

1994 AUGUST 22

A regular meeting of the City Council was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1994 August 22 at 7:00 p.m.

PRESENT: His Worship, Mayor W.J. Copeland
Councillor D.R. Corrigan
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor D. Johnston
Councillor D.A. Lawson
Councillor L.A. Rankin
Councillor C.M. Redman
Councillor J. Young

STAFF: Mr. A.L. Parr, City Manager
Fire Chief W.D. Brassington, Acting Director Admin. and Comm. Services
Mr. L. Chu, Deputy Director Engineering
Mr. D.G. Stenson, Director Planning and Building
Mrs. D.R. Comis, Deputy City Clerk
Mr. S. Cleave, Committee Secretary

1. MINUTES

- a) The minutes of the regular Council Meeting held on 1994 August 08 then came forward for adoption.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

"THAT the minutes of the regular Council Meeting held on 1994 August 08 be now adopted."

CARRIED UNANIMOUSLY

2. DELEGATIONS

The following wrote requesting an audience with Council:

- a) Jennifer Sullivan, 1994 March 24,
Re: Excavation within one foot of
property line which destroyed 45 foot
Douglas Fir Tree
Speaker - Jennifer Sullivan
- b) David B. Fairey, 1994 August 23,
Re: Construction of Moscrop/Gilpin
Connector between Royal Oak Avenue
and Wayburne Drive
Speaker - David Fairey
- c) Elaine McGregor, 1994 August 15,
Re: Wayburne Avenue impact from new
Moscrop/Gilpin Connector
Speaker - Elaine McGregor

- d) James D. Romano, 1994 August 17,
Re: Moscrop/Gilpin Connector
Speaker - James Romano
- e) Richard Balfour & Company Architects,
1994 August 08,
Re: Deer Lake Private Hospital proposal
to relocate to North Burnaby
Speaker - Rick Balfour
- f) Chevron Canada Limited, Manager of Health,
Environment and Loss Prevention, 1994 August 03,
Re: Capitol Hill residents noise complaint
1994 June 29 and subsequent report
to Council 1994 August 22
Speaker - Bob Gray
- g) Loomis Courier Service, Security and Claims
Manager, Pacific Region, Undated,
Re: McDonald's Restaurant Inc. - 1994
Tax Penalty
Speaker - Ms. Debara Bailey
- h) Vic Blancard, 1994 August 12,
Re: District Maintenance and Rising
Costs in Burnaby
Speaker - Vic Blancard
- i) Douglas S. Porter, 1994 August 16,
Re: Rezoning Reference No. 6/94
Speaker - Douglas Porter

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- a) The delegation withdrew from the agenda prior to the Council meeting.
- b) Mr. David Fairey, 4778 Fernglen Place, Burnaby, B.C. appeared before Council representing a group of eight Greentree Village residents to discuss a staff report on the Moscrop/Gilpin Connector which appears elsewhere on the agenda.

Mr. Fairey advised that the residents have not had an opportunity to prepare a collective response to the staff report and as a result he is requesting as follows:

1. That Council defer construction of the Moscrop/Gilpin Connector until after discussions with Greentree Village residents have concluded.

2. That Council defer their final decision until ALL Greentree Village residents have had an opportunity to read and formulate a collective response to the report.
3. That Council defer a final decision on the staff report until September 19 in order to give the residents adequate time to organize and prepare their response.

The speaker reiterated the need for additional time for Greentree Village residents to formulate their response and requested additional noise monitoring after school is back in session and the holiday season is finished before a final decision is made.

- c) Ms. Elaine McGregor, 4209 Birchwood Crescent, Burnaby, B.C. appeared before Council to present petitions expressing concerns about noise attenuation along Wayburne, the text of which reads as follows:

"We the undersigned residents of Greentree Village draw to the attention of the Council the fact:

That the Moscrop/Gilpin Connector will add considerably more mixed vehicle traffic along the Wayburne corridor thus increasing the noise and air pollution to our neighbourhood;

Therefore, your petitioners call upon Council to erect a traffic signal at the intersection of Wayburne and Village Drive, and increase the amount of evergreen trees as well as erect a fence along the entire length of Wayburne to act as a noise buffer so the impact to our community could possibly remain peaceful."

The petition contained 385 signatures.

The speaker advises that she conducted a survey of 377 Greentree Village residents with results as follows:

287 would like a fence and evergreen trees along the entire length of Wayburne and a traffic light at Village Drive and Wayburne;

58 residents would like a fence and evergreen trees along the entire length of Wayburne;

32 residents would like a traffic signal at Village Drive and Wayburne.

The speaker outlined a variety of concerns regarding a perceived lack of public consultation during the past five years. Ms. McGregor noted that part of the appeal of living in Greentree Village is the peace and quiet enjoyed by residents. As a result she is very concerned about an apparent lack of consideration in developing the Moscrop/Gilpin Connector and proposed Wayburne/Delta Connector. It is the feeling of the speaker that these road improvements would dramatically change traffic patterns in Burnaby and requested Council give further consideration to its impact on Greentree Village residents.

- d) Mr. James Romano, 4740 Driftwood Place, Burnaby, B.C. appeared before Council to address the staff report regarding the Moscrop/Gilpin Connector which appears elsewhere on the agenda.

The speaker referred to Section 2.2 of the report regarding the public consultation process. It is the speaker's concern that the staff process was not consultative, but was only dissemination of information. Mr. Romano advised that in his opinion there has not been any consultation with Greentree Village residents between 1989 and 1994.

In addition, the speaker expressed concerns about environmental assessments in the area, particularly as they relate to increased air pollution resulting from increased traffic. The speaker expressed support for deleting the Moscrop/Gilpin Connector and Wayburne from the community truck route network.

In conclusion, Mr. Romano requested Council provide the same consideration for area residents as they have given to other residents of the community.

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR YOUNG:

"THAT Item 19, City Manager's Report No. 47, 1994 August 22 be brought forward for consideration at this time."

19. Moscrop/Gilpin Connector:
Concerns of Greentree Village Area Residents

The City Manager submitted a report from the Director Engineering and the Director Planning and Building prepared in response to concerns raised by Greentree Village area residents with regard to construction of the Moscrop/Gilpin Connector.

The staff report provides a brief history of the project, its relationship to Burnaby transportation plans and the public consultation process which was initiated in 1987.

