

1990 MARCH 26

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Monday 1990 March 26 at 7:00 p.m.

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

STAFF: Mr. E.E. Olson, Municipal Manager
Mr. W.C. Sinclair, 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 1990 March 19 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 1990 March 19 be now adopted."

CARRIED UNANIMOUSLY

2. The minutes of the Public Hearing (Zoning) held on 1990 March 20 then came forward for adoption.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN YOUNG:

"THAT the minutes of the Public Hearing (Zoning) held on 1990 March 20 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. John W. Motiuk, Barrister and Solicitor
1989 December 29, Re: Rezoning
Application for 5712/5748 Nelson Avenue
Speaker - Mirko Fajfar
2. George Viras on behalf of Gus and
Anna Viras, 1990 March 20, Re:
Rezoning Application - 6879 Kingsway
Beer and Wine Store
Speaker - George Viras

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3. Thomas R. Berger, Barrister and Solicitor,
1990 March 21, Re: Rezoning Application -
7557 Edmonds Street - Class "G"
Licensee Retail Store
Speaker - Mr. Ron Shulman

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN YOUNG:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

1. Mr. Mirko Fajfar, 5080 Dover Street, Burnaby, B.C. appeared before Council to express support for a rezoning application to rezone property located at 5712/5748 Nelson Avenue from R4 Residential District to R5 Residential District. The purpose of the rezoning is to divide the two lots into three and construct three single family dwellings of 3500 sq. ft. each.
2. Mr. George Viras, 6879 Kingsway, Burnaby, B.C. appeared before Council to express support for a rezoning application to allow construction of a Beer and Wine Store at 6879 Kingsway.

The Speaker advised that he has done a preliminary survey of area residents and found support for the concept. To address concerns regarding parking requirements Mr. Viras advised that the family owns adjacent property which they would be willing to develop as a parking lot.

Mr. Viras concluded by requesting Council forward the application to a public hearing in order that a formal neighbourhood survey may be conducted to determine the desire of area residents regarding the Beer and Wine Store.

3. Mr. Ron Shulman, Suite 300-171 Water Street, Vancouver, B.C. appeared before Council to review rezoning application No. 80/90 to rezone subject property from C1 Neighbourhood Commercial District and C4 Service Commercial District to C2a Community Commercial District to facilitate establishment of a retail Beer and Wine Store.

The Speaker requested Council apply criteria for assessing C2a rezoning applications evenly and that the use of Edmonds School as an elementary school rather than a high school be taken into consideration when reviewing the application.

Mr. Shulman provided background information on the development of the Oliver Twist Pub and the plans to include a Beer and Wine Store in the development from the outset.

R E P O R T S

Alderman Sawicki retired from the Council Chambers at 7:50 p.m.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

1. Housing and Civic Development Committee
Re: Recreation Facilities Renovations and
Office additions

The Housing and Civic Development Committee submitted a report requesting authority to expend funds for renovations at various parks and recreation facilities in Burnaby. The proposed projects

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the expansion of reception offices, customer oriented reception counters, the securing of reception areas to prevent theft of electronic equipment, addition of office supply and equipment storage and in two locations the addition of new relocated staff offices.

The Housing and Civic Development Committee recommended:

1. THAT Council authorize the following renovation expenditures as outlined in this report:
 - a) \$143,388 from the Parks and Recreation 1990-1994 Capital Budget for office renovations at Cameron and Eastburn Recreation Centre prior to the approval of the capital budget; and
 - b) \$562,374 from the current rent Capital Budget provision for Municipal Buildings.
2. THAT the current Client/Architect agreement with Raymond Letkeman Architects Inc. be amended to cover the revised scope of work required to complete the renovation projects and proceed to working drawings, tender call, and contract administration.

Alderman Sawicki returned to the Council Chambers at 7:55 p.m. and took her place at the Council table.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN CORRIGAN:

"THAT the recommendations of the Housing and Civic Development Committee be adopted."

Mr. Dennis Gaunt, Director Recreation and Cultural Services attended the podium to respond to questions of Council.

CARRIED UNANIMOUSLY

2. HIS WORSHIP, MAYOR W.J. COPELAND
Re: Acting Mayor - 1990 April and May

His Worship, Mayor W.J. Copeland submitted a report requesting that Alderman E. Nikolai be appointed as Acting Mayor during the months of 1990 April and May.

