 11.

2. Dr. Allan Artibise, 2217 West 15th Avenue, Vancouver, B.C. appeared before Council to address Rezoning Reference No. 72/89 - Nelson Plaza. The proposal calls for mixed zoning of RM5 and C3 to allow 73% residential accommodation, and 27% commercial/office space which would include 1,600 sq. ft. available for social/community uses.

The speaker submitted that the rezoning is presented in the context of the social/community interrelationship as a goal of the development of the Metrotown Centre and that the proposed mixed zoning would contribute to the creation of a viable town centre.

3. The delegation withdrew prior to the Council Meeting.
4. Mr. Oskar Greiner, 7384 Charlford Avenue, Burnaby, B.C. appeared before Council to address a perceived lack of communication between Council and the general public.

The speaker concluded by requesting Council allow more opportunities for public input into the decision making process.

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 RANDALL:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 60, 1989 September 25 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

1. Steve Mancinelli, Undated, Re:
Acquiring land that Beer Bottle
Depot and Lawn Mower Service on
Hastings Street - Entrance to
North Burnaby Nature Trail

An undated letter was received from Mr. Steve Mancinelli requesting Council give consideration to acquiring the land on Hastings Street on which a beer bottle depot and lawn mower service currently reside for incorporation into the North Burnaby Nature Trail.

His Worship, Mayor W.J. Copeland advised that the letter from Mr. Mancinelli and a staff report will be submitted by the Director Recreation and Cultural Services to the Parks and Recreation Commission for consideration on 1989 October 04. Mr. Mancinelli has been advised accordingly.

2. Royal Canadian Air Cadets, Squadron
759, Chairperson, Parents Committee,
1989 September 12, Re: Request
permission to conduct Tag Days -
1989 October 13 and 14

A letter dated 1989 September 12 was received from the Royal Canadian Air Cadets, 759 Falcon Squadron requesting permission to conduct Tag Days on 1989 October 13 and 14 at the Liquor Stores at Lougheed Mall and Willingdon.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN RANDALL:

"THAT the request from the Royal Canadian Air Cadets, 759 Falcon Squadron to conduct Tag Days on 1989 October 13 and 14 be approved."

CARRIED UNANIMOUSLY

3. B.C. Hydro, Manager of External
Relations, 1989 August 25,
Re: Resource Plan Distribution

A letter dated 1989 August 25 was received from the Manager, External Relations, B.C. Hydro providing a Twenty-Year Resource Plan which addresses electricity supply planning in British Columbia for the next two decades.

A staff notation appended to this item of correspondence advises that a copy of the Plan is available for review by the public in the Municipal Manager's office. Members of staff will attend the regional forum that will be held in the Lower Mainland this Fall, and if appropriate, will thereafter submit a report to Council on this matter. Staff does not have any comments to make on the Plan at this time.

MOVED BY ALDERMAN CORRIGAN:

SECONDED BY ALDERMAN YOUNG:

"THAT Municipal staff immediately approach B.C. Hydro to determine how the Power Smart Program could be implemented in Burnaby."

CARRIED UNANIMOUSLY

4. Dorothy K. Rooke, 1989 September 07,
Re: Compliments to Burnaby Firemen

A letter dated 1989 September 07 was received from Mrs. Dorothy K. Rooke, praising Burnaby Firemen for their quick response to emergency calls.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN CORRIGAN:

"THAT a copy of the letter from Mrs. Dorothy K. Rooke be forwarded to Fire Chief H. Maginnis."

CARRIED UNANIMOUSLY

5. Greater Vancouver Regional District,
Chairman, 1989 September 15, Re: Month
of October declared "Recycling Month"

A letter dated 1989 September 15 was received from the Greater Vancouver Regional District outlining various proposals for recognition of the month of October as "Recycling Month".

A staff notation appended to this item of correspondence advises that the Environment and Waste Management Committee, at its next meeting on 1989 October 02, will examine ways in which the Municipality can effectively participate in the Recycle Month campaign. This letter from the GVRD will appear on the agenda for the Committee's 1989 October 02 meeting.