The report also provides the current project status and addresses specific issues which were raised at meetings held on July 22, July 28 and August 03 with Greentree Village area residents.

Arising from the neighbourhood concerns, a variety of recommendations were included in the report as follows:

1. That signage for pending road improvement projects be erected at strategic locations following approval of conceptual road alignments for the information of existing and future residents and members of the travelling public.
2. That noise attenuation measures as outlined in the report be endorsed and constructed under the current contract.

3. That the current design alignment for the Moscrop/Gilpin Connector be retained.
4. That a community transportation planning process be initiated for the Greentree Village area in 1994 October upon completion of traffic studies in the area, to examine neighbourhood traffic issues raised by the residents, independent of the Moscrop/Gilpin Connector project.
5. That traffic studies be conducted six months after completion of the Connector to determine any impact from the new road on the Greentree Village area and the results be included as part of the transportation issues to be reviewed by the residents committee.
6. That the construction of the Moscrop/Gilpin Connector be resumed with a connection of Garden Grove Drive to the Connector at an interim standard and pre-ducting of the intersection of Wayburne Drive and the Connector for future signalization.
7. That the Traffic and Transportation Committee be requested to delete the Moscrop/Gilpin Connector, Wayburne Drive, and Moscrop Street (west of Willingdon Avenue) from the Long Range Truck Route Network in the Burnaby Transportation Plan (Draft).
8. That the Community Transportation Planning process for the Greentree Village area include consideration of traffic issues on Wayburne Drive.
9. That the treatment of redundant Moscrop Street right-of-way be considered in the Community Transportation Plan process for the area.

The City Manager recommended:

1. THAT Council approve the recommendations outlined in Sections 4.1 through 4.9 in this report.
2. THAT Council defer final decision on Recommendation #1 above until the Council meeting on 1994 September 06 to allow the Greentree Village residents an opportunity to review the report.
3. THAT a copy of this report be forwarded to all Greentree Village owners and residents (strata and single family), the owners and residents on Laurel Street, Fullwell Street, Hardwick Street and Woodsworth Street between Wayburne Drive and Canada Way, and on Oaktree Court.

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR LAWSON:

"THAT Council approve the recommendations outlined in Sections 4.1 through 4.9 in this report."

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR YOUNG:

"THAT the motion as moved by Councillor Young and seconded by Councillor Lawson, being 'THAT Council approve the recommendations outlined in Sections 4.1 through 4.9 in this report,' be now **TABLED.**"

CARRIED UNANIMOUSLY

Arising from the discussion Councillor Corrigan was granted leave to introduce the following:

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR LAWSON:

"THAT a copy of this report be forwarded to all Greentree Village owners and residents (strata and single family), the owners and residents on Laurel Street, Fullwell Street, Hardwick Street, and Woodsworth Street between Wayburne Drive and Canada Way, and Oaktree Court and that the residents be advised that this matter will again be brought before Council on 1994 September 12."

CARRIED UNANIMOUSLY

Councillor Corrigan retired from the Council Chamber at 8:46 p.m.

Councillors Drummond and Redman retired from the Council Chamber at 8:47 p.m.

- e) Mr. Richard Balfour, of Balfour & Company Architects appeared before Council to present a proposal for development of a private hospital in North Burnaby. Mr. Balfour advises that changes in Health Ministry regulations require development of a high density, multi-use care facility and that this requirement has created difficulties in finding a suitably zoned site in Burnaby.

Councillor Rankin retired from the Council Chamber at 8:50 p.m.

The speaker advised that a site proposed by the Planning Department near Lougheed Mall is unsuitable because of its size. The preferred site is located at North Road and Sullivan Street, however, the proposed use does not conform to the Community Plan.

Councillor Drummond returned to the Council Chamber at 8:55 p.m. and took his place at the Council table.

It is the speaker's view that the concerns expressed by the Planning Department with respect to access to the site and its non-conformity to the Community Plan can be addressed. However, he reiterated the need for an expeditious decision on the site proposal in order to obtain continuing care funding through the Ministry of Health.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT Item 18, City Manager's Report No. 47, 1994 August 22 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

18. Proposed Care Facility
North Road and Sullivan Street
Community Plans 5 and 10

The City Manager submitted a report from the Director Planning and Building providing Council with some preliminary staff comments in response to a proposal to construct a care facility at the subject site. The staff report addresses a variety of issues including the relationship of the proposal to the adopted Community Plan for the area, the proximity of the proposed site to a single family residential neighbourhood, landscaping, density, access and transportation and traffic safety issues.

The City Manager recommended:

1. THAT a copy of this report be sent to Mr. Richard Balfour, MAIBC, 2638 W. 14th Avenue, Vancouver, B.C. V6K 2W9.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

- f) Mr. Bob Gray, Chevron Canada Ltd. appeared before Council to discuss neighbourhood concerns related to noise from operation of the Chevron Refinery in North Burnaby.

Councillor Redman returned to the Council Chamber at 9:00 p.m. and took her place at the Council table.

Councillor Young retired from the Council Chamber at 9:00 p.m.

Mr. Gray advised that Chevron Canada monitors seven community noise stations throughout North Burnaby and that monitoring of these stations has demonstrated an increase in noise levels. As a result, Chevron have initiated several mitigating measures to control this problem.

Councillor Rankin returned to the Council Chamber at 9:02 p.m. and took his place at the Council table.

Councillor Corrigan returned to the Council Chamber at 9:05 p.m. and took his place at the Council table.

Noise mitigation measures which have been completed to date include installation of a noise reduction enclosure on a compressor motor in the alkylation plant; noise insulation on the fan ducting on #4 boiler; and noise insulation barrier for #4 boiler firing platform.

Mr. Gray advised that work has begun on additional noise mitigation measures including a noise attenuation barrier adjacent to the FCC orifice chamber; redirection of a vent valve on the auxiliary air blower on the FCC Unit; and enclosures on control valves in the Gas Recovery Unit and the Rheniformer.

Mr. Gray concluded by reiterating Chevron Canada's commitment to work toward alleviating noise problems in North Burnaby.

