

1994 JANUARY 24

A regular meeting of the City Council was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1994 January 24 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 L.A. Rankin  
Councillor C.M. Redman

ABSENT: Councillor D.A. Lawson  
Councillor J. Young

STAFF: Mr. A.L. Parr, City Manager  
Mr. R.H. Moncur, Director Administrative and Community 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

PRESENTATIONS

1. Real Estate Board of Greater Vancouver to  
Burnaby Arts Centre Capital Campaign

Mr. Merrill Gordon, Burnaby Arts Centre Capital Campaign introduced members of the Real Estate Board of Greater Vancouver; Mr. Rick Valouche, President, Burnaby, Coquitlam, New Westminster Division; Judy Panrucker, Vice-President and Blanca Fusco, Kevin McRae and Glenn Rennie, Directors in attendance at the meeting to donate 50% of the funds raised from a charity fashion show and auction to the Arts Centre Capital Campaign. The Board is donating a total of \$3,400 to the Arts Centre.

The balance of the funds raised were donated to the Burnaby Firefighters burn unit.

2. JumpStart to Burnaby Arts Centre  
Capital Campaign

Mr. Merrill Gordon introduced Lee Eisler of JumpStart in attendance at the meeting to donate \$5,000 towards the Arts Centre Capital Campaign.

1. MINUTES

- a) The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1994 January 17 then came forward for adoption.

MOVED BY COUNCILLOR EVANS

SECONDED BY COUNCILLOR JOHNSTON

"THAT the minutes of the regular Council Meeting and Caucus Meeting 'In Camera' held on 1994 January 17 be now adopted."

CARRIED UNANIMOUSLY

PROCLAMATION

His Worship, Mayor W.J. Copeland proclaimed the week of 1994 January 22 - 29 as "Minor Hockey Week" in Burnaby.

2. CORRESPONDENCE AND PETITIONS

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR EVANS:

"THAT all of the following listed items of correspondence be received and those items of the City Manager's Report No. 4, 1994 January 24 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- a) F.C.M., Director, International  
Office, 1993 December 31,  
Re: 1994 International Development  
Week

A letter dated 1993 December 31 was received from the Federation of Canadian Municipalities requesting Council participate in International Development Week, 1994 February 06 to 12.

Councillor Corrigan retired from the Council Chamber at 7:20 p.m.

- b) Province of B.C., Ministry of Small  
Business, Tourism and Culture,  
Director, Conservation Branch, 1994  
January 11,  
Re: Inaugural Report of Canadian  
Register of Heritage Properties

A letter dated 1994 January 11 was received from the Heritage Conservation Branch, Ministry of Small Business, Tourism and Culture providing Council with a copy of the inaugural report of the Canadian Register of Heritage Properties. The Register includes seven heritage resources in B.C.

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MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR EVANS:

"THAT the correspondence from the Heritage Conservation Branch be REFERRED to the Heritage Advisory Committee."

CARRIED UNANIMOUSLY

- c) The Henley Estate, Strata Plan NW2129,  
Property Manager, 1994 January 12,  
Re: City Recycling Program - Multi  
Family Complexes

A letter dated 1994 January 12 was received from the owners of Strata Plan NW2129 requesting that their housing community be included in the blue bag recycling program.

Item No. 2, City Manager's Report No. 4, 1994 January 24 was brought forward for consideration at this time.

2. Multi-Family Recycling Collection

The City Manager submitted a report from the Director Engineering prepared in response to a request from Henley Estates housing development for a recycling collection program, utilizing the blue box method instead of the toter service. Staff advise that the toter service is the recommended choice for multi-family units because of constraints such as road configurations, unacceptable access conditions for a single operator vehicle and limited space for placement of the toters. Previous pilot projects have brought to light several problems with the the blue box system in multi-family complexes and as a result staff prefer to provide recycling services through use of the toters.

The City Manager recommended:

1. THAT a copy of this report be forwarded to: "The Owners of Strata Plan NW2129, The Henley Estate", c/o Strataco Management Ltd., #302 - 4180 Lougheed Highway, Burnaby, B.C., V5C 6A7, Attention: Mr. Allan Grandy.

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR DRUMMOND:

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

CARRIED UNANIMOUSLY

- d) City of North Vancouver, City Clerk,  
1994 January 12,  
Re: Port of Vancouver - Devolution  
Task Force Petition

A letter dated 1994 January 12 was received from the City of North Vancouver requesting Council support the Devolution Task Force petition which is pursuing the provision of increased autonomy for the Vancouver Port Corporation.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the City of Burnaby support the Devolution Task Force petition."