6. Barry Jones, M.L.A. Burnaby North,
1989 September 13, Re: Rerouting
of #120 Bus Service

A letter dated 1989 September 13 was received from Barry Jones, M.L.A. requesting Council's assistance in opposing proposed changes which would see the #120 bus service rerouted along Lougheed Highway/Boundary Road from its' current routing along Hastings Street.

7. R.E. Free, 1989 September 17,
Re: Race Track

A letter dated 1989 September 17 was received from Mr. R.E. Free expressing support for the development of a race track on the Oakalla lands.

8. Province of British Columbia,
Ministry of State for Cariboo,
Responsible for Environment, Minister,
1989 September 18, Re: Pleasure
Craft Sewage Pollution Prevention
Regulations

A letter dated 1989 September 18 was received from the Honourable Bruce Strachan, Minister of State for Cariboo, Responsible for Environment prepared in response to Council's request to designate Indian Arm under the Pleasure Craft Sewage Pollution Prevention Regulations.

Mr. Strachan advises that Council's request to designate Indian Arm under the Pleasure Craft Sewage Pollution Prevention Regulations will be brought forward once the regulations have been promulgated.

9. Steve Mancinelli, 1989 September 14,
Re: Recycling

A letter dated 1989 September 14 was received from Mr. Steve Mancinelli providing various comments regarding recycling initiatives undertaken by the Corporation of Burnaby and the G.V.R.D.

A staff notation appended to this item of correspondence advises that Mr. Mancinelli will be invited to meet and discuss with staff the various items that are referred to in his letter.

R E P O R T S

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

1. Mayor W.J. Copeland
Re: Acting Mayor - 1989 October/November

His Worship, Mayor W.J. Copeland submitted a report requesting Council appoint Alderman Derek Corrigan as Acting-Mayor during the months of 1989 October and November.

His Worship, Mayor W.J. Copeland recommended:

- 1) THAT Alderman Derek Corrigan be appointed to serve in the capacity of Acting-Mayor during the months of 1989 October and November.

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN RANDALL:

"THAT the recommendation of His Worship, Mayor W.J. Copeland be adopted."

CARRIED UNANIMOUSLY

2. The Municipal Manager presented Report No. 60, 1989 September 25 on the matters listed following as Items 1 to 11 either providing the information shown or recommending the courses of action indicated for the reasons given.

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

The Municipal Manager submitted a report from the Director Planning and Building Inspection advising Council of an application to rezone subject property from R5 Residential District to CD Comprehensive Development District (RM3 Multiple Family Residential District Guidelines) for the purpose of constructing a three-storey apartment building.

The Municipal Manager recommended:

- 1) THAT Council authorize the introduction of a Highway Exchange Bylaw according to the terms outlined in Section 3.2 of the report, contingent upon the granting by Council of First and Second readings of the subject Rezoning Bylaw.
- 2) THAT Council approve the sale of Municipally-owned property within the subject development site in accordance with the terms outlined in Section 3.2 of the report, and subject to the applicant pursuing the rezoning proposal to completion.
- 3) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 October 02 and to a Public Hearing on 1989 October 24 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 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 easement.
- g) The dedication of any rights-of-way deemed requisite.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) The provision of a public pedestrian walkway from Halley Avenue to the east property line of the site and the construction of a walkway to the approval of the Director Engineering.
- J) The retention of as many existing mature trees as possible on the site.
- k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- l) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking.
- m) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

2. Proposed CD Industrial Development
in the Big Bend Area

The Municipal Manager submitted a report from the Director Planning and Building Inspection advising Council of Burnaby Business Park's CD industrial development proposal in the Big Bend Area. The report is preparatory to the submission of rezoning and subdivision applications by the owner.

The Municipal Manager recommended:

- 1) THAT a copy of the report be sent to Mr. Art Cowie, Project Manager, Abbey Woods Property Services Ltd., 501 - 1525 Robson Street, Vancouver, B.C., V6G 1C3.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN YOUNG:

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

Alderman Drummond retired from the Council Chamber at 8:20 p.m.

MOVED BY ALDERMAN SAWICKI:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Council requested that Municipal staff look into a process whereby Council can feel comfortable that the drainage plan for subject development will address agricultural requirements in the surrounding area.

