

1996 JUNE 10

A regular meeting of the City Council was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1996 June 10 at 7:00 p.m..

PRESENT: His Worship Mayor W.J. Copeland, In the Chair
Councillor D.R. Corrigan (*arrived at 7:08 p.m.*)
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson
Councillor L.A. Rankin (*arrived at 7:03 p.m.*)
Councillor C.M.H. Redman (*arrived at 7:04 p.m.*)
Councillor J. Young (*arrived at 7:02 p.m.*)

STAFF: Mr. R.H. Moncur, City Manager
Mr. C.A. Turpin, Deputy City Manager (Corporate Services)
Mr. G. Harvie, Deputy City Manager (Corp. Labour Relations)
Mr. W.C. Sinclair, Director Engineering
Mr. R. Earle, Director Finance
Mr. D.G. Stenson, Director Planning & Building
Ms. K. Friars, Assistant Director - Recreation
Mrs. D.R. Comis, City Clerk
Ms. M. Pasqua, Deputy City Clerk

1. MINUTES

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1996 May 27 be adopted."

CARRIED UNANIMOUSLY

2. DELEGATIONS

The following wrote requesting an audience with Council:

- a) Manager, Health, Environment & Loss
Prevention, Chevron Canada Limited,
1996 May 10
Re: Report prepared in response to
questions asked by Council resulting from
neighbourhood delegation
Speaker: Mr. W.A. Haslam
Vice President & Refinery Mgr.
- b) San Khanna, 1996 May 22
Re: Subdivision Reference #4/94
Speakers: Mr. San Khanna
Mr. Pritam Saggu
- c) South Burnaby Neighbourhood House
Society, 1996 May 22
Re: Update Council on progress in
establishing Neighbourhood
House in South Burnaby
Speaker: Carol Ann Marley

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

Councillor Young arrived at the Council meeting at 7:02 p.m. and took his place at the Council table.

- a) **Mr. W.A. Haslam**, Refinery Manager, Chevron Canada Limited, 355 North Willingdon Avenue, Burnaby, B.C. appeared before Council to offer comments arising from recent questions raised in Council, and also to answer any questions Council and staff may have. Mr. Haslam advised that in 1974, Chevron embarked on a refinery modernization and at that time made a significant effort to improve relations with the community in terms of landscaping, buffer zones, noise control and other initiatives which brought Chevron to a new and improved inter-face with the neighbourhood. Since that time, Chevron has introduced many improvements such as a vapour recovery system and a new wharf; however, recent concerns expressed by some of the neighbours suggests that Chevron has not kept pace with changing demographics and expectations in the community.

Mr. Haslam suggested that Chevron has slipped recently and has not done as good a job in communicating as they may have and have not lived up to the standards the Company set for themselves or the neighbour's expectations. The speaker submitted that Chevron has learned from this and are taking the following steps in response to concerns that have been raised:

- Contractors who were parking along Eton Street are now parking in our parking lot instead.
- Dropping plans to relocate the truck weigh scale and asphalt loading rack.
- Committing to retain the current fence line along the lane north of Eton Street and to leave Chevron's property on Eton Street in the block between Rosser and Madison Avenues as open green space.
- Renewed the earlier commitment to Burnaby to co-fund hiring a landscape architect to develop a master landscaping plan for the entire Chevron buffer zone area. Chevron encourages Burnaby Parks and Recreation Commission to proceed without any further delay.
- Planning to form a Community Advisory Panel to improve two-way communication between Chevron and its neighbours.

With respect to the staff report before Council, Mr. Haslam assured Council that Chevron is investigating the use of truck transportation and alternatives to reduce the amount of traffic in the neighbourhood and further, regarding tank storage and Chevron's PPA for replacement tankage, Chevron have paused their project to see if they can improve their plans to reduce expected emissions and odours.

Councillor Rankin arrived at the Council meeting at 7:03 p.m. and took his place at the Council table.

Councillor Redman arrived at the Council meeting at 7:04 p.m. and took her place at the Council table.

