

1994 JUNE 27

A regular meeting of the City Council was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1994 June 27 at 7:00 p.m.

PRESENT: His Worship, Mayor W.J. Copeland  
Councillor D.R. Corrigan (Arrived 7:12 p.m.)  
Councillor D.P. Drummond (Arrived 7:38 p.m.)  
Councillor D.G. Evans  
Councillor D. Johnston  
Councillor D.A. Lawson (Arrived 7:10 p.m.)  
Councillor L.A. Rankin (Arrived 7:15)  
Councillor C.M. Redman  
Councillor J. Young

STAFF: Mr. A.L. Parr, City Manager  
Mr. W.C. Sinclair, Director Engineering  
Mr. J.S. Belhouse, Deputy Director Planning and Building  
Mr. R. Earle, Director Finance  
Mr. C.A. Turpin, City Clerk  
Ms. M. Pasqua, Administrative Officer - Operations

**1. MINUTES**

- a) The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1994 June 20 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 June 20 be now adopted."

CARRIED UNANIMOUSLY

- b) The minutes of the Public Hearing (Zoning) held on 1994 June 21 then came forward for adoption.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT that the minutes of the Public Hearing (Zoning) held on 1994 June 21 be now adopted."

CARRIED UNANIMOUSLY

**2. DELEGATIONS**

The following wrote requesting an audience with Council:

- a) David Jaques, Undated,  
Re: Removal of a sign on North Road  
precluding right turn on Cameron  
Street between 7:00 and 9:00 a.m.  
Speaker - David Jaques

- b) K. Matak, 1994 June 16,  
Re: YMCA Closure  
Speaker - K. Matak
- c) Councillor D. Bellamy, Chair,  
Vancouver Traffic Commission,  
1994 June 10,  
Re: Boundary Road/Vanness Traffic Signal  
Speaker - Councillor Bellamy

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR YOUNG:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- a) Mr. David Jaques, #401 - 9595 Erikson Drive, Burnaby, B.C. appeared before Council to request the removal of the traffic sign on North Road which prohibits right turn movements from North Road onto Cameron Street during the A.M. rush hour. Mr. Jaques explained the history behind the installation of the sign originally and the subsequent problems associated with enforcement of the regulation. The delegate explained that because of the action taken by the City of Coquitlam in allowing left turns from North Road onto Cameron Street the commuters are using Cameron whether Burnaby likes it or not. The allowing of left turns onto Cameron renders the right turn restriction ineffective.

In concluding, Mr. Jaques again requested removal of the sign.

Councillor Lawson entered the Council Chamber at 7:10 p.m. and took her place at the Council table.

Councillor Corrigan entered the Council Chamber at 7:12 p.m. and took his place at the Council table.

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

MOVED BY COUNCILLOR YOUNG:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT staff provide the Traffic Safety Committee with an update on traffic information with respect to the intersection at North Road and Cameron Street."

CARRIED UNANIMOUSLY

- b) The delegation did not appear before Council.

Councillor Rankin entered the Council Chamber at 7:15 p.m. and took his place at the Council table.

- c) Councillor Don Bellamy, Chair, Vancouver Traffic Commission and Mr. Ian Adam, Traffic Engineering, City of Vancouver appeared before Council to discuss the installation of a traffic signal at Boundary Road and Vanness.

Councillor Bellamy advised that the Vancouver Traffic Commission, at its meeting of 1994 June 02, reaffirmed its support for the installation of the traffic signal. It is the feeling of the Commission that the signal is necessary for the safety of pedestrians and bicyclists. He noted that the signal would be fully paid for by the Vancouver Land Commission.

In conclusion, Councillor Bellamy requested reconsideration of Council's position with respect to the traffic signal and their support for its installation.

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

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR YOUNG:

"THAT the concerns expressed by the delegation be **REFERRED** to staff for a report."

CARRIED UNANIMOUSLY

Councillor Corrigan retired from the Council Chamber at 7:21 p.m.

Councillor Corrigan returned to the Council Chamber at 7:29 p.m. and took his place at the Council table.