This item was tabled to the 1989 October 02 Council Meeting to allow Council members an opportunity to obtain additional information relative to the proposed development.

3. Subdivision Reference No. 103/86
Hastings Street & Ridgeview Drive
East of Duthie Avenue
Sale of a Portion of Municipal Land

The Municipal Manager submitted a report from the Approving Officer requesting Council's authority for the sale of a portion of Municipal land to be included in the subdivision between Hastings Street and Ridgeview Drive.

The Municipal Manager recommended:

- 1) THAT Council authorize the posting of a portion of Municipal land for sale by public tender, subject to consolidation with adjacent lands and the terms outlined in Section 2.0 of the report.

MOVED BY ALDERMAN NIKOLAI;
SECONDED BY ALDERMAN YOUNG;

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

Alderman Rankin retired from the Council Chamber at 8:27 p.m.

CARRIED UNANIMOUSLY

4. Provision of Additional
Off-Street Parking
Canada Way/Curle Avenue Area

The Municipal Manager submitted a report from the Director Planning and Building Inspection advising Council of the status of a proposal to provide additional off-street parking in the Canada Way/Curle Avenue area. The proposal essentially is to seek amendment to the present CD zoning to allow phased development as follows:

- a) Phase I: - surface parking with appropriate landscaping, to provide additional parking for the Jamatkhana.
- b) Phase II: - a townhouse development, with surface and underground parking, and
- underground parking to serve the needs of the Jamatkhana.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN YOUNG;
SECONDED BY ALDERMAN BEGIN;

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

Alderman Drummond returned to the Council Chamber at 8:28 p.m. and took his place at the Council table.

Alderman Sawicki retired from the Council Chamber at 8:28 p.m.

CARRIED UNANIMOUSLY

5. Rezoning Reference No. 49/89
Lot 5, DL 160 & 171, Plan 78941
7345 Sandborne Avenue

The Municipal Manager submitted a report from the Director Planning and Building Inspection advising Council of an application to rezone subject property from CD Comprehensive Development District

to Amended CD Comprehensive Development District (based on RM2 and RM3 Multiple Family Residential District use and density) for the purpose of constructing a stacked townhouse development.

The Municipal Manager recommended:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 October 02 and to a Public Hearing on 1989 October 24 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 and constructed to the approval of the Director Engineering. 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 easement.
 - 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 deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings Charge.
 - h) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking.
 - i) The retention of as many existing mature trees as possible on the site.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

6. Building Permit Tabulation Report No. 09
From 1989 August 07 to 1989 September 03

The Municipal Manager submitted a report from the Director Planning and Building Inspection providing the Building Permit Tabulation with Revenue/Expenditure Statement for the period from 1989 August 07 to 1989 September 03.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN NIKOLAI:

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

Alderman Sawicki returned to the Council Chamber at 8:31 p.m. and took her place at the Council table.

CARRIED UNANIMOUSLY

7. Status Report on the Construction
Progress of the Metrotown Civic
Facilities up to and including
August, 1989

The Municipal Manager submitted a report from the Major Civic Building Co-ordination Committee providing Council with a status report on the construction progress of the Metrotown Civic Facilities up to and including August 1989.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN RANDALL:

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

Alderman Rankin returned to the Council Chamber at 8:33 p.m. and took his place at the Council table.

CARRIED UNANIMOUSLY

8. Lease at 3755 Banff Avenue to the Burnaby
Association for the Mentally Handicapped
Lot 133, DL 74, Plan 39624
(Lease Authorization Bylaw 7951)

The Municipal Manager submitted a report from the Municipal Solicitor requesting Council's authority to transfer leasehold interest from the Association of Neighbourhood Houses of Greater Vancouver to the Burnaby Association for the Mentally Handicapped. The reversion of the lease back to the Burnaby Association for the Mentally Handicapped will ensure the continued use of the site for the benefit of the mentally handicapped.

The Municipal Manager recommended:

- 1) THAT Council approve the transfer of the leasehold interest in 3755 Banff Avenue from the Association of Neighbourhood Houses of Greater Vancouver to the Burnaby Association for the Mentally Handicapped.