CARRIED UNANIMOUSLY

- e) Royal Canadian Air Cadets, Parents'  
Sponsoring Committee, 1994 January 18,  
Re: Request permission to conduct  
Tag Days - 1994 February 19 and October 15

A letter dated 1994 January 18 was received from the Royal Canadian Air Cadets No. 637 "Arrow" Squadron requesting permission to hold Tag Days in Burnaby on 1994 February 19 and October 15.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR DRUMMOND:

"THAT the request from the Royal Canadian Air Cadets No. 637 'Arrow' Squadron to conduct Tag Days in Burnaby on 1994 February 19 and October 15 be approved."

CARRIED UNANIMOUSLY

- f) Stratawest Management Limited,  
President, 1994 January 13,  
Re: Maintenance of Property along  
Albert Street - North Burnaby Inn

A letter and petition containing 26 signatures dated 1994 January 13 was received from Stratawest Management Limited complaining of the condition of the property located between the Imperial Parking lot and Albert Street, which is the responsibility of North Burnaby Inn. The petitioners are requesting Council ensure those responsible maintain the property in an appropriate manner.

His Worship, Mayor W.J. Copeland advised that the Chief Environmental Health Officer is preparing a report in response to this item of correspondence to be submitted to Council at the regular meeting on 1994 February 07.

- g) Eileen and Henry Gartland, Undated,  
Re: Affordable Housing

An undated letter was received from Mr. Henry Gartland expressing opposition to increased tax rates to accommodate the construction of affordable housing in Burnaby.

- h) Burnaby Minor Hockey Association,  
Team Manager, 1994 January 17,  
Re: Request permission to conduct  
Tag Days - 1994 January 28/29, February  
11/12 and March 04/05

A letter dated 1994 January 17 was received from the Burnaby Minor Hockey Association Juvenile Team requesting permission to hold Tag Days in Burnaby on 1994 January 28 and 29; February 11 and 12; and March 04 and 05 to assist in raising funds toward participation in a Regina Hockey Tournament on April 01 to 04.

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR DRUMMOND:

"THAT the request from the Burnaby Minor Hockey Association, Juvenile Team to conduct Tag Days in Burnaby on 1994 January 28 and 29; February 11 and 12; and March 04 and 05 be approved."

CARRIED UNANIMOUSLY

Councillor Corrigan returned to the Council Chamber at 7:35 p.m. and took his place at the Council table.

#### 4. REPORTS

MOVED BY COUNCILLOR RANKIN:  
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

- a) Heritage Advisory Committee  
Re: Burnaby Centennial Anthology

The Heritage Advisory Committee submitted a report requesting Council authorize the Committee to spend \$10,000 of its budget to produce a book entitled "Burnaby Centennial Anthology". The publication is a compilation of stories about life in Burnaby in its early years as written by 155 Burnaby pioneers.

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The Heritage Advisory Committee recommended:

1. THAT the Heritage Advisory Committee be authorized to expend \$10,000 to publish the Burnaby Centennial Anthology and host a modest thank you reception for the contributors.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR EVANS:

"THAT the recommendation of the Heritage Advisory Committee be adopted."

Mr. Harry Pride, Chair, Burnaby Centennial Anthology Sub-Committee attended the podium to provide Council with a brief overview of the preparation of the Anthology.

CARRIED UNANIMOUSLY

Councillor Drummond retired from the Council Chamber at 7:42 p.m.

- b) Traffic and Transportation Committee  
(Transportation and Transit Division)  
Re: South Slope Transit - Correspondence  
from Ms. Diana Mumford

The Traffic and Transportation Committee (Transportation and Transit Division) submitted a report prepared in response to concerns expressed by area residents about the inefficiencies of transit service on the South Slope. The Committee concurs with the resident's concerns and are therefore recommending Council request B.C. Transit initiate a review of the South Slope transit routes.