His Worship Mayor W.J. Copeland recommended:

That Alderman E. Nikolai be appointed to serve in the capacity of Acting Mayor during the months of 1990 April and May.

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

3. His Worship, Mayor W.J. Copeland
Re: Outstanding Citizen 1989
Selection Committee

His Worship, Mayor W.J. Copeland submitted a report advising of the need to appoint a selection committee to select the outstanding citizen of 1989 who will be awarded the "Kushiro Cup" at the Municipal Appreciation Dinner on 1990 April 06.

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His Worship, Mayor W.J. Copeland recommended:

1. That the following "Outstanding Citizen 1989" Selection Committee be struck:

Chairman: Alderman G. Begin,
Members: Alderman D. Corrigan
Alderman F. Randall.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

The Municipal Manager presented Report No. 23, 1990 March 26 on the matters listed following as items 1 to 10 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Delegation from Mr. Ken Legge who appeared at the March 19 meeting of Council regarding Velodrome Funding.

The Municipal Manager submitted a report from the Director Recreation and Cultural Services providing Council with a summary of the velodrome funding raised by the Bicycling Association to date.

Staff advised that the Association has a shortfall of \$116,225 and requires this amount to be covered in order to provide the City of Vancouver with the assurances it needs to release funds held in trust for the Association.

The Municipal Manager recommended:

1. THAT Council support the funding of the velodrome within the constraints outlined in the report.

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN RANDALL:

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

Mr. Dennis Gaunt, Director Recreation and Cultural Services attended the podium to respond to questions of Council.

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 RANDALL:

"THAT before building permits are issued, the Bicycling Association of B.C. be requested to provide Council with an updated overview of funding and costs associated with the development of a velodrome in Burnaby."

CARRIED UNANIMOUSLY

2. Fire Underwriters Survey of Burnaby
Fire Defences conducted from
1989 March 06 to 22 for fire insurance
grading purposes.

The Municipal Manager submitted a report from the Fire Chief advising of the results of the Fire Underwriters Survey completed in Burnaby in 1989 March. The Survey is conducted every seven to ten

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years to establish a classification rating for a Municipality under the commercial code system and to review the condition of a municipality's fire defenses.

The Municipal Manager recommended:

1. THAT the attached Fire Underwriters Survey Report be received for information purposes.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN YOUNG:

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

Alderman Corrigan retired from the Council Chambers at 8:06 p.m.

Alderman Drummond retired from the Council Chambers at 8:10 p.m.

Fire Chief H. MacGinnis and Mr. Ian Josephson of the Fire Underwriters attended the podium to respond to questions of Council.

CARRIED UNANIMOUSLY

3. Funding for Implementation of Youth Services Delivery Model

The Municipal Manager submitted a report from the Director Planning and Building Inspection advising Council of progress made with the development of the Youth Services Review Project and to recommend that Council provide funding assistance for implementation of the pilot phase of the proposed Co-ordinated Areas Multi Service Team (C.A.M.S.T.) model of youth services delivery.

The Municipal Manager recommended:

1. THAT Council authorize staff to include \$50,000 in the 1990 Annual Operating Budget as the Municipal contribution to funding for implementation, on a pilot basis, of a Coordinated Areas Multi-Service Team (C.A.M.S.T.) model of youth service delivery in south east Burnaby, as described in the report.

2. THAT copies of this report be sent to the following:

Chairman and Members
Community Issues and Social Planning Committee

Mr. Walter Moy,
Co-Chairperson, Youth Services Senior Advisory Committee
(S.A.C.),
5679 Imperial Street
Burnaby, B.C. V5J 1G1

Mr. Phil Makortoff,
Co-Chairperson, Youth Services Senior Advisory Committee
(S.A.C.)
c/o RCMP Youth Services

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN BEGIN:

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

MOVED BY ALDERMAN SAWICKI:
SECONDED BY ALDERMAN BEGIN:

"THAT Item No. 3, Municipal Manager's Report No. 23, 1990 March 26 be **REFERRED** to the Community Issues and Social Planning Committee for review."