Councillor Lawson retired from the Council Chamber at 9:10 p.m.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR CORRIGAN:

"THAT Item 09, City Manager's Report No. 47, 1994 August 22 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

9. Noise from Chevron Canada Limited Refinery,
355 North Willingdon Avenue, Burnaby

The City Manager submitted a report from the Medical Health Officer prepared in response to complaints received regarding noise from the Chevron Canada refinery in Burnaby. Staff advise that 11 noise complaints were received in 1993 and four to date in 1994. Noise surveys have been conducted by Environmental Health Services which indicate that further noise mitigation measures are required.

As a result, Chevron Canada has developed a short-term noise mitigation strategy and a long-term noise mitigation strategy. The short term proposals should be completed by the end of 1994 August and the long-term proposals are expected to be completed in one year.

The City Manager recommended:

1. THAT a copy of this report be forwarded to Ms. Eileen McLeod, 5171 Harbourview Road, Burnaby, B.C., V5B 1C9.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

- g) Ms. Debara Bailey, Loomis Courier Services appeared before Council to present concerns with respect to delivery of a tax notice during a recent labour dispute.

Ms. Bailey advised that Loomis is the courier of choice for MacDonald's Restaurants. In the process of attempting to deliver the MacDonald's tax notice to the City, the courier was met with a picket line during the recent labour disruption by B.C. Nurses Union and was unable to deliver the notice. As a result, the notice was not delivered until after the tax payment deadline and MacDonald's Restaurants was assessed a five percent tax penalty.

In view of the extenuating circumstances Ms. Bailey is requesting Council forgive the tax penalty.

A staff notation appended to the delegation's presentation advises that staff have discussed this situation with Mr. Aleksich and have explained that under the Municipal Act neither Council nor staff are empowered to waive the late penalty.

Mr. Aleksich continues to ask for consideration on "compassionate grounds" on behalf of McDonald's Restaurants.

- h) Mr. Vic Blancard, 4630 Highlawn Drive, Burnaby, B.C. appeared before Council to request that Council rescind their recent raise in pay or resign.

Councillors Lawson and Young returned to the Council Chamber at 9:20 p.m. and took their places at the Council table.

Mr. Blancard expressed strong opposition to the indemnity increase and other Council expenditures which he feels result in higher taxes.

The speaker also criticized Council for not providing funds for an effective boulevard maintenance program while expending funds on an indemnity increase.

Mr. Blancard concluded by reiterating his request that Council rescind the recent indemnity increase.

- i) Mr. Douglas Porter, 3782 Thurston Street, Burnaby, B.C. appeared before Council to address concerns related to Rezoning Reference #6/94, particularly as it relates to the issue of tree preservation. Mr. Porter's concerns revolve around a proposal to remove and replace trees on the site in an area which had previously been designated for preservation.

MOVED BY COUNCILLOR CORRIGAN:

SECONDED BY COUNCILLOR YOUNG:

"THAT Item 17, City Manager's Report No. 47, 1994 August 22 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

17. Rezoning Reference #6/94
5587 and 5605 Smith Avenue

The City Manager submitted a report from the Director Planning and Building prepared in response to Council's request for additional information with respect to the preservation of trees and greenery on the subject property as well as more details with respect to the underground parking, building height, building location, density and the results of a shadow study. The rezoning application will be going forward to Public Hearing on 1994 August 23, at which time the architect, arborist and the landscape architect will be available to answer further questions raised by Council.

The City Manager recommended:

1. THAT a copy of this report be sent to Mr. Douglas Porter, 3782 Thurston Street, Burnaby, B.C. V5H 1H7.

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR JOHNSTON:

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

His Worship, Mayor W.J. Copeland retired from the Chair at 9:40 p.m. and did not return to the meeting.

Acting Mayor, Councillor D.A. Lawson assumed the Chair at 9:40 p.m.

Councillor Rankin retired from the Council Chamber at 9:40 p.m.

Councillor Corrigan retired from the Council Chamber at 9:41 p.m.

Councillor Rankin returned to the Council Chamber at 9:47 p.m. and took his place at the Council table.

Arising from the discussion Councillor Redman was granted leave to introduce the following motion:

MOVED BY COUNCILLOR REDMAN:
SECONDED BY COONCILLOR JOHNSTON:

"THAT the report be **REFERRED** back to staff to re-examine the species of trees chosen for the site; the number of trees to be planted; how many of these trees will be coniferous; potential shading of the species chosen and how the trees will be sited on the lot."

CARRIED UNANIMOUSLY

3. CORRESPONDENCE AND PETITIONS

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR YOUNG:

"THAT all of the following listed items of correspondence be received and those items of the City Manager's Report No. 47, 1994 August 22 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

"THAT the Council meeting do now recess."

CARRIED UNANIMOUSLY

The Council meeting recessed at 9:50 p.m.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the Council meeting do now reconvene."

CARRIED UNANIMOUSLY

The Council meeting reconvened at 10:05 p.m. with His Worship, Mayor W.J. Copeland and Councillors Drummond and Redman absent.

- a) District of Port Hardy, Clerk/
Treasurer, 1994 July 29,
Re: Resolution requesting review by
Provincial Government of Regional
District System

A letter dated 1994 July 29 was received from the District of Port Hardy requesting Council support a resolution requesting a review by the Provincial Government of the Regional District system at the forthcoming U.B.C.M. Convention.

- b) The Board in Brief, G.V.R.D.
Re: Actions taken by the GVRD Board
of Directors at its meeting on
1994 July 29

A memorandum dated 1994 July 29 was received from the G.V.R.D. providing Council with an update of G.V.R.D. activities within the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District, Greater Vancouver Regional Hospital District and Greater Vancouver Regional District.

Councillor Redman returned to the Council Chamber at 10:06 p.m. and took her place at the Council table.

- c) Graham G. Campbell, 1994 July 30,
Re: Dirty water supply

A letter dated 1994 July 30 was received from Mr. Graham Campbell complaining of poor water quality at his residence on July 28. The writer is requesting Council direct staff to try to locate the source of the water problem.

A staff notation appended to this item of correspondence advises that staff have investigated the water quality concern and confirmed that the water system was operational. The dirty water experienced by Mr. Campbell may be attributed to the sudden draw down on the water supply due to lawn sprinkling demand. Staff have reviewed our findings with Mr. Campbell and he is appreciative of our response.

Councillor Drummond returned to the Council Chamber at 10:07 p.m. and took his place at the Council table.