In concluding his presentation, Mr. Haslam hoped that these actions demonstrate Chevron's commitment to work with its neighbours and to help open the lines of communication again.

Councillor Corrigan arrived at the Council meeting at 7:08 p.m. and took his place at the Council table.

- b) **Mr. San Khanna**, 6599 Russell Avenue, Burnaby appeared before Council to discuss matters pertaining to Subdivision Reference No. 4/94. Specifically, Mr. Khanna addressed the continued withholding of a letter of credit for the protection of three trees and further, a covenant and letter of credit pertaining to a stone wall at the front of his property. Mr. Khanna advised that the trees seem to be in good health now and into their second growing season and therefore the letter of credit should be released by the City. With respect to the stone wall, he was informed by the Engineering Department that a sewer connection would have to be made and that this work would not commence until such time as the wall was removed. Mr. Khanna advised that he subsequently removed a portion of the stone wall and a sewer connection was made. In concluding his comments, the speaker suggested that the City should be responsible for fixing the section of the wall that was removed in order to accommodate the sewer connection or, barring this, that the covenant should be removed and that the maintenance and retention of the wall be left to the discretion of the property owner.

Arising from the delegation's presentation, Councillor Drummond was given leave by Council to introduce the following motion:

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR EVANS:

"THAT staff prepare a report on the items addressed by the delegation."

CARRIED UNANIMOUSLY

- c) **Ms. Antonia Beck**, Co-Chair of the South Burnaby Neighbourhood House Society, 6328 Marine Drive, Burnaby appeared before Council accompanied by the Society's Chair, Ms. Carol Ann Marley. Ms. Beck advised that the South Burnaby Neighbourhood House Society is a group of citizens and service providers who have been meeting since August 1994 to establish a neighbourhood house in south Burnaby. The mission of the Society is to make neighbourhoods better places to live and the goal is to enable people to enhance their lives and strengthen their communities. The Society's challenge is to work with communities to develop innovative programs and services that meet the changing needs of a diverse population. The speaker suggested that the neighbourhood house would be guided and directed by a volunteer board of management comprised of community members. Incorporated as a Society, the South Burnaby Neighbourhood House Society has received start-up support from the Alexandra Foundation which is administered by the Association of Neighbourhood Houses of Greater Vancouver.

In her concluding comments, Antonia Beck requested Council's support for a neighbourhood house in the south Burnaby area and requested Council's consideration of providing a location for the facility.

3. CORRESPONDENCE AND PETITIONS

MOVED BY COUNCILLOR DRUMMOND:
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. 16, 1996 June 10 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

"THAT Item 10, City Manager's Report No. 16, 1996 June 10 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

10. Chevron Canada Limited
Burnaby Refinery

The City Manager submitted a report from the Director Planning and Building responding to a series of questions raised in Council meetings on 1996 March 25 and April 01 relating to the history, the status, and the overall plan for development of the refinery and the associated buffer green belt. Staff advised that Chevron officials have responded to the strongly expressed concerns of Council and area residents by providing information on certain questions, by sending out a newsletter to nearby residents expressing their willingness to listen and review their plans and to concentrate on improving their communication with local citizens, and by withdrawing their proposal to relocate the fence, create new parking lots and relocate the asphalt loading rack and weigh scale in this area. Chevron have renewed their earlier commitment to co-fund the engaging of a landscape architect to develop a master landscaping plan for the entire buffer area and have committed to maintaining off-street parking for contractors working at the refinery. Further Chevron advised that they are planning for the formation of a Community Advisory Panel to enhance communication with their neighbours.

The City Manager recommended:

1. THAT a copy of this report be forwarded to:
 - B.R.A.C.E. (Care of Angela Homer, 4364 Cambridge Street, Burnaby, B.C. V5C 1N4)
 - The Heights Neighbourhood Association, 50 South Gilmore Avenue, Burnaby, B.C. V5C 4P5

- Chevron Canada Limited, 355 North Willingdon Avenue, Burnaby, B.C.
V5C 1X4

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR YOUNG:

"THAT Item 10, City Manager's Report No. 16, 1996 June 10 be now **TABLED**."