CARRIED UNANIMOUSLY

4. Multiple Family Developments -
Parking Standards

The Municipal Manager submitted a report from the Director Planning and Building Inspection recommending amendments to the zoning bylaw to increase parking standards for Multiple Family Developments.

The Municipal Manager recommended:

1. THAT Council authorize the Municipal Solicitor to prepare a bylaw amending the Burnaby Zoning Bylaw to:
 - a. Increase the parking standard for townhouses from 1.5 spaces per unit (which included 0.2 for visitor parking) to 1.75 spaces per unit (which includes 0.25 for visitor parking);
 - b. Increase the parking standard for low-rise and high-rise apartments from 1.5 spaces per unit (which includes 0.2 for visitor parking) to 1.55 spaces per unit (which includes 0.25 for visitor parking);
 - c. Exempt co-operative and non-profit housing developments from the above increases in parking standards (the standard will remain 1.5 spaces per unit which includes 0.2 for visitor parking);
 - d. Provide a definition for "townhouses", "apartments", "co-operative housing", and "non-profit housing";
 - e. Require a car wash stall for multiple family dwellings in the Multiple Family Residential Districts (RM1 to RM5);
 - f. Provide a definition for "car wash stall".
2. THAT Council authorize the bylaw be forwarded to First Reading on 1990 May 14 and to a Public Hearing on 1990 May 29 at 7:30 p.m.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN RANDALL:

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

Alderman Drummond returned to the Council Chambers at 8:20 p.m. and took his place at the Council table.

Alderman Corrigan returned to the Council Chambers at 8:24 p.m. and took his place at the Council table.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN YOUNG:

"THAT Item No. 4, Municipal Manager's Report No. 23, 1990 March 26 be **REFERRED** to the Housing and Civic Development Committee for review."

CARRIED UNANIMOUSLY

Council also requested that in reviewing the staff report, the Committee consider the provision of RV parking in Multiple Family Developments.

5. Rezoning Reference No. 68/89
4680 Kingsway - Station Square - Office Tower

The Municipal Manager submitted a report from the Director Planning and Building Inspection requesting Council authority to forward subject rezoning to a Public Hearing on 1990 April 24.

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The purpose of the proposed rezoning bylaw amendment is to permit the development of an office tower with an ancilliary retail area.

The Municipal Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 April 02, and to a Public Hearing on 1990 April 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 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 provision of stairs and a landing with protective easements as a connection to a future pedestrian overpass off Kingsway.
 - g) The deposit of the applicable charge to go towards the costs of pedestrian overpasses of Kingsway in Metrotown.
 - h) The deposit of the applicable charge to go towards the acquisition of public open space in Metrotown.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN CORRIGAN:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN YOUNG:

"THAT Item No. 5, Municipal Manager's Report No. 23, 1990 March 26 be **REFERRED** to an informal meeting between Council and Staff for further discussion."

CARRIED UNANIMOUSLY

6. Rezoning Reference No. 74/89
Manor Street and Dominion Street

The Municipal Manager submitted a report from the Director Planning and Building Inspection requesting Council authority to forward subject rezoning to a Public Hearing on 1990 April 24. The purpose of the proposed bylaw amendment is to permit the development of a low rise apartment development on the subject site.

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The Municipal Manager recommended:

1. THAT the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 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 1990 April 02, and to a Public Hearing on 1990 April 24 at 7:30 p.m.
3. THAT the following be established as prerequisites to the completion of the zoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed 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 recommend immediate demolition of such improvements and removal of 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 along the south side of the lane and crossing Esmond Avenue.
 - i) The retention of as many existing mature trees as possible on the site.
 - j) The approval of the Ministry of Transportation and Highways of the rezoning application.
 - k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
 - l) Compliance with the Council adopted sound criteria.
 - m) 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 provision
 - n) Completion of the Highway Exchange Bylaw.

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- o) The deposit of the applicable per unit Neighbourhood Parkland Acquisition charge.

MOVED BY ALDERMAN CORRIGAN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

7. Rezoning Reference No. 75/89
Proposed Hotel, Office and Residential
Development Canada Way, Boundary Road,
Dominion Street, and Esmond Avenue
Community Plan Eight

The Municipal Manager submitted a report from the Director Planning and Building Inspection advising Council of various aspects of the development as previously referred to staff regarding the hotel height, density, setbacks from Canada Way/Boundary Road and property consolidations. Staff are requesting Council authority to forward subject rezoning to a Public Hearing on 1990 April 24. The purpose of the rezoning bylaw ammendment is to permit the construction of a hotel, office, ancillary retail and apartment complex.