- d) Shaffin Poonja, 1994 August 05,
Re: Grove Avenue Barricade
Reassessment Survey

A letter dated 1994 August 05 was received from Shaffin Poonja expressing concerns with respect to the lack of information provided in the Grove Avenue barricade reassessment survey.

A staff notation appended to this item of correspondence advises that the subject of this letter will be on the agenda for the September meeting of the Traffic and Transportation Committee (Traffic Safety Division).

MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR EVANS:

"THAT the correspondence from Shaffin Poonja be **REFERRED** to the Traffic and Transportation Committee (Traffic Safety Division)."

CARRIED UNANIMOUSLY

- e) G.V.R.D., Chairperson, Board of
Directors, 1994 August 05,
Re: Livable Region Strategy and
Transport 2021 Proposals

A letter dated 1994 August 05 was received from the G.V.R.D. advising Council of a motion adopted at the 1994 June 29 G.V.R.D. Board meeting regarding the Livable Regional Strategy and Transport 2021 proposals and advising that the Board has made note of the City of Burnaby's concerns related to completion of the City's Residential Growth Strategy Review and transportation issues.

- f) Carol Gives, 1994 August 02,
Re: Development of properties by
Deer Lake Drive

A letter dated 1994 August 02 was received from Carol Gives expressing concern about a recent newspaper article which outlined a proposal to develop a portion of Deer Lake properties for residential rather than park use. The writer is requesting Council provide a rationale for developing the land rather than allowing it to remain for park purposes.

- g) Province of B.C., Minister of
Transportation and Highways,
1994 July 29,
Re: Approval of funding North
Road Project

A letter dated 1994 July 29 was received from the Minister of Transportation and Highways advising that the City of Burnaby is the recipient of a grant in the amount \$6,476 under the Secondary Highways Assistance Program for maintenance on the west half of North Road.

- h) Province of B.C., Minister of
Government Services and Minister
Responsible for Sports and Commonwealth
Games, 1994 August 08,
Re: Burnaby's application for a B.C.
Infrastructure Works Grant for
upgrading of Swangard Stadium

A letter dated 1994 August 08 was received from the Minister of Government Services and Minister Responsible for Sports and Commonwealth Games advising of his support for Burnaby's application for a British Columbia Infrastructure Works Grant for the upgrading of Swangard Stadium. The Minister advises that he will advise the Minister responsible for the grant program, the Honourable Glen Clark, of his support.

MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT a copy of the correspondence from the Honourable Robin Blencoe be forwarded to the Parks and Recreation Commission for information."

CARRIED UNANIMOUSLY

- i) Ellen Schwartz, 1994 August 06,
Re: Proposed property development on
Deer Lake Drive

A letter dated 1994 August 06 was received from Ellen Schwartz expressing opposition to the proposal to provide residential development lots in Deer Lake park.

- j) Glenn Sergius, 1994 August 11,
Re: Air traffic over Burnaby

A letter dated 1994 August 11 was received from Mr. Glenn Sergius complaining about increased air traffic over the City of Burnaby.

Acting Mayor D.A. Lawson advised that the Director Planning and Building is preparing a report in response to this item of correspondence to be submitted to Council at the regular meeting on 1994 September 06.

- k) Vancouver Natural History Society,
Director and Birding Section,
1994 August 13,
Re: Proposed 7-lot Subdivision on
Deer Lake Property

A letter dated 1994 August 13 was received from the Vancouver Natural History Society requesting clarification of Council's position with respect to a newspaper article outlining a proposal to develop residential lots within Deer Lake Park.

- l) R.E. Free, 1994 August 12,
Re: "No More Bridge" Plan

A letter dated 1994 August 12 was received from R.E. Free outlining a proposal to eliminate traffic congestion and promote increased transit use without the construction of additional bridges.

4. **REPORTS**

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR DRUMMOND:

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

CARRIED UNANIMOUSLY

- a) Traffic and Transportation Committee
(Transportation and Transit Division)
Re: Boundary/Vanness Intersection
Improvements: Response to City
of Vancouver Delegation

The Traffic and Transportation Committee (Transportation and Transit Division) submitted a report providing a response to the City of Vancouver's proposal for improvements to the Boundary/Vanness intersection. The Committee advises that the proposal by the City of Vancouver for immediate signalization of the intersection without reconstruction of the intersection and improvements to the B.C. Parkway overpass and the B.C. Telephone driveway provides for development of the component of the project that is most detrimental to Burnaby while indefinitely postponing those components which are mutually beneficial to both Cities.

As a result, the Committee is not willing to support full signalization of the intersection, however, if the City of Vancouver wishes to proceed with partial signalization, the City of Burnaby could accept left turn in signalization only with provision of a left turn lane at no cost to Burnaby.

The Traffic and Transportation Committee (Transportation and Transit Division) recommended:

1. THAT a copy of this report be forwarded to His Worship P. Owen, Mayor, City of Vancouver.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the recommendation of the Traffic and Transportation Committee (Transportation and Transit Division) be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

- b) Traffic and Transportation Committee
(Transportation and Transit Division)
Re: Lakefield Drive/4th Street

The Traffic and Transportation Committee (Transportation and Transit Division) submitted a report advising that additional traffic calming measures are needed on the Lakefield Drive/4th Street corridor. As a result, the Committee is recommending Council approve the installation of an experimental speed hump on 4th Street in the vicinity of Robert Burnaby Park to increase the effectiveness of existing traffic circles.

The Traffic and Transportation Committee (Transportation and Transit Division) recommended:

1. THAT an experimental speed hump be installed on 4th Street in the vicinity of Robert Burnaby Park to increase the effectiveness of existing traffic circles.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

"THAT the recommendation of the Traffic and Transportation Committee (Transportation and Transit Division) be adopted."

CARRIED UNANIMOUSLY

- c) Traffic and Transportation Committee
(Transportation and Transit Division)
Re: Long Range Truck Route Network in
Burnaby Transportation Plan

The Traffic and Transportation Committee (Transportation and Transit Division) submitted a report recommending that in view of the concerns of area residents, the Moscrop/Gilpin Connector, Wayburne Drive and Moscrop (west of Willingdon) be deleted from the Long Range Truck Network in the Draft Burnaby Transportation Plan.