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

1. THAT Council request that B.C. Transit initiate an Area Plan for South Burnaby as soon as possible.
2. THAT a copy of this report be forwarded to Ms. Diana Mumford, 3955 Southwood Street, Burnaby, B.C. and to Mr. G. Leicester, General Manager, Product Development for B.C. Transit.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR REDMAN:

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

CARRIED UNANIMOUSLY

- c) Traffic and Transportation Committee  
(Transportation and Transit Division)  
Re: City of Burnaby's Employee Trip  
Reduction programs

The Traffic and Transportation Committee (Transportation and Transit Division) submitted a report providing Council with an update on the various employee trip reduction programs offered by the City of Burnaby. The programs include a transit pass subsidy, the maintenance of three transit pool passes for use by City employees travelling on City business and a car pool program with designated, preferred parking stalls. The Committee advises that on average, 38 employees per month utilize the transit pass subsidy; the transit pool passes are used on average about 12 times per month; and to date 21 car pool groups have registered to obtain car pool decals for use of car pool parking stalls.

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

1. THAT staff be directed to enforce the proper usage of car-pool parking areas at City Hall.
2. THAT Council support the inclusion of changing rooms and shower facilities for cyclists in the planned renovation of City Hall.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

Councillor Drummond returned to the Council Chamber at 7:50 p.m. and took his place at the Council table.

CARRIED UNANIMOUSLY

- d) Traffic and Transportation Committee  
(Transportation and Transit Division)  
Re: Traffic in Lakeview Area - Interim  
Road Closure

The Traffic and Transportation Committee (Transportation and Transit Division) submitted a report recommending various actions designed to reduce the volume of short-cutting traffic in the Lakeview area. Staff have discussed the proposals with the Lakeview Area Resident Committee. Once Council approval of the recommendations is obtained, the Committee will contact area residents to determine the level of support for the proposed changes. The Committee will provide Council with a further report once the views of area residents have been obtained.

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

1. THAT Council approve in principle the closure of 4th Street south of Relgate Road as an interim measure until completion of the Canada Way/Edmonds Intersection reconstruction.
2. THAT Council approve in principle the reconfiguration of the Edmonds Avenue/6th Street Intersection, and the addition of a signal to improve safety at this intersection for both pedestrians and vehicular traffic.
3. THAT a copy of the attached questionnaire be forwarded to all residents of the area indicated in Figure 4 to solicit their views on recommendations 1 and 2.
4. THAT a copy of this report be forwarded to the R.C.M.P., Fire Department and the B.C. Ambulance Authority, after approval of recommendations 1 and 2.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR RANKIN:

"THAT the motion as moved by Councillor Evans and seconded by Councillor Johnston, being 'THAT the recommendations of the Traffic and Transportation Committee (Transportation and Transit Division) be adopted' be now TABLED."

CARRIED UNANIMOUSLY

This item was tabled to allow an opportunity for a delegation to appear before Council to address the Committee report.

- e) Traffic and Transportation Committee  
(Transportation and Transit Division)  
Re: North Burnaby Transit Service  
Changes: Response to matters raised  
by Mr. M. Mullen

The Traffic and Transportation Committee (Transportation and Transit Division) submitted a report prepared in response to concerns raised by representatives of the Independent Canadian Transit Union regarding North Burnaby Transit service changes.



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Following an investigation by the Committee and staff, it was determined that many of the suggestions submitted by I.C.T.U. conflict with the expressed views of North Burnaby residents. In particular, I.C.T.U. opposes the replacement of the No. 120 bus during off peak periods with the #30 express bus services via Brentwood and Broadway to downtown Vancouver. However, there is a high level of support for this change among Burnaby residents. As a result, the Committee is recommending that the I.C.T.U. proposals be reviewed with B.C. Transit following a six month review of the transit changes.

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

1. THAT a copy of this report be forwarded to Mr. M. Mullen and to Mr. G. Leicester, General Manager, Product Development for B.C. Transit.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR RANKIN:

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

Councillor Rankin retired from the Council Chamber at 8:05 p.m.

Councillor Corrigan retired from the Council Chamber at 8:05 p.m.

CARRIED UNANIMOUSLY

- f) The City Manager presented Report No. 4, 1994 January 24 on the matters listed following as Items 1 to 15 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. House Demolitions at:  
A) 7278 14th Avenue  
B) 4224 Albert Street

The City Manager submitted a report from the Director Engineering requesting Council approval to remove and/or demolish the subject buildings. Staff have determined that the buildings are of no heritage value and it is financially imprudent to repair and rent these properties.

The City Manager recommended:

1. THAT Council authorize the sale for moving or salvage or demolition of the structures including all outbuildings at:  
  
a) 7278 14th Avenue  
b) 4224 Albert Street.