The Municipal Manager recommended:

1. THAT staff be authorized to bring forward for abandonment Bylaw 9166, Amendment Bylaw 13 (1989), Rezoning Reference #61/87, a predecessor of the current zoning application, after Second Reading has been granted for this new rezoning proposal.
2. THAT the amendment to Community Plan Eight as outlined in Sections 5.1 and 6.0 of the report be approved.
3. THAT the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 5.5 of the report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
4. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 April 02, and to a Public Hearing on 1990 April 24 at 7:30 p.m.
5. 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 unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of 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) The provision of a public pedestrian walkway easement from Norfolk to Boundary Road and the construction of a concrete walk and lighting to the approval of the Director Engineering.
- j) The approval of the Ministry of Transportation and Highways to the rezoning application.
- k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- l) Compliance with the Council adopted sound criteria.
- m) The retention of mature, existing trees where possible on the site.
- n) 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.
- o) Completion of the Highway Exchange Bylaw.
- p) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

MOVED BY ALDERMAN NIKOLAI;
SECONDED BY ALDERMAN DRUMMOND;

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

MOVED BY ALDERMAN RANDALL;
SECONDED BY ALDERMAN YOUNG;

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

CARRIED UNANIMOUSLY

This item was tabled for one week to allow Council an opportunity to further investigate the development.

In addition, Council requested that staff provide information on the total square footage of the excluded property and what the potential for development is under the current Community Plan and what percentage of the development will be utilized as retail sales space.

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Council then granted authority to the Municipal Clerk to place the appropriate rezoning amendment bylaw on the Council Agenda with the tabled matter for Council's consideration.

8. Rezoning Reference No. 81/89
Mandeville Avenue and Emily Street

The Municipal Manager submitted a report from the Director Planning and Building Inspection requesting Council authority to forward subject rezoning to a Public Hearing on 1990 April 24. The purpose of the proposed bylaw amendment is to establish the amended CD Comprehensive Development District guidelines for the site in order to permit the development of a comprehensively planned industrial park.

The Municipal Manager recommended:

1. THAT the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.6 of this 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 1990 April 02 and to a Public Hearing on 1990 April 24 at 7:30 p.m., and 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 consolidation of the net project site into two legal parcels and the dedication of the industrial road bisecting the site.
 - c) The granting of any necessary easements.
 - d) The dedication of any rights-of-way deemed requisite.
 - e) Completion of the Highway Exchange Bylaw.
 - f) That the applicant enter into a restrictive covenant regarding the floodproofing of the subject site.
 - g) That the applicant complete the land exchange noted in Section 3.5 of the report or demonstrate a diligent effort at pursuing the land exchange with the adjacent property owner.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

9. Retirement - Mr. Frank Mehling

The Municipal Manager submitted a report from the Acting Personnel Director advising that Mr. Frank Mehling will be retiring from employment with the Corporation after eighteen years of service.

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The Municipal Manager recommended:

1. THAT the Mayor, on behalf of Council, send to Mr. Mehling a letter of appreciation for his many years of loyal and dedicated service to the Municipality.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

10. Rezoning Applications

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

The Municipal Manager recommended:

1. THAT Council set a Public Hearing for this group of rezonings on 1990 April 24 except where noted otherwise in the individual reports.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

ITEM #1 Application for the rezoning of:
RZ#1/90

Lot 191, D.L. 126, Plan 31611;
Lot 518, D.L. 126, Plan 40683;

From: R2 Residential District

To: R3 Residential District

Address: 1459 and 1509 South Springer Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

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

CARRIED
OPPOSED: ALD. YOUNG

Item #2 Application for the rezoning of:
RZ#4/90

Legal: See Schedule "A" in the rezoning report.

From: R5 and R9 Residential District

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

Address: 7128, 7130, 7134, 7138,
7144 Edmonds Street;
7131, 7137, 7143 - 18th Avenue

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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."

Alderman Randall retired from the Council Chambers at 9:14 p.m.