CARRIED UNANIMOUSLY

This report was tabled in order to allow Council a further opportunity for review.

His Worship, Mayor W.J. Copeland read the following items of correspondence:

- a) Vera Munday, 1996 May 22
Re: Various issues of concern in
Burnaby - traffic, recycling,
smoking, parking and trees

A letter was received from Mrs. Vera Munday commenting on a variety of initiatives and issues in Burnaby.

A staff note advises that each of the concerns raised by Mrs. Munday have been discussed with her by Engineering Department staff. Most of the parking related issues can be resolved through further signing. Staff will also be liaising with staff from Parks to resolve parking issues at the Eileen Dailly Pool and adjacent civic facilities. With respect to recycling, staff have reviewed with her the annual survey and the concerns related to plastics were also discussed and an information package on plastics recycling has been sent to Mrs. Munday. Mrs. Munday was satisfied with the response and will contact staff directly if other issues surface.

Councillor Corrigan retired from the Council Chamber at 7:41 p.m.

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

Councillor Drummond retired from the Council Chamber at 7:44 p.m.

- b) G.S. Ballantyne, 1996 May 23
Re: Suggest offence of B.C. Elections Act

A letter was received from G.S. Ballantyne addressing public statements alleging that a campaign promise of the Provincial Liberal Party will cause Burnaby property taxes to rise, if it were to be implemented.

- c) Sam Palidda, Chairman, C.A.S.I.
1996 May 24
Re: St. Anthony's Parade at St. Helen's Church

A letter was received from Sam Palidda, Chairman of the St. Anthony's Parade at St. Helen's Church requesting permission to organize a parade on Thursday, June 13 between 7:30 to 8:30 p.m. around St. Helen's Church.

Item 19, City Manager's Report No. 16, 1996 June 10 was brought forward for consideration at this time.

19. St. Anthony's Parade

The City Manager submitted a report from the Director Engineering seeking Council's approval for the temporary closure of Ingleton, Pandora, Esmond and Triumph Street for a church parade in celebration of St. Anthony's Day.

The City Manager recommended:

1. THAT Council approve the parade as discussed in this report.
2. THAT the coordinator of the event, Comitato Attivita Scholastiche Italiane, #26 - 250 S. Willingdon Street, Burnaby, B.C., V5C 5E9, be sent a copy of this report.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

- d) Mr. and Mrs. Wm. Campbell,
1996 May 23
Re: Congratulations on keeping
Burnaby such a beautiful City

A letter was received from Mr. and Mrs. W. Campbell extending congratulations to those responsible for keeping Burnaby a beautiful City.

- e) UBCM Convention Committee, 1996 May
Re: UBCM Convention, Year 2000

A letter was received from the UBCM Convention Committee extending an invitation to host the 97th annual convention in the year 2000.

- f) GVRD, The Board in Brief, 1996 May 24
Re: Actions taken by the GVRD Board
of Directors at its meeting on May 24, 1996

A letter was received from the Board in Brief, detailing the actions taken by the GVRD Board of Directors at its meeting on May 24th, 1996.

- g) Gary V. Lauk, La Liberte,
Trial and Appeal Lawyers,
1996 May 29
Re: C.W. Casino World Ltd.

A letter was received from Gary Lauk, Trial and Appeal Lawyer regarding the application made by Gateway Casino for a relocation of their casino licence, currently located in Maple Ridge. The writer advises that Counsel for Gateway neglected or failed to bring to the attention of Burnaby Council the fact that the Supreme Court has ordered that no new licences or relocations are to be granted for casino managers in the City of Burnaby until further ordered.

Councillor Rankin returned to the Council Chamber at 7:46 p.m. and took his place at the Council table.