MOVED BY COUNCILLOR DRUMMOND:  
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

2. Multi-Family Recycling Collection

This item was dealt with previously in the meeting in conjunction with Item (c), Correspondence and Petitions.

3. Proposed Sale of City Lands at 3701 Keith Street, Lot 1, D.L. 175, LMP 13886

The City Manager submitted a report from the City Solicitor requesting Council authority to offer the subject lands for sale by public tender. The site is approximately 37,500 square feet, is zoned M5 Industrial and slopes downward to the south. The recommended minimum bid price is \$488,000.

The City Manager recommended:

1. THAT Council authorize the sale of the subject land by public tender at a minimum bid price of \$488,000.00.

MOVED BY COUNCILLOR DRUMMOND:  
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

4. Proposed Sale Portion of City Property At 9949 Broadway (Lot 3, D.L. 15, Plan LMP 10377) Proposed Acquisition of Portion of Property at 9929 Broadway (Lot 2, D.L. 15, Plan 22256) (Tortora)

The City Manager submitted a report from the City Solicitor advising that the subject property was advertised for sale on December 02. The tender call closed on December 10 and one bid was received in the amount of \$35,082 or \$9 per square foot. Staff consider this a reasonable price for the land and are therefore recommending Council acceptance of the bid.

The City Manager recommended:

1. THAT the bid for the purpose of the north portion of 9949 Broadway be accepted.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

5. Renegotiation of Lease Rate  
Lower Mainland St. Leonard's Society  
Lots 11 and 12, Blk. 5, D.L. 98, Grp. 1,  
NWD, Plan 2066, 5023 Victory Street

The City Manager submitted a report from the City Solicitor advising that the lessee wishes to renew the lease for a further period of five years at a rate of \$1 per year to continue its use as a group home.

The City Manager recommended:

1. THAT the lease be renewed for a further period of five years on the terms as set out in this report.
2. THAT Council authorize the City Solicitor to prepare a lease authorization bylaw.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

6. Building Permit Tabulation Report No. 13  
From 1993 December 06 to 1993 December 31

The City Manager submitted a report from the Director Planning and Building providing Council with information on construction activity as reflected by the building permits that have been issued for the subject period. The total value of building permits issued for the subject period is \$276,877,077, of which 86.5% is taxable.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR DRUMMOND:  
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

7. Rezoning Reference #58/93  
Proposed Mixed-Use Low-Rise Multi-Family  
and Restoration Public House Development  
(Burnaby Hotel Site)  
7420 and 7438 - 14th Avenue; 7640 Lane Access;  
7610, 7636 and 7646 Kingsway

The City Manager submitted a report from the Director Planning and Building requesting Council authorization to work with the rezoning applicant towards a suitable plan of development based on RM2 and C2 use and density guidelines. The rezoning application is for a proposed mixed-use low-rise, multi-family and restoration public house development.

The City Manager recommended:

1. THAT Council authorize the Planning and Building Department to work with the applicant towards the preparation of a plan of development based on RM2 and C2 use and density, which is suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.
2. THAT a copy of this report be sent to the Edmonds Advisory Committee for information.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

8. Inquiry Regarding 3785 Norfolk Street  
Community Plan Eight  
X-Reference Rezoning #165/87

The City Manager submitted a report from the Director Planning and Building prepared in response to correspondence received expressing concerns about the potentially negative impact of a rezoning application for 3125 Smith Avenue and 3786 Dominion Street on property at 3785 Norfolk Street.

The writer is concerned that construction of a low-rise apartment dwelling and the location of a billiard hall at 3787 Canada Way will have a negative impact on a newly constructed single family dwelling at 3785 Norfolk Street. Staff advise that prior to construction of the dwelling attempts were made to acquire the subject property but when this was unsuccessful, Council released a building permit for the site and the builder went ahead with construction in spite of the rezoning application.

The City Manager recommended:

1. THAT a copy of this report be sent to Mr. Louie Pulice, 9371 Blundell Road, Richmond, B.C, V6Y 1K5.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

9. Barnet/Hastings People Moving Project:  
Frontage Improvements Along Inlet Drive

The City Manager submitted a report from the Director Planning and Building prepared in response to Council's concerns regarding information received that the improvements proposed for the frontage of homes along Inlet Drive by the Ministry of Transportation and Highways would not take place. Staff have consulted with the Project Manager to determine the status of the proposed frontage improvements and find that efforts have been made to minimize the overall widening of Inlet Drive and to balance the required widening as equally as possible on both sides of the street. In addition, off-street parking is provided to supplement the loss of visitor parking on Inlet Drive. However, the Ministry staff have been unable to obtain consensus with residents on the level of noise attenuation and landscaping.