CARRIED UNANIMOUSLY

ITEM #3 Application for the rezoning of:
RZ#5/90
Legal: See Schedule "A" in the rezoning report.
From: C3, CD (C3), C4, R5, P8 and M1 District
To: CD Comprehensive Development District
(based on the C3 and RM5 District guidelines)
Address: 4315, 4343, 4411, 4417,
4431 Loughheed Highway;
4412, 4422, 4432 Buchanan Street;
4350, 4360, 4382 Halifax Street

The Municipal Manager recommended:

1. THAT Planning and Building Inspection Department by 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 YOUNG:

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

CARRIED UNANIMOUSLY

Alderman Randall returned to the Council Chambers at 9:17 p.m. and took his place at the Council table.

Alderman Corrigan retired from the Council Chambers at 9:20 p.m.

Item #4 Application for the rezoning of:
RZ#6/90
Parcel 1, D.L. 4, Ref. Plan 73832
From: CD Comprehensive Development District
(based on C3 and Community Plan 5/10
guidelines) and C7 Drive-In Restaurant
District
To: "Amended" CD Comprehensive Development
District (based on C3 and Community
Plan 5/10 guidelines)
Address: 3495 North Road

The Municipal Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 April 02 and to a Public Hearing on 1990 April 24 at 7:30 p.m.

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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 approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

ITEM #5 Application for the rezoning of:
RZ#7/90 Lot A, D.L. 153, Group 1, Plan 72824

From: CD Comprehensive Development District
 (based upon the C3 District guidelines)

To: "Amended" CD Comprehensive Development
 District (based upon the RM5 and C3
 district guidelines)

Address: 4361 Kingsway

The Municipal Manager recommended:

1. THAT staff be authorized to work with the applicant towards the development of a suitable plan of development for commercial uses in line with the adopted Metrotown Development Plan and the governing Comprehensive Development zoning (Rezoning Reference #18/86).

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN YOUNG:

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

Alderman Begin retired from the Council Chambers at 9:21 p.m.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

This item was tabled to allow the owner of subject property to appear as a delegation before Council.

Alderman Begin returned to the Council Chambers at 9:23 p.m. and took his place at the Council table.

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Item #6 Application for the rezoning of:
RZ#8/90
Parcel One, D.L. 30, Plan 80516

From: C1 Neighbourhood Commercial District
 and C4 Service Commercial District

To: C2a Community Commercial District

Address: 7557 Edmonds Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

Alderman Corrigan returned to the Council Chambers at 9:25 p.m. and took his place at the Council table.

Item #7 Application for the rezoning of:
RZ#9/90
Lot "E" except part dedicated Road Plan 80030,
D.L. 96, Plan 16653

From: CD Comprehensive Development District
 (based on C1 Neighbourhood Commercial
 District guidelines)

To: C2a Community Commercial District

Address: 6879 Kingsway

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED
OPPOSED: ALD. G. BEGIN

ITEM #8 Application for the rezoning of:
RZ #10/90
Portion of Parcel 3 except Airspace Parcel
One, Plan 79744, D.L. 153, Ref. Plan 79648

From: CD Comprehensive Development District
 (based on C3, RM5 and P2 guidelines)

To: "Amended" CD Comprehensive Development
 District (based on C3a guidelines)

Address: Portion of 4700 Kingsway

1990 MARCH 26

The Municipal Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 April 02 and to a Public Hearing on 1990 April 24 at 7:30 p.m., and that the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a plan indicating amendment of the CD Comprehensive Development District zoning of the site.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN SAWICKI:
SECONDED BY ALDERMAN RANDALL:

"THAT Municipal Staff include as part of the rezoning Bylaw amendment the stipulation that while the retail outlet is utilized as a Specialty Wine Store, its use will be restricted to those uses permitted under the C3a zoning designation."

CARRIED UNANIMOUSLY

ITEM #9 Application for the rezoning of:
RZ#11/90 Parcel "A", D.L. 32, Plan 74046

From: R5 Residential District

To: CD Comprehensive Development District
 (based on RM4 Multiple Family Residential
 District guidelines and a maximum
 F.A.R. of 1.3)

Address: 5055 and 5065 Irving 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 suitable for presentation to a Public Hearing.