- h) Deputy Minister, Ministry of Transportation
and Highways, Province of B.C.
1996 May 22
Re: Installation of median barriers along
Marine Way in Burnaby

A letter was received from Vince Collins, Deputy Minister of Transportation and Highways responding to Council's correspondence requesting that installation of median barriers along Marine Way in Burnaby will be a priority in 1996. The Deputy Minister advises that funding has been provided within the Ministry's 1996/97 Rehabilitation Program for the median barrier along the centre of Marine Way to divide eastbound and westbound traffic.

- i) Peter Tudhope, 1996 May 26,
Re: Burnaby Mountain Golf Course

A letter was received from Peter Tudhope, President of Port Moody, commenting on the condition of Burnaby Mountain Golf Course, Driving Range and the Coffee Shop that complements the Golf Course.

A staff note advises that this item of correspondence was placed before the Parks and Recreation Commission at its 1996 June 05 meeting and a report responding to a similar letter received from Mr. P.M. Grabowski appears elsewhere on this agenda.

- j) John F. Dowling, 1996 May 31,
Re: Burnaby Mountain Golf Course

A letter was received from John F. Dowling commenting on the condition of Burnaby Mountain Golf Course.

A staff note advises that this item of correspondence was placed before the Parks and Recreation Commission at its 1996 June 05 meeting and a report responding to similar letters received from Mr. P.M. Grabowski and Mr. P. Tudhope appears elsewhere on this agenda.

At this time, Council may address any individual items of correspondence or introduce motions as they so wish.

With respect to Correspondence Item 3(d) from Mr. and Mrs. Wm. Campbell, Council requested staff to forward a copy of the correspondence to the Parks and Recreation Commission, the Burnaby Beautification Committee and the Communities in Bloom.

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

With respect to Correspondence Item 3(a) from Ms. Vera Munday, Councillor Lawson was given leave by Council to introduce the following motion:

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR EVANS:

"THAT this item of correspondence be **REFERRED** to the Environment and Waste Management Committee."

CARRIED UNANIMOUSLY

With respect to Correspondence Items 3(i) from Mr. Peter Tudhope and Item (j) from John F. Dowling, Item 4, City Manager's Report No. 16, 1996 June 10 was brought forward for consideration at this time.

4. Burnaby Mountain Golf Course - Letters of Concern
from Three Members of the Public

The City Manager submitted a report from the Director Recreation and Cultural Services responding to concerns regarding Burnaby Mountain Golf Course raised by three members of the playing public. Staff advised that the points raised in the three items of correspondence are well taken and that is that the course is getting old and wearing out. After twenty six years of intensive play mostly from average or less than average golfers, Burnaby Mountain Golf Course requires some renovation attention. Staff suggest that, in spite of continuing attention to

the golf course, it is agreed that the course should now be considered for a staged improvement program in various areas. Staff propose to develop such a program and bring it to the Commission for discussion leading to the establishment of the Commission's 1997 - 2001 Five Year Capital Plan.

The City Manager recommended:

1. THAT this report be received for information.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

4. REPORTS

Councillor Lawson retired from the Council Chamber at 7:55 p.m.

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

- a) Civic Development Committee
Re: City Hall Refurbishment - Stage 1

The Civic Development Committee submitted a report providing a summary of construction progress on the first phase of the City Hall Refurbishment and Asbestos Removal Project. The Committee advised that work is progressing on schedule and within budget.

The Civic Development Committee recommended:

1. THAT Council receive this report for information purposes.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the recommendation of the Civic Development Committee be adopted."

CARRIED UNANIMOUSLY

b) Community Policing Committee
Re: Crime-Free Multi-Housing Program

The Community Policing Committee submitted a report providing information on a Crime-Free Multi-Housing Program. The Committee advised that it had received a presentation from the Burnaby RCMP about the New Westminster Police Department's Crime-Free Multi-Housing Program. The RCMP had concluded that a similar program would be a valuable addition to Burnaby's crime prevention efforts and that members of the Burnaby Policing Committee would benefit from the knowledge. The New Westminster program, which focuses on multi-family buildings, is modelled on successful programs in forty states in the United States that such programs exist. The New Westminster program has been in operation since June 1995 and, to date, the managers of 50 rental complexes have signed on to the program. The purpose of the program is to educate landlords and tenants to improve the livability of neighbourhoods by reducing crime.