The Traffic and Transportation Committee (Transportation and Transit Division) recommended:

1. THAT Council approve the deletion of the Moscrop-Gilpin Connector, Moscrop Street west of Royal Oak Avenue and Wayburne Drive from Canada Way to Moscrop Street from the Long Range Truck Route Network in the Burnaby Transportation Plan (Draft).

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

"THAT the recommendation of the Traffic and Transportation Committee (Transportation and Transit Division) be adopted."

CARRIED UNANIMOUSLY

- d) The City Manager presented Report No. 47, 1994 August 22 on the matters listed following as Items 1 to 22 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Tree Plan Canada

The City Manager submitted a report from the Director Recreation and Cultural Services providing background information on Tree Plan Canada and outlining a proposal for a submission to the Federal Government under the Partners component of the Tree Plan Canada Program.

Staff are recommending an application be submitted for a resource enhancement program in Central Park. The Program would result in tree planting in a one hectare area within the Central Park forest and would create an opportunity for increasing public awareness to the need to reduce forest abuse and increase enhancement and stewardship.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR JOHNSTON:

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

Councillor Redman retired from the Council Chamber at 10:35 p.m.

Councillor Corrigan retired from the Council Chamber at 10:40 p.m.

Councillor Redman returned to the Council Chamber at 10:40 p.m. and took her place at the Council table.

CARRIED UNANIMOUSLY

Arising from the discussion Councillor Drummond was granted leave to introduce the following motion:

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR EVANS:

"THAT staff prepare a report for presentation to the Environment and Waste Management Committee outlining a coordinated tree planting program for initiation by the City, as outlined in the State of the Environment Report."

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the motion as moved by Councillor Drummond and seconded by Councillor Evans, being 'THAT staff prepare a report for presentation to the Environment and Waste Management Committee outlining a coordinated tree planting program for initiation by the City, as outlined in the State of the Environment Report,' be **REFERRED** to the Environment and Waste Management Committee for review."

CARRIED UNANIMOUSLY

2. Work Orders:
60-32-098 Design - Drainage Culverts
under Broadway east of Lawrence Drive
60-35-549 - 100 Refuse Containers

The City Manager submitted a report from the Director Engineering requesting Council approval of Work Orders for the design of drainage culverts under Broadway Avenue, east of Lawrence Drive at a cost of \$10,000 and the purchase of 100 refuse containers at a cost of \$100,000.

The City Manager recommended:

1. THAT the above work orders as more specifically referred to in this report, be approved.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

3. Road Closure

The City Manager submitted a report from the Director Engineering requesting Council approval for a temporary road closure on Vista Crescent from Humphries to Fulton on September 10 between 12:00 noon and 5:00 p.m. to accommodate a "Picnic in the Park" event.

The City Manager recommended:

1. THAT Council approve the road closure as discussed in this report.
2. THAT the coordinator of the event, Lori Pettigrew, Eastburn Community Centre, 7435 Edmonds Street, Burnaby, B.C. V3N 1B1, be sent a copy of this report.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

4. Road Closure

The City Manager submitted a report from the Director Engineering requesting Council approval for a temporary road closure on Arcola between Walker to the end of Arcola Place on September 05 from 9:00 a.m. to 7:30 p.m. to accommodate a "Big Pig Gig". The event is sponsored by the Southside Community Church.

The City Manager recommended:

1. THAT Council approve the road closure as discussed in this report.
2. THAT the coordinator of the event, Carol Ann Flanagan, 7135 Walker Avenue, Burnaby, B.C. V5E 3C6, be sent a copy of this report.

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

5. Starlite Billiards, 3787 Canada Way

The City Manager submitted a report from the Director Finance prepared in response to Council's request for information about the operation of Starlite Billiards. Staff advise that Starlite Billiards is a licenced Burnaby Pool Hall which has been in operation since 1992 June.

R.C.M.P. advise that their members have experienced no problems with respect to the management and operation of Starlite Billiards. Although the R.C.M.P. report an increase in crime in this area, it is not possible to establish a direct relationship between the criminal activity and the operation of the pool hall.

In response to neighbourhood concerns, Starlite Billiards employs a security guard who patrols the parking lot during the late evening and early morning hours. In addition, the pool hall is restricted to members and their guests after 10:00 p.m.

The City Manager recommended:

1. THAT this report be received for information of Council; and
2. THAT a copy of this report be sent to Mr. Habibi, 313 - 3770 Manor Street, Burnaby, B.C. V5G 1A6.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

Arising from the discussion Councillor Rankin was granted leave to introduce the following motion:

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR EVANS:

"THAT staff prepare a report on efforts by the R.C.M.P. to develop Block Watch, Neighbourhood Watch or Community Policing Programs in this area."

CARRIED UNANIMOUSLY

6. Contract No. 9404 - Cariboo Road Reconstruction

The City Manager submitted a report from the Director Finance advising of the results of tenders received for the supply of all labour, materials and equipment required for the reconstruction and widening of Cariboo Road from Armstrong Avenue to Tenth Avenue including related drainage works and street lighting.

The City Manager recommended:

1. THAT a contract be awarded to the lowest bidder, Columbia Bitulithic Ltd., for the reconstruction of Cariboo Road for a total cost of \$335,463.40 with final payment based on actual quantities and unit prices tendered.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

7. Fire Department 2nd Quarterly Report 1994

The City Manager submitted a report from the Fire Chief providing Council with a synopsis of Fire Department activities for the second quarter of 1994. The Fire Chief advises that the Department responded to 2,451 incidents, of which, 85 were fires with an estimated loss of \$1,154,409.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

8. City Policing Quarterly Report for April,
May and June 1994

The City Manager submitted a report from the Officer-in-Charge, Burnaby Detachment R.C.M.P. providing Council with the City policing quarterly report for the second quarter of 1994.

The Detachment responded to 18,249 calls which represents a 0.08% decrease over the same period in 1993. Overall criminal offences are down 2% compared to 1993 statistics. During this quarter there was a 14% increase in armed robberies; a 10% decrease in break and enters and a 4% reduction in auto thefts over the same period in 1993.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

Arising from the discussion Council requested clarification of a variety of concerns including justification for the increase in parking revenue, what percentage if any of the revenue is retained by the City, and the R.C.M.P. policy on hazardous pursuits.