### **3. CORRESPONDENCE AND PETITIONS**

MOVED BY COUNCILLOR CORRIGAN:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT all of the following listed items of correspondence be received and those items of the City Manager's Report No. 40, 1994 June 27 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- a) Jeremy Berkman, 1994 June 15,  
Re: Burnaby's public spaces and parks -  
Byrne Creek and Woods

Councillor Redman retired from the Council Chamber at 7:34 p.m.

A letter dated 1994 June 15 was received from Jeremy Berkman expressing support for the preservation of Byrne Creek and Byrne Woods and opposition to the encroachment of these lands for further residential development.

- b) Copy letter from B.C. Transit to  
Mr. R. Howie, 1994 June 15,  
Re: Late evening services on the #106 route

A letter dated 1994 June 15 was received from B.C. Transit, addressed to Mr. R. Howie responding to Mr. Howie's concerns regarding the reduction of service on the #106 bus route. B.C. Transit advises that the reduction of service affects less than 10% of the daily ridership on this route and is necessary to achieve Transit's goal of being more cost effective.

- c) Copy letter from Douglas S. Porter to  
Chair of the G.V.R.D. Board, 1994 June 19,  
Re: GVRD's development plan for Burnaby  
Lake Regional Nature Park

A letter dated 1994 June 19 was received from Douglas Porter, addressed to the Chair and members, G.V.R.D. Board of Directors opposing the extension of a trail through Burnaby Lake Regional Nature Park which will traverse an area which is a habitat for ground nesting birds. The writer requests the G.V.R.D. immediately halt construction of the trail and perform an environmental impact assessment in the area.

MOVED BY COUNCILLOR LAWSON:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the correspondence from Douglas Porter be **REFERRED** to the Environment and Waste Management Committee for review."

CARRIED UNANIMOUSLY

- d) President and Teacher, Pied Piper  
Preschool, 1994 May 24,  
Re: Receipt of Certificate of  
Commendation for Outstanding Achievement

A letter dated 1994 May 24 was received from the Pied Piper Preschool advising that the school was presented with a Certificate of Commendation for Outstanding Achievement at the International Conference of Cooperative Preschools recently held in Burnaby. The Commendation is in recognition of the school's support for community outreach programs such as the Burnaby Food Bank, Canuck Place, two Women's Transition Centres, the V.G.H. Burn Unit and the B.C. Children's Hospital.

- e) Province of B.C., Minister, 1994 May 30,  
Re: B.C. 21 Fund application of Faith  
Church Nursery School

A letter dated 1994 May 30 was received from the Minister of Education advising that the B.C. 21 application for funding from Faith Church Nursery School has been approved.

Councillor Redman returned to the Council Chamber at 7:37 p.m. and took her place at the Council table.

- f) District of Langford, Clerk-Administrator,  
1994 June 09,  
Re: Loitering - Amendment to the  
Criminal Code

A letter dated 1994 June 09 was received from the District of Langford requesting Council's support at the forthcoming U.B.C.M. Convention for a resolution to the F.C.M. requesting an amendment to the Criminal Code to assist the police in solving a problem of people causing a disturbance by loitering. The proposed amendment to the code would allow the evidence of a Peace Officer to be sufficient for prosecution rather than relying on evidence of persons who are obstructed in a place.

- g) Barry Jones, M.L.A. Burnaby North,  
1994 June 09,  
Re: Request immediate action to make  
250 Willingdon Avenue wheelchair  
accessible

Councillor Drummond entered to the Council Chamber at 7:38 p.m. and took his place at the Council table.

A letter dated 1994 June 09 was received from Burnaby M.L.A. Barry Jones requesting Council take immediate action to provide wheelchair accessibility to the property at 250 Willingdon Avenue.

A staff notation appended to this item of correspondence advises that at its 1994 May meeting, the Community Issues and Social Planning Committee requested that staff develop an estimate of costs of providing wheelchair access to the Burnaby Heights facility. The Committee also requested that staff forward this information to the Civic Development Committee for consideration as part of a broader program of accessibility improvements to civic buildings. It is therefore proposed that this letter be forwarded to the Civic Development Committee for consideration.