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

Item #10 Application for the rezoning of:
RZ #12/90 Portion of Parcel A (Exp. Plan 14936), Lot 47,
 D.L. 129, Group 1

From: P1 Neighbourhood Institutional District

To: R4 Residential District

Address: Portion of 1005 Kensington Avenue

1990 MARCH 26

The Municipal Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 April 02 and to a Public Hearing on 1990 April 24 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 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 satisfaction of all necessary subdivision requirements.
 - e) The submission of a surveyor's plot plan prior to Third Reading to confirm that any structures on the sites are in conformance with the regulations of the R4 zoning category in relation to the proposed new lots. Any removal or relocation work must be completed prior to Final Adoption but should not be undertaken prior to Third Reading of the Bylaws.
 - f) The granting of any necessary easements.
 - g) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

MOVED BY ALDERMAN YOUNG:

SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

Item #11 Application for the rezoning of:
RZ #13/90

Parcel 3 except Airspace Parcel One, Plan 79744,
D.L. 153, Group 1, Ref. Plan 79648

From: CD Comprehensive Development District
(based on C3, RM5 and P2 District guidelines)

To: "Amended" CD (based on C3 and P2 District
guidelines)

Address: 4700 Kingsway

The Municipal Manager recommended:

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

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MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

"THAT Rezoning Reference #13/90 be REFERRED to an informal meeting between Council and staff for further discussion."

CARRIED UNANIMOUSLY

Item #12 Application for the rezoning of:
RZ #14/90
Lots 1 and 2, D.L. 32, Plan 19795
From: R4 Residential District
To: R5 Residential District
Address: 5712 and 5748 Nelson Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN CORRIGAN:

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

Alderman Drummond retired from the Council Chamber at 9:50 p.m.

CARRIED UNANIMOUSLY

Item #13 Application for the rezoning of:
RZ #15/90
Part of Lot 14 except Firstly: Parcel A (Bylaw Plan 60615), Secondly: Part subdivided by Plan 60616, Thirdly: Part subdivided by Plan 64401, Fourthly: Part subdivided by Plan 80047, D.L. 71 and D.L. 72, Plan 59477
From: CD Comprehensive Development District (based on the Discovery Parks Community Plan)
To: "Amended" CD Comprehensive Development District (based on the Discovery Parks Community Plan)
Address: Part of 3500 Gilmore Way

The Municipal Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 April 02 and to a Public Hearing on 1990 April 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 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.

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- 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 retention of as many existing mature trees as possible on the site.
- f) The approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item #14 Application for the rezoning of:
RZ #1690

Lot 3, Block 2, D.L. 95, Plan 1981; South Half of Lot 4, D.L. 95, Plan 1981; Lot 4, Parcel A, D.L. 95, Plan 1981; Lot 5, D.L. 95, Plan 1981; Lot 24, D.L. 95, Plan 1981; Lot 23, Block 2, D.L. 95; Lot 22, D.L. 95, Plan 1981

From: R5 Residential District

To: CD Comprehensive Development District
(based on RM4 guidelines) and P3 Park and Public Use District.

Address: 7030, 7038, 7042 and
7054 Edmonds Street;
7032, 7042 and 7055 - 19th 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.
2. THAT Council approve in principle the resubdivision of private and municipally-owned property to create a development site parcel and park parcel in accordance with the adopted Plan.

MOVED BY ALDERMAN BEGIN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Alderman Drummond returned to the Council Chambers at 9:55 p.m. and took his place at the Council table.

Alderman Corrigan retired from the Council Chambers at 9:55 p.m.

CARRIED UNANIMOUSLY

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Item #15 Application for the rezoning of:
RZ #2/90

Lot 1 exc. part outlined red on Pl. 11824,
Block 9, D.L. 173, Group 1, N.W.D. Plan 1034;
Lot 2, Block 9, D.L. 173, Group 1, N.W.D.
Plan 1034; Lot 3, Block 9, D.L. 173, Group 1,
N.W.D. Plan 1034; Lot 4, Block 9, D.L. 173,
Group 1, N.W.D. Plan 1034; Lot 5, Block 9,
D.L. 173, Group 1, N.W.D., Plan 1034;