9. Noise from Chevron Canada Limited Refinery,
355 North Willingdon Avenue, Burnaby

This item was dealt with previously in the meeting in conjunction with Item (f), Delegations.

10. Sale of 7090 Curtis Street - Lot 4
Except: Part dedicated Road on Plan
LMP14991, D.L. 135, Grp. 1, NWD, Plan 15980

The City Manager submitted a report from the City Solicitor advising that the subject site has been advertised for sale and a bid received in the amount of \$299,999.99.

The City Manager recommended:

1. THAT the highest bid for the subject property as indicated in this report be accepted.

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

Arising from the discussion Council requested clarification as to why advertisements are placed in Vancouver papers as well as the local Burnaby papers.

11. Renewal of Lease - Lot 4, S 1/2 of Lot 5,
N 1/2 Lot 5, D.L. 35, Grp. 1, NWD, Plan 2301

The City Manager submitted a report from the City Solicitor requesting Council's authority to renew a lease with the Elizabeth Fry Society to continue operation of a group home for youths between the ages of 16 and 18 at the subject site.

The City Manager recommended:

1. THAT the lease of the subject property be renewed for a further period of three years commencing October 1, 1994 at the rate of \$1.00 per annum.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

12. Justice Building Lease
6263 Gilpin Street (Ministry of
the Attorney General)

The City Manager submitted a report from the City Solicitor requesting Council's authorization to renew the lease with the Provincial Government for the Justice Building for a further period of three years, commencing 1995 January 01.

The City Manager recommended:

1. THAT the lease of 19,590 sq. ft. of the Justice Building be renewed for a further period of three years commencing January 1, 1995 at an annual net rent of \$200,797.50 or \$10.25 per square foot per annum.
2. THAT an option be granted for the renewal of the lease for two further periods of one year, rent to be renegotiated if renewal option is exercised.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR JOHNSTON:

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

Councillor Young retired from the Council Chamber at 10:57 p.m.

CARRIED UNANIMOUSLY

13. Hastings Village Project
Pender and MacDonald

The City Manager submitted a report from the City Solicitor requesting Council authorization to enact a commercial lease and support an access agreement. The agreements will facilitate development of City owned property at Pender and MacDonald for public parking, a non-profit housing component and commercial space.

The City Manager recommended:

1. THAT Council give three readings to Bylaw No. 10099, Burnaby Lease Authorization Bylaw No. 5, 1994.
2. THAT Council authorize the City Clerk to execute a support and access easement required as part of the Hastings Village Project.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

14. Burnaby Auto Court Bylaw 1957

The City Manager submitted a report from the Director Planning and Building requesting Council authority to repeal the Burnaby Auto Court Bylaw 1957 and to delete the expression "auto court" from the Zoning Bylaw. Staff advise that the content of the bylaw is completely outdated and has not been utilized for many years. The development of auto courts is regulated by the Burnaby Zoning Bylaw 1965 under the categories of motels, motor hotels and recreational vehicle parks and as a result it is considered appropriate to repeal the auto court bylaw and delete the term from the Zoning Bylaw.

The City Manager recommended:

1. THAT the City Solicitor be authorized to prepare a bylaw amending the Zoning Bylaw to delete the expression "auto court" from Section 305.1(1) and 304.1(18) and to repeal Burnaby Auto Court Bylaw 1957.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

15. Subdivision Application #57/94
6791 Southpoint Drive (Hodgkins)

The City Manager submitted a report from the Director Planning and Building advising that an application has been received to subdivide the subject property into five lots. The proposed subdivision conflicts with the adopted Edmonds Town Centre South Development Plan which calls for the assembly of this property with adjacent property for high-rise apartment rezoning and development utilizing CD zoning based on RM4 guidelines.

However, the proposed subdivision is permitted under the existing R5 Residential District zoning of the property. It is recommended a copy of the staff report be forwarded to the owner of the property for information.

The City Manager recommended:

1. THAT a copy of this report be sent to the owner of the adjacent property, 6850 - 20th Avenue, Burnaby, B.C. V3N 1C8.

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR CORRIGAN:

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

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the motion as moved by Councillor Drummond and seconded by Councillor Corrigan, being 'THAT the recommendation of the City Manager be adopted,' be now **TABLED**."

CARRIED UNANIMOUSLY

This item was tabled to allow Council members a further opportunity to discuss the report with staff.

16. Rezoning Reference #30/94
Townhouse Development
7107, 7113, 7119, 7125, Portion of 7131,
7135 and Portion of 7135 Edmonds Street
and 7460 Salisbury Avenue

The City Manager submitted a report from the Director Planning and Building requesting Council authorization to forward the subject rezoning application to a Public Hearing on 1994 September 27. The purpose of the proposed rezoning bylaw amendment is to permit a 38 unit townhouse development with underground parking.

The City Manager recommended:

1. THAT the introduction of a Highway Exchange Bylaw be authorized, according to the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 September 06, and to a Public Hearing on 1994 September 27 at 7:30 p.m.
3. 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 City 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) Consolidation of the net project site into one legal parcel and the satisfaction of all necessary subdivision requirements.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) Submission of a tree survey, retention of as many existing mature trees as possible on the site, submission of a written undertaking to comply with the arborist's recommendations for tree preservation and to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing or other approved physical containment during the whole course of site preparation and construction work, and deposit of sufficient monies to ensure the protection of identified existing tree and succession planting to be refunded a year after completion of construction.
- h) The provision of a covered car wash stall and 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.
- i) The granting of a 215 Covenant restricting enclosure of balconies.
- j) 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.
- k) Completion of the Highway Exchange Bylaw.
- l) The undergrounding of existing overhead wiring abutting the site.

- m) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- n) The submission of a suitable engineered design for an approved on-site sediment control program.
- o) Release of the existing access easement over a portion of 7460 Salisbury Avenue.

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

17. Rezoning Reference #6/94
5587 and 5605 Smith Avenue

This item was dealt with previously in the meeting in conjunction with Item (i), Delegations.

18. Proposed Care Facility
North Road and Sullivan Street
Community Plans 5 and 10

This item was dealt with previously in the meeting in conjunction with Item (e), Delegations.

19. Moscrop/Gilpon Connector:
Concerns of Greentree Village Area Residents

This item was dealt with previously in the meeting following Item (d), Delegations.