MOVED BY COUNCILLOR CORRIGAN:  
SECONDED BY COUNCILLOR RANKIN:

"THAT the correspondence from M.L.A. Barry Jones be **REFERRED** to the Civic Development Committee for review."

CARRIED UNANIMOUSLY

- h) Fred Randall, M.L.A. Burnaby-Edmonds,  
1994 June 13,  
Re: East Burnaby Ratepayers Association  
Proposal for Improved Transit  
Service in Burnaby-Edmonds

A letter dated 1994 June 13 was received from M.L.A. Fred Randall expressing support for the establishment of an express bus route from Edmonds Skytrain Station to Simon Fraser University which would improve transit service in East Burnaby.

- i) Celia Barone, 1994 June 20,  
Re: Support Burnaby Community Health  
Nurses and current negotiation for  
improved pay and benefits

A letter dated 1994 June 20 was received from Celia Barone expressing support for the Burnaby Community Health Nurses and requesting that the current labour dispute be resolved as quickly as possible.

#### 4. REPORTS

MOVED BY COUNCILLOR RANKIN:  
SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

- a) Housing Committee  
Re: Progress Report on Non-Market  
Housing at the Oaklands

This item was withdrawn from the agenda prior to the Council meeting.

b) WITHDRAWN

- c) Housing Committee  
Re: Minimum Suite sizes for Multi  
Family Condominium Developments

The Housing Committee submitted a report prepared in response to Council's request that the Committee review a staff report regarding minimum suite sizes for multi-family condominium developments. A review of the minimum suite sizes for condominium developments has been identified as way to contribute to the supply of affordable housing in Burnaby. The minimum sizes of suites for multiple family dwellings are currently regulated through the zoning bylaw for rental suites and through the Condominium Guidelines for condominium units. Originally, the rationale for establishing the larger suite sizes for condominium tenure was to ensure that developments were livable and respected a good standard of development.

However, with the growth and competitiveness of the condominium market this is no longer required. Therefore, the Committee is prepared to recommend Council regulate the minimum suite sizes for new multiple family developments as set out in the Zoning Bylaw and that staff explore the possibility of establishing a policy to regulate the number of "small" units in larger developments.

The Housing Committee recommended:

1. THAT minimum suite sizes for all new multi-family accommodation be regulated as presently contained in the Zoning Bylaw, regardless of tenure.

2. THAT staff investigate and report to the Housing Committee the details of a draft policy that requires a minimum percentage of the units in larger developments to be "small" (e.g. less than 750 sq. ft.) in Town Centre area.

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR YOUNG:

"THAT the recommendations of the Housing Committee be adopted."

MOVED BY COUNCILLOR REDMAN:

SECONDED BY COUNCILLOR RANKIN:

"THAT the motion as moved by Councillor Rankin and seconded by Councillor Young, being 'THAT the recommendations of the Housing Committee be adopted,' be now **TABLED**."

CARRIED UNANIMOUSLY

This item was tabled to the 1994 July 11 regular Council meeting to allow Council members a further opportunity to review the Committee report.

- d) Traffic and Transportation Committee  
(Traffic Safety Division)  
Re: Traffic matters

The Traffic and Transportation Committee (Traffic Safety Division) submitted a report prepared in response to a variety of traffic safety concerns throughout the community.

A. School Safety Patrol Incentive Grant

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

1. THAT a grant in the amount of \$3,500 be awarded to School District No. 41 - Burnaby for its School Patrol Incentive Program.

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

B. Pedestrian Crossing at Royal Oak Avenue  
and Beresford Street

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

1. THAT a copy of this report be sent to Bruce C. Watson, 5672 Keith Street, Burnaby, B.C., V5J 3C5.

MOVED BY COUNCILLOR YOUNG:  
SECONDED BY COUNCILLOR JOHNSTON:

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

Councillors Corrigan and Drummond retired from the Council Chamber at 8:00 p.m.

CARRIED UNANIMOUSLY

C. Traffic Concerns at Springer Avenue and Broadway

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

1. THAT a copy of this report be sent to Allen Grandy, Property Manager, Strataco Management Ltd., #302 - 4180 Lougheed Highway, Burnaby, B.C., V5C 6A7.