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

9. Enforcement of the Burnaby Noise Bylaw
Regarding Noise from "Boom Cars"

The Municipal Manager submitted a report from the Chief Public Health Inspector prepared in response to Council's request for information regarding the enforcement of the Burnaby Noise Bylaw and complaints of excessive noise from "Boom Cars". Staff have concluded that the R.C.M.P. can enforce the provision of Section 3 of the Burnaby Noise Bylaw on complaints of excessive noise from "Boom Cars".

The Municipal Manager recommended:

- 1) THAT a copy of the report be forwarded to Mrs. A. Chow, 941 Duthie Avenue, Burnaby, B.C., V5A 2R2.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Arising from the discussion Council requested that staff provide information on the issue of Crown Council requesting decible meter readings accompany Noise Bylaw infraction prosecutions.

10. Rezoning Applications

The Municipal Manager submitted a report from the Director Planning and Building Inspection recommending various actions in response to outstanding rezoning applications.

The Municipal Manager recommended:

- 1) THAT Council set a Public Hearing for this group of rezonings on 1989 October 24 at 7:30 p.m. except where noted otherwise in the individual reports.

MOVED BY ALDERMAN RANKIN:

SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

Item #1 - RZ #58/89

Application for the rezoning of:

Lot 206, D.L. 131 and 136, Plan 59471

From: R1 Residential District

To: R2 Residential District

Address: 3183 Bainbridge Avenue

The Municipal Manager recommended:

- 1) THAT Council not give favourable consideration to this rezoning request.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN NIKOLAI:

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

MOVED BY ALDERMAN YOUNG:

SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

This item was tabled to allow a delegation to appear in response to the staff report.

Item #2 - RZ #59/89

Application for the rezoning of:

Lot 8, D.L. 53, Plan 3037;
Lot 9, D.L. 53, Plan 3037;
Lot 10, D.L. 53, Plan 3037;

From: R5 Residential District

To: RM2 Multiple Family Residential District

Address: 7182, 7188 and 7194 Stride Avenue

The Municipal Manager recommended:

- 1) THAT the subject application not be considered by Council until the Edmonds Station Area Plan review is completed, and that the applicant be notified to this effect.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item #3 - RZ #60/89

Application for the rezoning of:

Lot 1, Blk. 33, D.L. 53, Plan 3037;
Lot 2, Blk. 33, D.L. 53, Plan 3037;
Lot 3, Blk. 33, D.L. 53, Plan 3037;
Portion of Lot 42, D.L. 95, Plan 1643;
Lot 43, D.L. 95, Plan 1643;
Lot 44, D.L. 95, Plan 1643;

From: R1 Residential District

To: CD Comprehensive Development District
(based on RM2 Multiple Family Residential
District guidelines)

Address: 7107, 7113 and 7119 Stride Avenue
and a portion of 7119 - 16th Avenue,
7105 and 7113 - 16th Avenue

The Municipal Manager recommended:

- 1) THAT the subject application not be considered by Council until the Edmonds Station Area Plan review is completed, and the applicant be notified to this effect.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN SAWICKI:

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

CARRIED UNANIMOUSLY

Item #4 - RZ #61/89

Application for the rezoning of:

Portion of Lot 95, D.L. 94, Plan 46435

From: C2 Community Commercial District

To: C2a Community Commercial District

Address: Portion of 5665 Kingsway

The Municipal Manager recommended:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 October 02 and to a Public Hearing on 1989 October 24 at 7:30 p.m., and that the following be established as prerequisites to the rezoning:
 - a) The submission of 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 successful completion of the required neighbourhood survey, as noted in Section 4.2 of the report.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN CORRIGAN:

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

MOTION DEFEATED

OPPOSED: ALDERMEN BEGIN,
DRUMMOND, RANKIN,
SAWICKI & YOUNG
FOR: HIS WORSHIP, MAYOR
W.J. COPELAND,
ALDERMEN CORRIGAN,
NIKOLAI AND RANDALL

Item #5 - RZ #62/89

Application for the rezoning of:

Portion of D.L. 13, Lot 85, Plan 13983;
Portion of D.L. 13, Lot 86, Plan 13983;