The City Manager recommended:

1. THAT a copy of this report be forwarded to Mr. T. Tasaka, Project Director and T. Walton, Project Manager of the Barnet/Hastings People Moving Project.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR EVANS:

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

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Councillors Corrigan and Rankin returned to the Council Chamber at 8:26 p.m. and took their places at the Council table.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the report be REFERRED back to staff to further investigate methods of sound attenuation and landscaping along Inlet Drive, including the potential to obtain consensus among the residents."

CARRIED UNANIMOUSLY

10. Barnet/Hastings People Moving Project  
Licence For Construction Access

The City Manager submitted a report from the Director Planning and Building requesting Council approval to execute a licence for construction access to City owned lands on Inlet Drive. The licence for construction access would allow the Ministry of Transportation and Highways the right to enter and occupy City owned properties on Inlet Drive to undertake construction activities associated with the Barnet/Hastings People Moving Project. The licence would exist for a two year term with an option to renew on receipt of a notice from the Ministry prior to expiry of the term.

The City Manager recommended:

1. THAT Council authorize the City Solicitor to execute the Licence for Construction Access in Attachment B to the Barnet Hastings People Moving Project for City owned lands on Inlet Drive.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

11. 4653 Kingsway  
Preliminary Plan Approval #11072

The City Manager submitted a report from the Director Planning and Building advising that an application for Preliminary Plan Approval to permit the already constructed addition to a building on the subject site has been received in the Planning Department. The subject of the application is an 850 square foot addition to the existing restaurant facility which encloses a previously existing patio located at the front of the building. The Planning and Building Department does not consider that this addition proposal would significantly hamper future redevelopment in this area.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

12. Rezoning Reference #59/93  
15 Unit Townhouse Development  
Lots 4 and 5, Blk. 35, D.L. 34, Grp. 1,  
NWD, Plan 1355

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 February 22. The purpose of the proposed rezoning bylaw amendment is permit the development of a townhouse project.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 February 07 and to a Public Hearing on 1994 February 22 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 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) 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 satisfaction of all necessary subdivision requirements.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary easements.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) Submission of a tree survey, retention of as many existing mature trees as possible on the site, submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation 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 vegetation.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space within the development and a commitment to implement the recycling provisions.
- l) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- m) The submission of a suitable engineered design for an approved on-site sediment control program.



MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR RANKIN:

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

CARRIED UNANIMOUSLY

13. Authority to Negotiate for a Portion  
of the Property at 2636 Douglas Road

The City Manager submitted a report from the Director Planning and Building requesting Council authority to negotiate the acquisition of a portion of the property at 2636 Douglas Road as a right-of-way for the Douglas/Holdom Connector. The developer of the subject site is proposing to develop the property according to existing zoning and as a result the City does not have the option of requiring dedication of the required portion of land. As a result, staff are requesting Council's approval to negotiate for acquisition of the needed property which will allow the developer to proceed with a development which will not infringe on future road reconstruction.

The City Manager recommended:

1. THAT Council give authority for the City Solicitor to negotiate the acquisition of a portion of property at 2636 Douglas Road as future right-of-way for the Douglas-Holdom Connector.

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR RANKIN:

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

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

CARRIED UNANIMOUSLY

14. Bylaw No. 10003  
Hastings Street Business Improvement Area

The City Manager submitted a report from the Director Planning and Building providing Council with background information about Bylaw No. 10003, appearing elsewhere on the Council agenda, which creates a Business Improvement Area for the Hastings Street area. Development of the BIA will help local business people, property owners and the City to upgrade and promote a local business and shopping district to improve its economic viability. A Provincial Grant has been awarded to the BIA and funds will be released once the bylaw receives First Reading. The bylaw designates the name and boundary of the BIA as well as its term, general annual budget, levy method, accountability and insurance coverage.

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."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the Council meeting do now recess."

CARRIED UNANIMOUSLY

The Council meeting recessed at 8:54 p.m.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the Council meeting do now reconvene."

CARRIED UNANIMOUSLY

The Council meeting reconvened at 9:03 p.m. with Councillors Corrigan, Lawson, Redman and Young absent.