MOVED BY COUNCILLOR YOUNG:  
SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

D. Pedestrian Crosswalk on Forest Grove Drive  
at Maple Grove Park

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

1. THAT this report be received for information purposes.
2. THAT Colin Gregory of #22, 9151 Forest Grove Drive, Burnaby, B.C. V5A 3Z5 be sent a copy of this report.

MOVED BY COUNCILLOR YOUNG:  
SECONDED BY COUNCILLOR EVANS:

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

Councillor Johnston retired from the Council Chamber at 8:01 p.m.

CARRIED UNANIMOUSLY

E. Pedestrian Crossings of Government Street

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

1. THAT a marked crosswalk be installed on Government Street at Cardston Court.



2. THAT a copy of this report be forwarded to those who have appeared as a delegation on this matter.

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

- F. Lane South of Hastings Street Between  
Sperling and Grove Avenues

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

1. THAT Council approve prohibiting left turns from Sperling Avenue northbound to the lane south of Hastings Street.

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR LAWSON:

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

Councillor Drummond returned to the Council Chamber at 8:04 p.m. and took his place at the Council table.

CARRIED UNANIMOUSLY

- G. Eastbound Traffic on the Moscrop Approach to Wayburne

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

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

- e) Heritage Advisory Committee  
Re: Jesse Love Farmhouse Restoration

The Heritage Advisory Committee submitted a report requesting Council's concurrence with a proposal to reconstruct two porches as part of the Jesse Love Farmhouse Restoration Project. The porches were not attached to the Farmhouse when it was designated a Heritage Building and as a result are considered an alteration to the exterior. The Heritage Conservation Act requires Council approval of any exterior alterations to designated heritage buildings.

The Heritage Advisory Committee recommended:

1. THAT Burnaby Council concur with the proposed reconstruction of the two original Love Farmhouse porches as outlined in the attached report.

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR DRUMMOND:

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

CARRIED UNANIMOUSLY

- f) The City Manager presented Report No. 40, 1994 June 27 on the matters listed following as Items 1 to 8 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Temporary Road Closure - "Yes" Concert

The City Manager submitted a report from the Director Engineering requesting Council approval to close Deer Lake Avenue between Deer Lake Place and the east entrance to the James Cowan Theatre parking lot from 4:30 p.m. to 10:30 p.m. on July 11 in conjunction with a concert featuring "Yes" in Deer Lake Park south of the Deer Lake Arts Centre. Once area parking lots are full, Sperling Avenue at Canada Way will also be closed.

The City Manager recommended:

1. THAT Council approve the road closure in this report.
2. THAT a copy of this report be sent to the producer of the event, Mr. Paul Mercks of MCA Concerts Canada, #405 - 68 Water Street, Vancouver, B.C., V6B 1A4.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR DRUMMOND:

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

Councillor Redman retired from the Council Chamber at 8:10 p.m.

CARRIED UNANIMOUSLY

2. Cariboo Heights - Lots 4 & 6,  
D.L. 59, Plan LMP 16342,  
Camrose Park Subdivision - Lot 14,  
D.L. 59, Plan LMP 12884

The City Manager submitted a report from the City Solicitor requesting that Council accept three valid bids for lots in the Cariboo Heights and Camrose Park subdivisions. The bids range from \$303,100 to \$331,557.

The City Manager recommended:

1. THAT the highest bid for each of the lots as indicated in this report be accepted.

MOVED BY COUNCILLOR LAWSON:  
SECONDED BY COUNCILLOR EVANS:

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

Councillor Johnston returned to the Council Chamber at 8:11 p.m. and took his place at the Council table.

CARRIED UNANIMOUSLY

3. Rezoning Reference #16/94  
4157 Norfolk Street

The City Manager submitted a report from the Director Planning and Building requesting Council authorization for a developer to demolish a vacant building at 4157 Norfolk Street. The Chief Fire Prevention Officer has notified the owner that the building constitutes a hazard to property and life safety of others and directed that he either board up and maintain the premises against trespass or obtain a permit to demolish the premises. As a result, the owner is requesting authorization to demolish the building.