From: C1 Neighbourhood Commercial District

To: R3 Residential District

Address: Portion of 8669 and portion of 8675 Eleventh Avenue

The Municipal Manager recommended:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 October 02 and to a Public Hearing on 1989 October 24 at 7:30 p.m.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

Item #6 - RZ #63/89

Application for the rezoning of:

Part Lot 15, Plan 60616, D.L. 72

From: CD Comprehensive Development District
(based on Discovery Park Community
Plan guidelines)

To: ("Amended") CD Comprehensive Development
District (based on Discovery Park
Community Plan guidelines)

Address: Part of 4460 Sanderson Way

The Municipal Manager recommended:

- 1) THAT staff be authorized to work with the developer to prepare a plan of development suitable for presentation to a Public Hearing on the understanding that this rezoning will not be processed for Final Adoption until such time as Rezoning Reference #37/89 (Open Learning Agency) site subdivision and rezoning is complete.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Arising from the discussion Council requested that staff investigate the allegation that trees are being removed from the buffer zone abutting Kalyk Avenue.

Item #7 - RZ #64/89

Application for the rezoning of:

Lot 10, Blks. 13 to 15, D.L. 98, Plan 2066;
Lot 11, Blk. 14, D.L. 98, Plan 2066;
Lot 5, Blk. 13 to 15, D.L. 98, Plan 2066;
Lot 6, Blk. 14, D.L. 98, Plan 2066;

From: R5 Residential District

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

Address: 5361 and 5387 Victory Street and
5362 and 5388 Beresford Street

The Municipal Manager recommended:

- 1) THAT Council authorize introduction of a Highway Exchange Bylaw, according to the terms outlined in Sections 3.2 and 3.3 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 October 02 and to a Public Hearing on 1989 October 24 at 7:30 p.m.
- 3) THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of 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 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.
- g) The dedication of any rights-of-way deemed requisite.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- 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.
- l) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- m) Completion of the Highway Exchange Bylaw.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

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

Alderman Young retired from the Council Chamber at 9:07 p.m.

CARRIED UNANIMOUSLY

Item #8 - RZ #65/89

Application for the rezoning of:

Lot 1 exc. firstly: the north 33', secondly: part subdivided by Plan 49674, D.L. 136, Plan 6173;
 Lot 265, D.L. 136, Plan 49674

From: P5 Community Institutional District

To: CD Comprehensive Development District
 (based on P5 Community Institutional District use and density)

Address: 1800 and 1812 Duthie Avenue

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, with the understanding that a further and more detailed report will be submitted at a later date.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN RANDALL:

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

Alderman Corrigan retired from the Council Chamber at 9:10 p.m.

CARRIED UNANIMOUSLY

Item #9 - RZ #66/89

Application for the rezoning of:

Lot 8, D.L. 171, Plan 78941

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

To: ("Amended") CD Comprehensive Development
District (based on RM3 Multiple Family
Residential District use and density)

Address: 7465 Sandborne 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 DRUMMOND:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item #10 - RZ #67/89

Application for the rezoning of:

Lot 3 exc. Plan 22426, D.L. 160, Plan 992;
Lot 4 exc. Plans 22426 & 67388, D.L. 160, Plan 992;
Portion of Lot 5, D.L. 160, Plan 992;
Portion of Lot 6, D.L. 160, Plan 992;
E 50' of Lot 2, D.L. 160, Plan 992;
Portion of E 50' of Lot 7, D.L. 160, Plan 992;

From: M2 General Industrial District

To: CD Comprehensive Development District
(based on RM2 Multiple Family Residential
District guidelines)

Address: 6826 Rumble Street, 6770 Rumble Street,
7671 Griffiths Avenue, portions of
6771, 6825 and 6855 Hart Street

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 consistent with the adopted Edmonds Town Centre South Development Plan and suitable for presentation to a Public Hearing.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN DRUMMOND:

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

Arising from the discussion Council agreed to review Item No. 11, Municipal Manager's Report No. 60, 1989 September 25 in conjunction with the review of Item No. 10 of 10, Rezoning #67/89.