The Community Policing Committee recommended:

1. THAT Council receive this report for information.

Councillor Johnston retired from the Council Chamber at 7:56 p.m.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR DRUMMOND:

"THAT the recommendation of the Community Policing Committee be adopted."

CARRIED UNANIMOUSLY

Councillor Johnston returned to the Council Chamber at 7:58 p.m. and took his place at the Council table.

Councillor Lawson returned to the Council Chamber at 8:00 p.m. and took her place at the Council table.

Councillor Corrigan returned to the Council Chamber at 8:07 p.m. and took his place at the Council table.

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR DRUMMOND:

"THAT staff prepare a report addressing the implementation of the suggested program."

CARRIED UNANIMOUSLY

c) City Clerk
Certificate of Sufficiency - 1996 Local
Improvement Street Lighting and Speed Hump Programs

The City Clerk submitted a report requesting Council's approval for the Certificate of Sufficiency covering the 1996 Street Lighting and Speed Hump Local Improvement Programs. The City Clerk declared that all of the petitions are certified as sufficient as they represent at two thirds of the registered owners for each project who, in turn, represent at least one half of the value of the parcels liable to be specially charged.

The City Clerk recommended:

1. THAT Council receive the City Clerk's Certificate of Sufficiency covering the 1996 Street Lighting and Speed Hump Local Improvement Programs.
2. THAT the Director Finance prepare a cost report under Section 662 of the Municipal Act for each of the successful projects.
3. THAT on receipt of the cost report, the City Solicitor prepare Local Improvement Construction Bylaws for each of the successful projects.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

d) His Worship, Mayor William J. Copeland
Re: Acting Mayor - 1996 June and July

His Worship, Mayor William J. Copeland submitted a report recommending that Councillor Dan Johnston be appointed to serve in the capacity of Acting Mayor during the months of June and July.

His Worship, Mayor William J. Copeland recommended:

1. THAT Councillor Dan Johnston be appointed to serve in the capacity of Acting-Mayor during the months of 1996 June and July.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

Councillors Rankin and Redman retired from the Council Chamber at 8:10 p.m.

- e) The City Manager presented Report No. 16, 1996 June 10 on the matters listed following as Items 01 to 20 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Bank Stabilization and Culvert Repairs to Eagle Creek
in Burnaby Mountain Golf Course

The City Manager submitted a report from the Director Recreation and Cultural Services regarding bank stabilization and culvert repairs to Eagle Creek in Burnaby Mountain Golf Course.

Staff advised that the Parks and Recreation Commission, at its meeting held on 1996 June 05 adopted recommendations to expedite culvert repairs and bank stabilization on Eagle Creek within the Burnaby Mountain Golf Course.

The City Manager recommended:

1. THAT a bylaw be brought down to appropriate \$370,000 from the Capital Reserves for bank stabilization in Eagle Creek and rehabilitation of the culvert in Burnaby Mountain Golf Course.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

2. 1996 Capital Budget - Youth Recreation Facilities

The City Manager submitted a report from the Director Recreation & Cultural Services recommending that Council proceed with the development of youth recreation facilities in the North East Burnaby area.

The City Manager recommended:

1. THAT a bylaw be brought down to appropriate \$107,000 from the Capital Reserves for the Stoney Creek Youth Portable project.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

Councillor Young retired from the Council Chamber at 8:14 p.m.

3. Development of a new Sportsfield in Burnaby Lake Sports Complex West of Kensington

The City Manager submitted a report from the Director Recreation and Cultural Services requesting Council's approval to expedite the construction of new sportsfields at the Burnaby Lake Sports Complex west of Kensington and to arrange for the disposal of fill material from the construction of the new rink. Staff advised that the Parks and Recreation Commission, at its meeting held on 1996 June 05 approved the expenditure from the 1996 Capital Budget for detailed design and consulting work and placement of fill within the proposed sportsfield complex west of Kensington Avenue.