15. Rezoning Applications

The City Manager submitted a report from the Director Planning and Building providing Council with information on the current series of new rezoning applications and requesting Council set a Public Hearing date for 1994 February 22.

The City Manager recommended:

1. THAT Council set a Public Hearing for this group of rezonings on 1994 February 22 except where noted otherwise in the individual reports.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

Item #1      Application for the rezoning of:  
RZ #65/93      Lots 25 and 26, D.L. 98, Grp. 1, NWD, Plan 1384

From:        M4 Special Industrial District

To:           P2 Administration and Assembly District

Address:     6976 Antrim Avenue and 5525 Short Street

Purpose:      The purpose of the proposed rezoning bylaw amendment  
              is to bring the present use of the properties as a  
              church into conformity.

The City Manager recommended:

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

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR EVANS:

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

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

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

MOVED BY COUNCILLOR CORRIGAN:

SECONDED BY COUNCILLOR REDMAN:

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

CARRIED UNANIMOUSLY

This item was tabled to allow staff an opportunity to prepare further information on neighbourhood development, particularly as it relates to the location of another building used for religious purposes within a few blocks of this site.

Item #2      Application for the rezoning of:  
RZ #66/93      Lot D. D.L. 11, Grp. 1, NWD, Plan LMP3633

From:        CD Comprehensive Development District (based on RM1  
              Multiple Family Residential District Guidelines)

1994 January 24

To: "Amended" CD Comprehensive Development District  
(based on RM1 Multiple Family Residential District  
and the George Derby Lands Development Plan as  
Guidelines and in accordance with the Development  
Plan entitled "Wildflower" prepared by Ray Letkeman  
Architect Inc.)

Address: 7500 Cumberland Street

Purpose: The purpose of the proposed rezoning bylaw amendment  
is to permit the development of a townhouse project.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 February 07 and to a Public Hearing on 1994 February 22 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 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) The granting of any necessary easements.
  - e) The provision of a public pedestrian walkway easement (shared with Lot E to the east) along the eastern edge and the construction of a walkway on the subject site to the approval of the Director Engineering.

- f) Submission of a tree survey, retention of as many existing mature trees as possible on the site, submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation 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 vegetation to be refunded a year after completion of construction.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.
- h) Compliance with the Council-adopted sound criteria.
- i) Compliance with the Council-adopted condominium standards.
- j) The provision of a covered car wash stall and an adequately sized and screened garbage handling and recycling material holding space within the development and a commitment to implement the recycling provisions.
- k) The granting of a 215 covenant to protect significant landscaping being preserved on the site.
- l) The submission of a suitable engineered design for an approved on-site sediment control program.
- m) The provision of unobstructed access to visitor parking in accordance with the Bylaw.
- n) Prior Final Adoption of one of the proposed non-market townhousing projects, either Rezoning Reference #62/93 or Rezoning Reference #63/93.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

Item #3  
RZ #69/93

Application for the rezoning of:

Lots 22 and 23, Blk. 6, D.L. 171, Grp. 1, NWD, Plan 2686

From: R5 Residential District

1994 January 24

To: CD Comprehensive Development District (based on P1  
Neighbourhood Institutional District Guidelines)

Address: 6808 and 6820 Southpoint Drive

Purpose: The purpose of the proposed rezoning bylaw amendment  
is to permit the development of a childcare  
facility.

The City Manager recommended:

1. THAT Council approve an adjustment to the Edmonds Town Centre  
South Development plan to accommodate this daycare development  
and authorize the Planning and Building Department to work  
with the applicant towards the preparation of a plan of  
development which is suitable for presentation to a Public  
Hearing, on the understanding that a more detailed report will  
be submitted at a later date.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR RANKIN:

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

CARRIED UNANIMOUSLY

Item #4  
RZ #70/93

Application for the rezoning of:

Lot 82, D.L. 98, Grp. 1, NWD, Plan 34549

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM2  
Multiple Family Residential District use and density  
and in accordance with the Development Plan  
entitled "Beresford House" prepared by L.D. Laidlaw  
Architecture)

Address: 7170 Antrim Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment  
is to permit low-rise multi-family residential  
development.