MOVED BY ALDERMAN RANKIN:

SECONDED BY ALDERMAN RANDALL:

"THAT Item 10 of 10, Municipal Manager's Report No. 60, 1989 September 25 be **AMENDED** to include the recommendations contained in Item No. 11, Municipal Manager's Report No. 60, 1989 September 25 as follows:

- 2) THAT the plan of development prepared for the subject site ensure that the existing ravines on site be maintained in a natural state.
- 3) THAT staff be authorized to investigate the desirability of increasing the planned park area on the south boundary of the subject development site, through retention of more municipal land and acquisition of more private land."

CARRIED UNANIMOUSLY

Alderman Corrigan returned to the Council Chamber at 9:12 p.m. and took his place at the Council table.

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

Item #11 - RZ #68/89

Application for the rezoning of:

Lot 1, D.L. 153, Plan 76637

From: CD Comprehensive Development District
(based on C3 General Commercial District and RM5
Multiple Family Residential District guidelines)

To: ("Amended") CD Comprehensive Development District
(based on C3 General Commercial District guidelines)

Address: 4680 Kingsway

The Municipal Manager recommended:

- 1) THAT staff be authorized to continue working with the applicant as outlined in the report towards a plan of development suitable for submission to a Public Hearing on the understanding that a further report will be submitted to Council for its consideration.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN NIKOLAI:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

"THAT Item No. 11, Rezoning Reference #68/89 be REFERRED to the 'In Camera' portion of the meeting."

CARRIED UNANIMOUSLY

Item #12 - RZ #69/89

Application for the rezoning of:

PCL C (EP1 1380) Lot 1 & 1B Plan 10048, & 2884, D.L. 18,
(pl. 2884)

Lot 2, D.L. 153 D. 37 Plan 10048

Lot 3, D.L. 153, D. 37, Plan 10048

Lot 4, Blk. 39, D37, D.L. 151 and 153, Plan 10048

Lot B, D.L. 153, Plan 9685

Lot A, D.L. 153, D. 37, Plan 9687

Lot 21, D.L. 153, Plan 2884

Lot 20, D.L. 153, Plan 2884

Lot 19, D.L. 151/153, Plan 2884

Lot 18, Ex. PCL C Ex Plan 11380 2880

From: M4 Special Industrial District and
RM3 Multiple Family Residential District

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

Address: 6337, 6361, 6387 and 6389 Silver Avenue,
4380-4382 and 4394 Beresford Street,
6336, 6350, 6364, 6378 and 6392 McKay Avenue

The Municipal Manager recommended:

- 1) THAT the Metrotown Development Plan be amended to accommodate designation of two sites as illustrated on Sketch #1 along Beresford Street for CD/RM5 redevelopment.
- 2) THAT staff be authorized to work with the developer towards the preparation of a suitable plan of development as outlined in the report.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN SAWICKI:

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

MOTION DEFEATED
OPPOSED: ENTIRE COUNCIL

Item #13 - RZ #70/89

Application for the rezoning of:

Portion of Lot 297, D.L. 59, Plan 52887

From: A2 Small Holdings District

To: R2 Residential District

Address: Portion of 2728 Bainbridge Avenue

The Municipal Manager recommended:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 October 02 and to a Public Hearing on 1989 October 24 at 7:30 p.m. and that the following be established as prerequisite to the completion of the rezoning:
 - a) The completion of all necessary conditions to obtain subdivision approval.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANKIN:

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

CARRIED

OPPOSED: ALDERMAN DRUMMOND

Item #14 - RZ #71/89

Application for the rezoning of:

Lot 1, D.L. 92, Plan 80166

From: R9 Residential District

To: R9a Residential District

Address: 6719 Brantford Avenue

The Municipal Manager recommended:

- 1) THAT Council not give favourable consideration to the rezoning request.

MOVED BY ALDERMAN CORRIGAN:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED

OPPOSED: HIS WORSHIP, MAYOR
W.J. COPELAND,
ALDERMEN RANKIN &
YOUNG

Item #15 - RZ #72/89

Application for the rezoning of:

Lot 120, D.L. 32, Plan 39167, Group 1, N.W.D.