The City Manager recommended:

1. THAT Council amend the prerequisites to Rezoning Reference #16/94 to permit the demolition of a vacant house at 4157 Norfolk Street prior to Third Reading of the rezoning bylaw.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

4. Rezoning Reference #26/94  
Proposed Bingo Hall - Middlegate Mall  
7155 Kingsway

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 July 26. The purpose of the proposed rezoning bylaw amendment is to permit establishment of a bingo hall within the existing Shopping Centre.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 July 11, and to a Public Hearing on 1994 July 26 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 necessary on-street wheelchair ramps related to the subject site.
  - c) Submission of a written commitment to operating the bingo hall no later than 12:00 a.m. Sunday to Thursday and no later than 1:00 a.m. Friday and Saturday.
3. THAT a copy of this report be sent to the B.C. Gaming Commission, 848 Courtenay Street, Victoria, B.C. V8V 1X4, upon Final Adoption of the the rezoning bylaw indicating that Council's favourable consideration is contingent upon the maximum operating hour and seating conditions noted in Sections 3.3 and 3.4 of this report.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

5. Rezoning Reference #9/94  
(X.Ref. Previous Rezoning Reference #9/80)  
Ambulance Dispatch Centre and Regional Office  
Simon Fraser University Discovery Parks Site  
Ptn. 888 Barnet Highway  
(Northwest of 8900 Nelson Way)

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 July 26. The purpose of the proposed rezoning bylaw amendment is to permit the development of ambulance dispatch centre and regional office within Discovery Parks (S.F.U. site).

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 July 11, and to a Public Hearing on 1994 July 26 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 creation of a separate lease lot for the project.
- e) The granting of any necessary easements.
- 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 submission of a suitable engineered design for an approved on-site sediment control program.
- h) The payment of any requisite City taxes with respect to the subject site and development.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR YOUNG:

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

Councillors Corrigan and Redman returned to the Council Chamber at 8:20 p.m. and took their places at the Council table.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR LAWSON:

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

DEFEATED

FOR: HIS WORSHIP, MAYOR COPELAND AND  
COUNCILLORS CORRIGAN, EVANS AND LAWSON  
OPPOSED: COUNCILLORS DRUMMOND, JOHNSTON,  
RANKIN, REDMAN AND YOUNG

A vote was then taken on the motion as moved by Councillor Evans and seconded by Councillor Young, being "THAT the recommendations of the City Manager be adopted," and same was **DEFEATED** with Councillors Corrigan, Drummond, Evans, Johnston, Lawson, Rankin, Redman and Young **OPPOSED**.

6. Rezoning Reference #27/94  
(X Ref. Previous Rezoning Reference #16/89)  
Parking Lot Extension  
3555 and Ptn. 3719 Gilmore Way

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 July 26. The purpose of the proposed rezoning bylaw amendment is to permit the development of a parking lot extension and location of a possible future building expansion.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 July 11, and to a Public Hearing on 1994 July 26 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 satisfaction of all necessary subdivision requirements.
  - e) The consolidation of the net project site into one legal parcel.
  - f) The granting of any necessary easements.
  - g) The provision of a public pedestrian walkway easement abutting the south end of the site and the construction of a concrete walk and lighting to the approval of the Director Engineering.

- h) 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.
- i) The approval of the Ministry of Transportation and Highways to the rezoning application.
- j) The submission of a suitable engineered design for an approved on-site sediment control program.

MOVED BY COUNCILLOR LAWSON:  
SECONDED BY COUNCILLOR YOUNG:

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

MOVED BY COUNCILLOR DRUMMOND:  
SECONDED BY COUNCILLOR CORRIGAN:

"THAT the motion as moved by Councillor Lawson and seconded by Councillor Young, being 'THAT the recommendations of the City Manager be adopted,' be now **TABLED**."

CARRIED UNANIMOUSLY

This item was tabled to the 1994 July 11 Council meeting.

- 7. Rezoning Reference #19/94  
(Previous Rezoning Reference #100/89)  
Family Oriented Townhouse Development  
5200 Oakmount Crescent

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 July 26. The purpose of the proposed rezoning bylaw amendment is to permit a 78 unit townhouse development in the Oaklands.