The City Manager recommended:

1. THAT staff be authorized to bring forward for abandonment Bylaw No. 9346, Amendment Bylaw No. 12, 1990, Rezoning Reference #73/88, 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 1994 February 07 and to a Public Hearing on 1994 February 22 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) The granting of any necessary easements.
  - e) The dedication of any rights-of-way deemed requisite.
  - f) The undergrounding of existing overhead wiring abutting the site.
  - g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
  - h) Compliance with the Council-adopted sound criteria.
  - i) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the development and a commitment to implement the recycling provisions.

- j) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- k) The granting of a 215 covenant restricting enclosure of balconies.
- l) The submission of a suitable engineered design for an approved on-site sediment control program.
- m) Completion of the subdivision creating the net development site as one legal parcel.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

Item #5  
RZ #71/93

Application for the rezoning of:

Pcl. A (Ref. Pl. 4455), Blk. 26, D.L. 29, Grp. 1, NWD, Plan 3035; Pcl. B (Ref. Pl. 7063), Blk. 26, Exc. Firstly: Part dedicated as lane on Plan 4900, Secondly: Part subdivided by Plan 50533, D.L. 39, Grp. 1, NWD, Plan 3035; Lot 3 Exc.: Part subdivided by Plan 50533, D.L. 29, Grp. 1, NWD, Plan 4900

From: R5 Residential District

To: RM2 Multiple Family Residential District

Address: 7421, 7429 and 7439 - 14th Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit low-rise multi-family residential development.

The City Manager recommended:

1. THAT Council not support the application for a rezoning as submitted but rather the applicant be encouraged to submit a proposal incorporating the larger land assembly as outlined in this report with RM1-type density in accordance with the adopted Community Plan.



MOVED BY COUNCILLOR DRUMMOND:  
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

Item #6  
RZ #73/93

Application for the rezoning of:

Ptn. of Lot 97 Exc. Part on Plan 43321; D.L. 42, Grp. 1, NWD,  
Plan 42618

From: M5 Light Industrial District

To: M1r Manufacturing District

Address: Portion of 4171 McConnell Drive

Purpose: The purpose of the proposed rezoning bylaw amendment  
is to permit the development of a restaurant  
oriented to the surrounding industrial area.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 February 07 and to a Public Hearing on 1994 February 22 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 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 dedication of any rights-of-way deemed requisite.

MOVED BY COUNCILLOR DRUMMOND:  
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

Item #7  
RZ #74/93

Application for the rezoning of:

D.L. 155, Exc. Firstly: Pcl. A (Expl. Plan 8786); Secondly: Pcl. B (Ref. Plan 9170); Thirdly: Part on Plan 16380; Fourthly: Part dedicated road on Plan 18016; Fifthly: Part dedicated road on Plan 28236; Sixthly: Part lying south and west on Plan 5594 except part on Plan 18016; Seventhly; Part on Statutory right-of-way Plan 68847; all of Group 1, NWD, Plan 3077

From: CD Comprehensive Development District (based on Big Bend Development Plan)

To: "Amended" CD Comprehensive Development District (based on the M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District and established Community Plan as guidelines)

Address: 5548 Marshland

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit warehouse/distribution/processing industrial facilities as a first phase development as well as to establish Community Plan guidelines for the future industrial development of the balance of the site.

The City Manager recommended:

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

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR CORRIGAN:

"THAT the report be REFERRED back to staff for further clarification in response to concerns expressed by Council."

CARRIED UNANIMOUSLY

Council requested staff provide information as to use of the site which is adjacent to the river and currently zoned M3 and whether or not this proposal would meet Federal and Provincial environmental guidelines on that site; information on the size of the storage facility, the number of tanks and the volume to be stored and the square footage of the "T" shaped property south of the railway and adjacent to the river and whether or not this site is large enough to support the proposal.

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

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR CORRIGAN:

"THAT a copy of the rezoning report be forwarded to the Environment and Waste Management Committee for review."

CARRIED UNANIMOUSLY

Item #8  
RZ #75/93

Application for the rezoning of:

Easterly half Lot 12 Exc. part shown on plan with Expropriation Bylaw 30078; Blk. 4, D.L. 153, Grp. 1, having a frontage of 33 ft. on Westminster Road by a full depth of said lot and adjoining Lot 13, NWD, Plan 1316; Westerly half Lot 13 Exc. part shown on plan with Expropriation Bylaw 30078; Blk. 4, D.L. 153, Grp. 1, having a frontage of 33 ft. on Westminster Road by full depth of said lot and adjoining Lot 12, NWD, Plan 1316; Lot 15, D.L. 153, Grp. 1, NWD, Plan 1316

From: R5 Residential District and C3 General Commercial District

To: C3c General Commercial District and P8 Parking District

Address: 4519 Kingsway and 5967 Pioneer Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a billiard hall and amusement arcade at 4519 Kingsway and the required parking at 5967 Pioneer Avenue.