From: C3 General Commercial District and
R5 Residential District

To: CD Comprehensive Development District
(based on RM5 Multiple Family Residential District
and C3 General Commercial District guidelines)

Address: 4875 Kingsway

The Municipal Manager recommended:

- 1) THAT staff be authorized to work with the applicant towards the development of a suitable plan of development in line with the adopted Metrotown Development Plan.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN BEGIN:

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

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the recommendation contained in Item No. 15, Rezoning #72/89 be **AMENDED** to read as follows:

- 1) THAT staff be authorized to work with the applicant towards the development of a suitable plan of development based upon RM5 and C3 mixed zoning and that staff report back in one month's time."

CARRIED

OPPOSED: ALDERMAN SAWICKI

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

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

MOVED BY ALDERMAN YOUNG:

SECONDED BY ALDERMAN CORRIGAN:

"THAT Council tour the Metrotown core area to review the Community Plan and meet with Municipal staff to discuss the direction and potential for future development in the area."

Alderman Nikolai retired from the Council Chamber at 10:25 p.m.

CARRIED UNANIMOUSLY

Item #16 - RZ #73/89

Application for the rezoning of:

Lot 20, Block 33, D.L. 151, Group 1, Plan 2002

Lot 19, D.L. 151, Group 1, Plan 2002

Lot 18, Group 1, D.L. 151, Plan 2002, NWD

Lot 17, Group 1, D.L. 151, Plan 2002

Northerly portion of Lot 16, D.L. 151 having frontage of 33 feet on Patterson Avenue by a full depth of Lot 16 and adjoining Lot 17 and Plan 2002

Lot 16, South 33 feet, Group 1, D.L. 151, Plan 2002

Lot 15, D.L. 151, Group 1, Plan 2002

Lot 10, D.L. 151, Group 1, N.W.D., Plan 2002

Lot 11, Except Parcel A, Reference Plan 4312, Plan 2002, Block 33

Parcel "A" of Lot 11, D.L.s 151 and 153, Group 1,
N.W.D., Plan 2002

Lot 12, Block 33, D.L. 151, Plan 2002

Lot 14, Group 1, D.L. 151, Plan 2002

From: R5 Residential District

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

Address: 6142, 6158, 6176, 6192, 6208,
6226 and 6250 Patterson Avenue and
6155, 6165, 6179 and 6195 Wilson Avenue

The Municipal Manager recommended:

- 1) THAT Council authorize the introduction of Highway Exchange Bylaw according to the terms outlined in Section 4.5 of the 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 redundant lane allowance upon closure within the subject development site in accordance with the terms outlined in Section 4.5 of the report on the understanding that a future report with estimates will be submitted.
- 3) THAT Council amend the Community Plan Two to include the two lots at the north corner of Patterson Avenue and Wilson Avenue in the designated CD/RM5 development site on the understanding that the surface of the lands will be developed for public use and protected in perpetuity for such public use by covenant.
- 4) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 October 02 and to a Public Hearing on 1989 October 24 at 7:30 p.m.
- 5) THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of 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 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.
- g) The dedication of any rights-of-way deemed requisite.
- h) The provision and development of a public open space area at the south end of the site protected by covenant.
- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- k) The undergrounding of existing overhead wiring abutting the site.
- l) Compliance with the Council adopted sound criteria.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN CORRIGAN:

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

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 YOUNG:

"THAT staff evaluate and prepare a short report on the advantages to the Municipality of the land exchange in conjunction with the rezoning application which includes two lots at the south end of the site at the corner of Wilson and Patterson Avenues presently designated as park but which provides increased density to the developer."

CARRIED UNANIMOUSLY

Item #17 - RZ #74/89

Application for the rezoning of:

Lot 1, D.L. 69, Plan 1321;

Lot 2, D.L. 69, Plan 1321;

From: R5 Residential District

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

Address: 3754 and 3762 Manor Street

The Municipal Manager recommended:

- 1) THAT Council authorize staff to work with the developer in order to prepare a plan of development based upon a larger lot assembly.