The City Manager recommended:

- 1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 July 11, and to a Public Hearing on 1994 July 26 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) Completion of a subdivision adjusting property lines to establish the net project site as one legal parcel.
- e) The satisfaction of all necessary subdivision requirements.
- f) The granting of any necessary easements.
- g) Retention of the key identified mature trees 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 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 trees, to be refunded a year after completion of construction.
- h) The granting of a 215 Covenant to protect the identified existing trees being preserved on the site.
- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
- k) The submission of an undertaking that the subject condominium project will not have a bylaw restriction pertaining to age.
- l) Compliance with the Council-adopted sound criteria.
- m) Resolution of current drainage and sediment control issues for the overall Oaklands development to the satisfaction of Environmental Health Services and deposit of sufficient monies by B.C. Buildings Corporation to cover the costs of necessary works.



- n) The submission of a suitable engineered design for an approved on-site sediment control program and deposit of a letter of credit as a performance guarantee and to meet the cost of engaging an independent consultant by the City to monitor the effectiveness of the on-site sediment control program and to recommend where applicable, corrective actions.
- o) An undertaking to retain if necessary, a qualified consultant to identify, assess, segregate and sample for analysis any material found and/or excavation water suspected of questionable quality during excavation and construction.
- p) The provision of unobstructed access to visitor parking in accordance with the Bylaw.
- q) The submission of detailed designs, to the approval of the Engineering and Planning Departments, for cut and fill provisions including berms, landscaping and fences within the cut/fill easement area along the Royal Oak Avenue frontage and deposit of sufficient monies to cover the costs of the works.
- r) The Final Adoption of Rezoning Reference #28/93, a social housing project, and initiation and substantial progress on a rezoning application by B.C.B.C. for a further 36 unit seniors housing project.

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED

OPPOSED: HIS WORSHIP, MAYOR COPELAND

8. Rezoning Reference #15/94  
(Previous Rezoning Reference #100/89)  
Townhouse Development  
5241 Oakmount Crescent; Ptn. 5842 Baffin Place

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 July 26. The purpose of the proposed rezoning bylaw amendment is to permit a 14 unit townhouse development in the Oaklands.

The City Manager recommended:

- 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) Completion of a subdivision to establish the net project site as two legal parcels.
- e) The satisfaction of all necessary subdivision requirements.
- f) The granting of any necessary easements.
- g) 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.
- 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) Resolution of current drainage and sediment control issues for the overall Oaklands development to the satisfaction of Environmental Health Services and deposit of sufficient monies by B.C. Buildings Corporation to cover the costs of necessary works.
- j) The submission of a suitable engineered design for an approved on-site sediment control program and deposit of a letter of credit as a performance guarantee and to meet the cost of engaging an independent consultant by the City to monitor the effectiveness of the on-site sediment control program and to recommend where applicable, corrective actions.
- k) An undertaking to retain if necessary, a qualified consultant to identify, assess, segregate and sample for analysis any material found and/or excavation water suspected of questionable quality during excavation and construction.

- l) The provision of unobstructed access to visitor parking in accordance with the Bylaw.
- m) The Final Adoption of Rezoning Reference #28/93, a social housing project, and initiation and substantial progress on a rezoning application by B.C.B.C. for a further 36 unit seniors housing project.
- n) The deposit of the per unit Parkland Acquisition Charge applicable to existing Lot 66 (5842 Baffin Place).
- o) The submission of an undertaking that the subject condominium projects will not have bylaw restrictions pertaining to age.

MOVED BY COUNCILLOR CORRIGAN:  
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORRIGAN:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR CORRIGAN:  
SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

**5. TABLED MATTERS**

- a) Rezoning Reference No. 20/94  
4252 Imperial Street

The following item was tabled at the regular Council meeting held on 1994 June 13:

**SECOND READING**

**#10047          4252 Imperial Street**

**RZ #20/94**

**MOVED BY COUNCILLOR DRUMMOND:**  
**SECONDED BY COUNCILLOR JOHNSTON:**

**"THAT**

**Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 1994**

**10047**

**be now read a second time."**

**MOVED BY COUNCILLOR EVANS:**  
**SECONDED BY COUNCILLOR JOHNSTON:**

"THAT the motion as moved by Councillor Drummond and seconded by Councillor Johnston being, 'THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 1994, Bylaw No. 10047 be now read a second time,' be now TABLED."