20. Norfolk Area Rezoning

The City Manager submitted a report from the Director Planning and Building providing Council with an update on the area rezoning process for the Norfolk neighbourhood and recommending the next steps in the process.

Staff advise that a neighbourhood survey conducted in July 1993 resulted in identification of the following objectives:

- 1. to provide for different types of ground oriented housing;
- 2. to provide for housing that is affordable and family oriented;
- 3. to maintain the low-scale residential character of the neighbourhood;
and
- 4. to provide for equitable development opportunity.

A further neighbourhood survey and public meeting were held in 1994 March. As a result of this process amendments to the original zoning proposal are recommended based on the public input received and further staff review. The revision to the zoning proposal has resulted in a recommendation to create a new residential zoning district designated R12 as the basis for the Norfolk neighbourhood area rezoning. The R12 designation would provide for both single family and two family dwellings within the following parameters:

Single Family Dwellings

- . Lots created through subdivision must have a minimum lot area of 3300 sq.ft. and a minimum width of 30 ft.
- . The permitted building height is 29.5 ft. for a house with a sloping roof and 24.3 ft. for a house with a flat roof. The height is measured from the lower of the front or rear average elevation to the highest point of the building.
- . The permitted lot coverage is 40 percent.
- . The permitted gross floor area is 60 percent of the lot area, up to a maximum of 3982.8 sq.ft.
- . For lots that are less than 7000 sq.ft., the permitted above grade floor area is 20 percent of the lot area plus 1399.4 sq.ft. For lots that are 7000 sq.ft. or greater, the permitted above grade floor area of a house is 40 percent of the lot area.
- . The permitted building depth is 50 percent of the lot depth, up to a maximum of 60 ft.
- . The minimum depth of the front yard is 20 ft. Under certain conditions, a greater setback is required when the front yards of adjacent lots are taken into account (i.e. front yard averaging may be applicable).
- . For lots that are less than 45 ft. in width, the minimum width of each side yard is 4 ft. For lots that are 45 ft. in width or greater, the minimum width of each side yard is 5 ft.
- . The minimum depth of the rear yard is 24.5 ft.
- . Each lot must have at least one on-site parking space.
- . For lots that have access from a lane, the garage or carport must be either attached to the rear of the house OR detached from the house and located in the rear yard.
- . For lots that have no access from a lane, the garage or carport may be attached to the front of the house.

Two Family Dwellings

- . New lots created through subdivision must have a minimum lot area of 3300 sq.ft. and a minimum width of 30 ft.
- . Side-by-side- and front-to-back dwellings units are permitted.
- . For lots that are less than 45 ft. in width, a two family dwelling is permitted only if there is a lane access.
- . The permitted building height is 25 ft. for a house with a sloping roof and 20 ft. for house with a flat roof. The height is measured from the lower of the front or rear average elevation to the highest point of the building.
- . The permitted lot coverage is 40 percent.
- . For lots that are less than 5000 sq.ft., the permitted gross floor area of the two dwelling units combined is 60 percent of the lot area. For lots that are 5000 sq. ft. or greater, the permitted gross floor area of the two dwelling units is 30 percent of the lot area plus 1500 sq.ft., up to a maximum of 3982.8 sq.ft.
- . The maximum permitted floor area of any dwelling unit is 2000 sq.ft.
- . The second floor of each dwelling unit cannot be greater than 700 sq.ft.
- . A cellar is not permitted.
- . The permitted building depth is 50 percent of the lot depth, up to a maximum of 60 ft.
- . The minimum depth of the front yard is 20 ft. Under certain conditions, a greater setback is required when the front yards of adjacent lots are taken into account (i.e. front yard averaging may be applicable).
- . For lots that are less than 45 ft. in width, the minimum width of each side yard is 4 ft. For lots that are 45 ft. in width or greater, the minimum width of each side yard is 5 ft.
- . The minimum depth of the rear yard is 24.5 ft.
- . Each lot must have at least two on-site parking spaces.
- . For lots that are less than 45 ft. in width, the garage or carport must be detached from the house and be located in the rear yard.
- . For lots that are 45 ft. in width or greater and that have access from a lane, the garage or carport must be detached from the house and located in the rear yard.

- . For lots that are 45 ft. in width or greater and that have no access from a lane, the garage or carport may be attached to the front of the house.

The City Manager recommended:

1. THAT Council authorize
 - a) the City Solicitor to prepare a bylaw amending the Burnaby Zoning Bylaw to create a new zoning district (R12 Residential District), as outlined in this report; and
 - b) the bylaw be forwarded to First Reading and to a Public Hearing.
2. THAT a report on the implementation strategies for needed public works in the Norfolk neighbourhood be prepared for Council's consideration, prior to the initiation of an area rezoning of the Norfolk neighbourhood to the R12 Residential District.
3. THAT a newsletter be sent to the property owners and residents of the Norfolk neighbourhood advising them of the revised zoning proposal and the possible implementation strategies for public works.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR DRUMMOND:

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

Councillor Drummond retired from the Council Chamber at 11:05 p.m.

CARRIED UNANIMOUSLY

21. Parking Fund
Hastings Street Area Plan

The City Manager submitted a report from the Director Planning and Building requesting Council authority to receive payments of \$7,000 in lieu of required parking stalls within the Hastings Street Area Plan and to seek authorization for the City Solicitor to prepare the necessary amendment to the Zoning Bylaw.

This proposal will provide increased parking for the Hastings Street commercial area which will provide a variety of benefits to local businesses. The first benefit is the potential for changes of use within existing commercial buildings along Hastings Street which are currently not possible due to the higher parking requirements for the new use and the minimal parking available on the small commercial lots in this area. The second benefit relates to the potential for commercial redevelopment of the small lots in the area. This would be encouraged through an increased potential commercial utilization of a site, either through additional square footage or more intense commercial utilization of the space, requiring more parking.

Finally, the parking fund will assist the City in the acquisition and development of additional public parking facilities throughout the Hastings Street Area Plan.

The City Manager recommended:

1. THAT provision be made for satisfying the requirements of the Zoning Bylaw for off street parking for commercial uses in the Hastings Street Area Plan by accepting payment to the City in the amount of \$7,000.00 for each parking space where the commercial use, building or structure in the Hastings Street Area Plan is within 770 meters of a municipally operated parking facility.
2. THAT the City Solicitor be authorized to prepare a bylaw amending the Zoning Bylaw to permit the above provision of payment in lieu of required parking for the Hastings Street Area Plan.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

Councillor Young returned to the Council Chamber at 11:10 p.m. and took his place at the Council table.