MOVED BY ALDERMAN CORRIGAN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item #18 - RZ #75/89

Application for the rezoning of:

Lots 9, 10, 11 and 12, D.L. 69, Group 1, N.W.D., Plan 9844;
Lots 3 and 4, Blk. 42, D.L. 69, Group 1, Plan 1321;
Lots 1, 2, 3, 4, 5, 8 and 9, Blk. "A", Blk. 43, D.L. 69,
Group 1, Plan 4369; Lot 8, Blk. 43, D.L. 69, Group 1, Plan 1321;

From: C4 Service Commercial District, C7 Drive-In
Restaurant District and R5 Residential District

To: CD Comprehensive Development District
(based on C2 Community Commercial District and
RM3 Multiple Family Residential District guidelines)

Address: 3140 Boundary Road; 3723, 3729, 3737, 3745, 3730,
3738 and 3746 Norfolk Street; 3707, 3713, 3717,
3723 and 3729 Canada Way

The Municipal Manager recommended:

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

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN CORRIGAN:

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

Alderman Corrigan retired from the Council Chamber at 10:30 p.m.

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN YOUNG:

SECONDED BY ALDERMAN RANKIN:

"THAT the meeting proceed past 10:30 p.m."

CARRIED UNANIMOUSLY

Alderman Corrigan returned to the Council Chamber at 10:34 p.m. and took his
place at the Council table.

Alderman Nikolai returned to the Council Chamber at 10:34 p.m. and took his
place at the Council table.

11. Rezoning Reference No. 67/89
6770/6826 Rumble Street
7671 Griffiths Avenue
Portions of 6771/6825/6855 Hart Street

This item was dealt with previously in the meeting in conjunction
with Item 10 of 10, Municipal Manager's Report No. 60, 1989
September 25.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANDALL:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"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. Endorsement of Decisions taken by
Council "In Camera" 1989 September 11

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

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN RANDALL:

"THAT the Council Meeting do now recess."

CARRIED UNANIMOUSLY

The Council Meeting recessed at 10:40 p.m.

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN RANDALL:

"THAT the Council Meeting do now reconvene."

CARRIED UNANIMOUSLY

The Council Meeting reconvened at 10:49 p.m. with Alderman Nikolai absent.

2. Master Plan Formulation
Deer Lake Arts Centre Project
Referred Report Item 18, Manager's
Report No. 47, 1989 July 10

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

Alderman Sawicki retired from the Council Chamber at 10.54 p.m..

B Y L A W S

FIRST, SECOND AND THIRD READING:

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN BEGIN:

"THAT

Burnaby Highway Exchange Bylaw No. 14, 1989	9270
Burnaby Highway Exchange Bylaw No. 15, 1989	9271
Burnaby Highway Exchange Bylaw No. 16, 1989	9272
Burnaby Street Naming Bylaw 1989	9273
Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 17, 1989	9274

be now introduced and read three times."

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION:

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN RANDALL:

"THAT

Burnaby Highway Exchange Bylaw No. 13, 1989 9265

Burnaby Local Improvement Fund Expenditure Bylaw 1989 9269

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

CARRIED UNANIMOUSLY

N E W B U S I N E S S

There were no items of New Business brought before Council at this time.

E N Q U I R I E S

His Worship, Mayor W.J. Copeland

His Worship, Mayor W.J. Copeland advised that the City of Vancouver has recently enacted a Sprinkler Bylaw and requested that the Planning and Building Inspection Department prepare a report regarding the implementation of a Sprinkler Bylaw in Burnaby.

Alderman Begin

Alderman Begin advised that at the recent U.B.C.M. Convention in Penticton members of Council and the Municipal Manager met with the Honourable Neil Vant, Minister of Transportation and Highways to discuss the Hastings/Gaglardi Connector. Council members impressed upon Mr. Vant that the construction of a connector is a first priority for Burnaby and requested that his Ministry proceed with construction as quickly as possible.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN YOUNG:

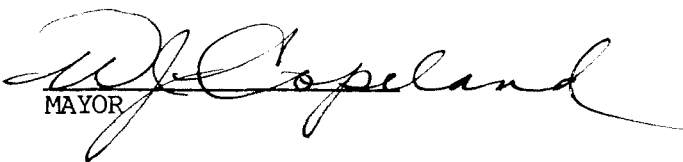
"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 10:53 p.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY MUNICIPAL CLERK