**CARRIED UNANIMOUSLY**

**MOVED BY COUNCILLOR CORRIGAN:**  
**SECONDED BY COUNCILLOR DRUMMOND:**

"THAT the motion as moved by Councillor Drummond and seconded by Councillor Johnston being, 'THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 1994, Bylaw No. 10047 be now read a second time,' be now **LIFTED** from the table."

**CARRIED UNANIMOUSLY**

A vote was then taken on the motion as moved by Councillor Drummond and seconded by Councillor Johnston being, "THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 1994, Bylaw No. 10047 be now read a second time," and same was **DEFEATED**.

FOR: HIS WORSHIP, MAYOR COPELAND AND  
COUNCILLORS EVANS, JOHNSTON AND REDMAN  
OPPOSED: COUNCILLORS CORRIGAN, DRUMMOND,  
LAWSON, RANKIN AND YOUNG

- b) Text Amendment  
To Permit Establishment of Personal Wine,  
Beer and Cider Production Facilities with  
a Maximum Size of 278.7m<sup>2</sup> (3,000 sq.ft.)  
in the C3 and C4 Commercial Districts  
(Bylaws, Consideration and Third  
Reading - Council 1994 June 20)

The following item was tabled at the regular Council meeting held on 1994 June 20:

**CONSIDERATION AND THIRD READING**

**#10022 Text Amendment**

**MOVED BY COUNCILLOR DRUMMOND:**  
**SECONDED BY COUNCILLOR CORRIGAN:**

"THAT

**Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 1994**

**#10022**

**be now read a third time."**

**MOVED BY COUNCILLOR EVANS:**  
**SECONDED BY COUNCILLOR JOHNSTON:**

"THAT the motion as moved by Councillor Drummond and seconded by Councillor Corrigan being, 'THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 1994, No. 10022 be now read a third time,' be now **TABLED**."

**CARRIED**  
**OPPOSED: COUNCILLOR RANKIN**

This item was tabled to allow discussion by a full representation of Council members.

**MOVED BY COUNCILLOR EVANS:**  
**SECONDED BY COUNCILLOR JOHNSTON:**

"THAT the motion as moved by Councillor Drummond and seconded by Councillor Corrigan, being 'THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 1994, No. 10022 be now read a third time,' be now **LIFTED** from the table."

**CARRIED UNANIMOUSLY**

The motion was now before the meeting.

A vote was then take on the motion as moved by Councillor Drummond and seconded by Councillor Corrigan, being "THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 1994, No. 10022 be now read a third time," and same was **CARRIED**.

**FOR:** HIS WORSHIP, MAYOR COPELAND AND  
COUNCILLORS CORRIGAN, DRUMMOND,  
EVANS, JOHNSTON AND REDMAN  
**OPPOSED:** COUNCILLORS LAWSON, RANKIN AND  
YOUNG

Councillors Drummond and Johnston retired from the Council Chamber at 9:54 p.m.

**6. BYLAWS**

**FIRST, SECOND AND THIRD READINGS:**

**MOVED BY COUNCILLOR REDMAN:**  
**SECONDED BY COUNCILLOR CORRIGAN:**

"THAT

Burnaby Development Cost Charges Reserve Fund Expenditure  
Bylaw No. 1, 1994

#10063

be now introduced and read three times."

**CARRIED UNANIMOUSLY**

Councillor Young retired from the Council Chamber at 9:55 p.m.