The City Manager recommended:

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

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MOVED BY COUNCILLOR DRUMMOND:  
SECONDED BY COUNCILLOR CORRIGAN:

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

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

DEFEATED 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 be directed to work with the applicant toward a plan of development suitable for presentation to a Public Hearing."

CARRIED UNANIMOUSLY

Item #9  
RZ #76/93

Application for the rezoning of:

Ptn. of Lot 33, D.L. 119, Grp. 1, NWD, Plan 34764

From: M2 General Industrial District

To: M2r General Industrial District

Address: Portion of 2211 Rosser Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a restaurant oriented to the surrounding industrial area.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 February 07 and to a Public Hearing on 1994 February 22 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 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 approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR RANKIN:  
SECONDED BY COUNCILLOR CORRIGAN:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR RANKIN:  
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

Councillor Corrigan retired from the Council Chamber at 9:56 p.m.

#### 4. BYLAWS

##### FIRST, SECOND AND THIRD READING

MOVED BY COUNCILLOR RANKIN:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT

Burnaby Highway Exchange Bylaw No. 1, 1994

#10002

Burnaby Hastings Business Improvement Area Bylaw 1994

#10003

1994 January 24

Burnaby Capital Works, Machinery and Equipment Reserve Fund  
Expenditure Bylaw No. 1, 1994

#10004

Burnaby Capital Works, Machinery and Equipment Reserve Fund  
Expenditure Bylaw No. 2, 1994

#10005

be now introduced and read three times."

CARRIED UNANIMOUSLY

SECOND AND THIRD READING

#9982            Text Amendment - Restoration Public Houses

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR EVANS:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 56, 1993

#9982

be now read a second and third time."

CARRIED UNANIMOUSLY

CONSIDERATION AND THIRD READING

#9835            3700 Gilmore Way

RZ #47/92

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 1993

#9835

be now read a third time."

CARRIED UNANIMOUSLY

THIRD READING, RECONSIDERATION AND FINAL ADOPTION

#9943            6542 and 6584 Deer Lake Avenue

RZ #46/93

MOVED BY COUNCILLOR RANKIN:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 1993

#9943

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

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION

#9907

4725/45/65/85; 4827/28/37/38/47/48/57/58/67/  
68/77/78/87/88; 4920/29/50/80/89/90/93 Harrow  
St.; 9133/34/63/64/93/94; 9215/16/25/36/56/75  
86/95; 93128/29/58/59/89 Marsh Ave.; 9132/62/  
92; 9214 Sussex Ave.; 7220/40; 9135/65/95;  
9217/20/35/37/57/58/87 Mandeville; 4449  
Mountbatten; 9198 Glenlyon Prkwy.

RZ #44/92

MOVED BY COUNCILLOR RANKIN:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 1993

#9907

Burnaby Lease Authorization Bylaw No. 1, 1994

#10001

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

CARRIED UNANIMOUSLY

5. NEW BUSINESS

Councillor Evans

Councillor Evans inquired as to whether or not staff had any information on a diesel spill in the Brunette Creek at Loughheed and Sperling.

The Director Administrative and Community Services, Mr. R.H. Moncur advised that staff will investigate and report on any damage occurring from this spill.

Councillor Redman

Councillor Redman advised that she will be distributing a leaflet from the Gilmore Community Association extending an invitation to Council and members of the general public to attend a slide presentation on the history of the neighbourhood to be held on 1994 February 10. The slide presentation will be hosted by Jim Wolf as part of Heritage Week celebrations.

Councillor Redman also requested staff provide information on agreements reached with purchasers of townhouse developments along Marine Drive, near Kerr Street, adjacent to an industrial complex. Councillor Redman has received information that an agreement was reached with new owners recognizing that there is existing industry adjacent to the site which will be in place for a period of time. Councillor Redman would like staff to obtain a copy of this agreement for review to determine whether or not something similar could be used in Burnaby.

Councillors Corrigan and Drummond returned to the Council Chamber at 10:03 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 CORRIGAN:

SECONDED BY COUNCILLOR EVANS:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 10:05 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
DEPUTY CITY CLERK