MOVED BY COUNCILLOR CORRIGAN:

SECONDED BY COUNCILLOR EVANS:

"THAT Recommendation No. 1 be **AMENDED** to read as follows:

1. THAT provision be made for satisfying the requirements of the Zoning Bylaw for off street parking for commercial uses in the Hastings Street Area Plan by accepting payment to the City in an amount as yet to be determined for each parking space where the commercial use, building or structure in the Hastings Street Area Plan is within 770 meters of a municipally operated parking facility.

CARRIED UNANIMOUSLY

A vote was then taken on the motion as moved by Councillor Evans and seconded by Councillor Johnston, being "THAT the recommendations of the City Manager be adopted," **AS AMENDED** and same was **CARRIED UNANIMOUSLY**.

Arising from the discussion Councillor Corrigan was granted leave to introduce the following motion:

MOVED BY COUNCILLOR CORRIGAN:

SECONDED BY COUNCILLOR EVANS:

"THAT staff prepare a report on fees in lieu of parking spaces to compare current fees with actual market costs and the rationale for establishing a proportional cost."

CARRIED UNANIMOUSLY

22. Rezoning Reference #17/94
5128, 5138, 5150 Lorraine Avenue; 3770,
3778 Brandon Street; 3773 and Ptn. of
3749, 3755, 3765, 3781 Burke Street

The City Manager submitted a report from the Director Planning and Building requesting Council authorization to forward the subject rezoning application to a Public Hearing on 1994 September 27. The purpose of the proposed rezoning bylaw amendment is to permit a small lot subdivision.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 September 06, and to a Public Hearing on 1994 September 27 at 7:30 p.m.
3. 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 City 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 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.
 - c) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be 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.
 - d) The satisfaction of all necessary subdivision requirements.
 - e) The granting of any necessary easements.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR EVANS:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

5. TABLED MATTERS

- a) Background on Funding for Burnaby Youth Services Program (Reports, Community Issues and Social Planning Committee)

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

6. BYLAWS

FIRST, SECOND AND THIRD READING

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CORRIGAN:

"THAT

Burnaby Lease Authorization Bylaw No. 5, 1994	#10099
Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 5, 1994	#10109
Burnaby Council Indemnity Bylaw 1994	#10101
Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 23, 1994	#10111

be now introduced and read three times."

CARRIED UNANIMOUSLY

CONSIDERATION AND THIRD READING

#10044	6808 and 6820 Southpoint Drive	RZ #69/93
#10065	5200 Oakmount Crescent	RZ #19/94

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR EVANS:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 1994	#10044
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Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 1994	#10065
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be now read a third time."

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION

#9941	7026 Kingsway	RZ #43/93
#9964	6991 Winston Street	RZ #29/93
#9983	5281 and 5271 Oakmount Crescent	RZ #28/93
#9996	Portion of 3890 Lougheed Highway	RZ #52/93

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR CORRIGAN:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 1993	#9941
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Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 49, 1993	#9964
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Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 57, 1993	#9983
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Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 62, 1993	#9996
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Burnaby Lease Authorization Bylaw No. 4, 1994	#10088
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Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 16, 1994	#10097
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Burnaby Local Improvement Construction Bylaw No. 1, 1994 Amendment Bylaw	#10098
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Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 17, 1994	#10100
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Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 18, 1994	#10101
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Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 19, 1994	#10102
Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 20, 1994	#10103
Burnaby Golf Fees Bylaw 1995	#10104
Burnaby Village Museum Fees Bylaw 1995-1996	#10105
Burnaby Recreation Facility Rentals Bylaw 1994-1996	#10106
Burnaby Recreation Facility Fees and Admissions Bylaw 1994-1996	#10107
Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 21, 1994	#10108

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

CARRIED UNANIMOUSLY

ABANDON

#10094 7224 and 7274 Canada Way RZ #43/94

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CORRIGAN:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 1994 #10094

be now abandoned."

CARRIED UNANIMOUSLY

7. NEW BUSINESS

Councillor Evans

Councillor Evans advised that on 1994 August 18 he and His Worship, Mayor W.J. Copeland attended the Duke of Edinburgh Awards presented to young people between the ages of 14 and 24 who have completed a balanced program of practical, cultural and adventurous activities chosen to suit individual aptitudes and related to local needs and conditions. Councillor Evans advised Gold awards were presented to members of the Ismaili Youth Group 1, 9th Burnaby Centre Lake C Venture Company and the St. Roch Rangers.

Councillor Redman

Councillor Redman requested staff provide reports on parking regulations and methods of tree preservation as follows:

MOVED BY COUNCILLOR REDMAN:
SECONDED BY COUNCILLOR CORRIGAN:

"THAT staff prepare a report to Council on any proposed regulations for operation of the MacDonald Street parkade at Hastings Village prior to their implementation."

Councillor Rankin retired from the Council Chamber at 11:25 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR REDMAN:
SECONDED BY COUNCILLOR CORRIGAN:

"THAT staff prepare a report on the feasibility of including tree root pruning or examination on development sites at the time of requesting a tree survey."

CARRIED UNANIMOUSLY

In addition, Councillor Redman requested staff investigate and provide a response with respect to development of the narrow boulevard at 41 N. Hythe which creates a private parking spot on public land for that site.

Councillor Johnston retired from the Council Chamber at 11:29 p.m.

Acting Mayor, Councillor D.A. Lawson

Councillor Lawson advised that the Federal Treasury Board has agreed to re-instate an incremental system for new R.C.M.P. Constables.

This action was in response to a variety of requests from the City of Burnaby and other municipal governments across Canada who utilize the services of the R.C.M.P.

Councillors Rankin and Johnston returned to the Council Chamber at 11:30 p.m. and took their places at the Council table.

8. INQUIRIES

There were no inquiries brought before Council at this time.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

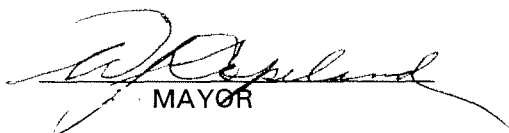
"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 11:30 p.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY CITY CLERK