**SECOND READING:**

#10038	Text Amendment	
#10048	area generally bounded by Ridge Dr., Cliff Ave. C.P. Railway, a portion of Barnet Beach Park, Bayview Dr. and Inlet Dr.	RZ #22/94
#10052	Portion of 5019 Byrne Road	RZ #23/94
#10053	5137 Dale Avenue	RZ #24/94
#10054	7676 Fourteenth Avenue	RZ #32/94

**MOVED BY COUNCILLOR REDMAN:**  
**SECONDED BY COUNCILLOR EVANS:**

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 1994	#10038
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 1994	#10048
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 1994	#10052
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 1994	#10053
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 1994	#10054

be now read a second time."

**MOVED BY COUNCILLOR RANKIN:**  
**SECONDED BY COUNCILLOR EVANS:**

"THAT the motion as moved by Councillor Redman and seconded by Councillor Evans, being 'THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 1994, #10048 be now read a second time,' be now **TABLED**."

CARRIED UNANIMOUSLY

A vote was then taken on the motion as moved by Councillor Redman and seconded by Councillor Evans, being "THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 1994	#10038
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 1994	#10052
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 1994	#10053
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 1994	#10054

be now read a second time," and same was **CARRIED UNANIMOUSLY**.

**CONSIDERATION AND THIRD READING:**

#10043	7555 Edmonds Street	RZ #60/93
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MOVED BY COUNCILLOR REDMAN:  
SECONDED BY COUNCILLOR CORRIGAN:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 1994

#10043

be now read a third time."

CARRIED UNANIMOUSLY

Councillor Corrigan returned to the Council Chamber at 8:59 p.m. and took his place at the Council table.

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

**RECONSIDERATION AND FINAL ADOPTION:**

#9969            2695 Bainbridge Avenue  
#10029          2041 Bellwood Avenue

RZ #11/93  
RZ #5/94

MOVED BY COUNCILLOR REDMAN:  
SECONDED BY COUNCILLOR EVANS:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 54, 1993

#9969

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 1994

#10029

Burnaby Capital Works, Machinery and Equipment Reserve Fund  
Expenditure Bylaw No. 12, 1994

#10059

Burnaby Capital Works, Machinery and Equipment Reserve Fund  
Expenditure Bylaw No. 13, 1994

#10060

Burnaby Capital Works, Machinery and Equipment Reserve Fund  
Expenditure Bylaw No. 14, 1994

#10061

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

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

CARRIED UNANIMOUSLY

**7. NEW BUSINESS**

Councillor Evans

Councillor Evans advised that the R.C.M.P. Open House held on 1994 June 26 was very well attended and was an educational and fun event for all.

Councillor Corrigan retired from the Council Chamber at 9:03 p.m.

Councillor Lawson

Councillor Lawson referred to a memorandum circulated to members of Council from the Director Administrative and Community Services providing background information with respect to the wage freeze on R.C.M.P. salaries. Staff advise that R.C.M.P. recruits is the group of federal government employees who are most severely impacted by the wage freeze. As a result, Councillor Lawson was granted leave to re-introduce the motion as presented to Council at the regular meeting on 1994 June 20.

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR EVANS:

"THAT WHEREAS the Federal government has placed a freeze on all R.C.M.P. salaries including the increments for new recruits;

AND WHEREAS the freeze on increments on new recruits will affect the ability of the R.C.M.P. to recruit the best new members;

AND WHEREAS this affects the morale of new members who have made commitments in their personal affairs and who are severely penalized by the freeze on salary increments;

THEREFORE BE IT RESOLVED THAT Burnaby Council request the Solicitor General of Canada to reconsider the freeze on salary increments of new recruits."

CARRIED UNANIMOUSLY

Arising from the discussion Council requested that a copy of the motion also be sent to the Federation of Canadian Municipalities.

Councillor Redman retired from the Council Chamber at 9:07 p.m.

Councillor Rankin retired from the Council Chamber at 9:08 p.m.

Councillor Johnston

Councillor Johnston provided a reminder that Burnaby Village Museum is sponsoring a Canada Day event on July 01 which will begin at 2:00 p.m.

**8. INQUIRIES**

There were no inquiries brought before Council at this time.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR YOUNG:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY




1994 June 27

The regular Council Meeting adjourned at 9:11 p.m.

Confirmed:

  
MAYOR

Certified Correct:

  
DEPUTY CITY CLERK