From: A1 Agricultural District

To: M1 Manufacturing District

Address: 5924, 5954, 5984, 6006 and
6036 Thorne Avenue

The Municipal Manager recommended:

1. THAT staff be authorized to bring forward for abandonment Amendment Bylaw #77/1988, Bylaw No. 9107, Rezoning Reference #2/88, a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 April 02 and to a Public Hearing on 1990 April 24 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 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 unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of 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 approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY ALDERMAN NIKOLAI:

SECONDED BY ALDERMAN SAWICKI:

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

B Y L A W S

FIRST, SECOND AND THIRD READINGS:

1. "Burnaby Dog Tax and Pound and Animal Regulation Bylaw, Amendment Bylaw 1990"
Bylaw No. 9362

Council chose not to deal with this Bylaw at this time.

SECOND READING:

#9357	1800 and 1812 Duthie Avenue	RZ#65/89
#9358	7182, 7188 and 7194 Stride Avenue	RZ#59/89

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN DRUMMOND:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 1990	#9357
--	-------

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 1990	#9358
--	-------

be now read a second time."

CARRIED UNANIMOUSLY

In reference to Bylaw No. 9357, Council requested that staff provide a report before Third Reading regarding the issues raised at the Public Hearing by neighbours of the proposed development and written evidence that the Seniors Association will continue to pursue funding to provide an intermediate care facility and that the development will be built to intermediate care specifications.

RECONSIDERATION AND FINAL ADOPTION:

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN RANDALL:

"THAT

Burnaby Development Cost Charges Reserve Fund Expenditure Bylaw No. 3, 1990	#9359
--	-------

Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 4, 1990	#9360
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Burnaby Solid Waste Bylaw 1987, Amendment Bylaw 1990	#9361
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be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

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NEW BUSINESS

ALDERMAN DRUMMOND

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN SAWICKI:

"THAT municipal staff review Burnaby zoning and licencing bylaws to determine whether or not there are Municipal regulations in place which are sufficient to regulate and/or inhibit the proliferation of business' which provide screening of adult movies in two or five person theatres."

CARRIED UNANIMOUSLY

ENQUIRIES

ALDERMAN RANDALL

Alderman Randall enquired as to whether or not staff had also received the Federation of Canadian Municipalities communicae regarding diesel fuel rebates.

The Director Engineering, Mr. W. C. Sinclair advised that he will investigate the rebates.

Alderman Randall enquired as to whether or not a crosswalk could be installed at the intersection 19th and 18th to accommodate pedestrians travelling to the Edmonds Skytrain station.

Director Engineering, Mr. W. C. Sinclair advised that a contract was awarded to install street lighting at the intersection and that it is planned to install crosswalks at the same time. Mr. Sinclair will look at interim measures to address the issue of pedestrian safety before installation of the street lights.

ALDERMAN YOUNG

Alderman Young enquired as to whether or not the Provincial Government has any immediate plans to provide left-turn channelization at Boundary Road and Hastings Street. Alderman Young advised that a response could be provided to Council or to the Traffic and Transportation Committee.

HIS WORSHIP, MAYOR W.J. COPELAND

Mayor Copeland advised that a former Health Department staff member, Mr. George Armson was a recent recipient of the prestigious Henry Mann Award for outstanding contributions to the sport of boxing. Mayor Copeland congratulated Mr. Armson on his achievement and the honor to which he has brought Burnaby.

MOVED BY ALDERMAN SAWICKI:

SECONDED BY ALDERMAN RANDALL:

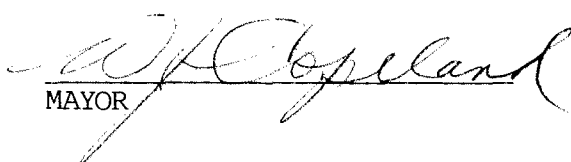
"THAT this regular Council meeting do now adjourn".

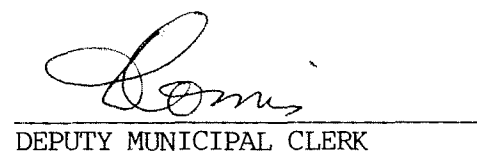
CARRIED UNANIMOUSLY

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

Confirmed:

Certified Correct:


MAYOR


DEPUTY MUNICIPAL CLERK