The City Manager recommended:

1. THAT a bylaw be brought down to appropriate \$70,000 from the Capital Reserves for detailed design work and initial land development for a new sportsfield complex west of Kensington.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

Councillor Redman returned to the Council Chamber at 8:24 p.m. and took her place at the Council table.

4. Burnaby Mountain Golf Course - Letters of Concern from Three Members of the Public

This item was dealt with previously in the meeting at the conclusion of Correspondence and Petitions.

5. Bylaw to Fund Burnaby Village Museum 1996 Capital Projects

The City Manager submitted a report from the Director Recreation and Cultural Services seeking Council's approval to work towards the completion of a Burnaby Storyline Exhibit at Burnaby Village Museum and to commence design work on renovations to the Museum entrance through the carousel building. Staff advised that the Parks and Recreation Commission, at its meeting of 1996 June 05 adopted recommendations to approve the expenditure for the two projects outlined in the report.

The City Manager recommended:

1. THAT a bylaw be brought down to appropriate \$60,000 from the Capital Reserves to design and construct the Burnaby Storyline Exhibit and renovate the Carousel Entrance at the Burnaby Village Museum.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

Councillor Corrigan retired from the Council Chamber at 8:27 p.m.

6. Interurban Trams Situation Report

The City Manager submitted a report from the Director Recreation and Cultural Services advising Council that Tram 1207 is no longer an option and no major improvement for Tram 1223 is proposed until such time as a final disposition has been made of Tram 1231 by B.C. Transit. Staff advised that the Parks and Recreation Commission, at its meeting held on 1996 June 05 adopted the recommendation to forward this report to Council for information purposes.

The City Manager recommended:

1. THAT the report be received for information purposes.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

7. Brentwood Town Centre Development Plan
Phase III of Development Plan Review Process

The City Manager submitted a report from the Director Planning and Building providing the finalized Brentwood Town Centre Development Plan for Council's consideration and approval. Staff advised that the finalized development plan is the result of an extensive coordinative and public consultation process. The plan is considered to reflect a balanced and responsible approach to the redevelopment of this area and meeting growth objectives for the City vis-a-vis the region. In focusing redevelopment in the town centre with its transportation and urban amenities, there will be overall benefits to the City as a whole.

The City Manager recommended:

1. THAT the finalized Brentwood Town Centre Development Plan as adjusted be approved.
2. THAT staff be authorized to pursue a program of further studies with reports to Council as necessary to further the implementation of the Development Plan.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

8. Powerhouse Creek Development Plan
(Weiser Lock Site)
Edmonds Town Centre

The City Manager submitted a report from the Director Planning and Building seeking Council's endorsement of the draft Powerhouse Creek Development Plan as the basis for a public input process and Open House.

The City Manager recommended:

1. THAT Council endorse the draft Powerhouse Creek Development Plan (*Attachment "A"*) as the basis for a public input process to include an Open House at the Edmonds Community Centre for Older Adults, 7282 Kingsway, Thursday, 1996 June 27.
2. THAT a copy of this report, including the draft Powerhouse Creek Development Plan, be referred to the Edmonds Area Advisory Committee for comment.

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

Councillor Young returned to the Council Chamber at 8:31 p.m. and took his place at the Council table.

9. Bylaw to Fund Joint Habitat Enhancement
Project Burnaby Fraser Foreshore Park

The City Manager submitted a report from the Director Planning and Building requesting authority to bring down a bylaw to appropriate funds from Capital Reserves to finance the joint Burnaby Fraser Foreshore Habitat Enhancement Project.

The City Manager recommended:

1. THAT a bylaw be brought down to appropriate \$100,000 from Capital Reserves to finance the construction of the Habitat Enhancement Works in the Burnaby Fraser Foreshore Park as outlined in this report.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

Councillor Johnston retired from the Council Chamber at 8:41 p.m.

10. Chevron Canada Limited
Burnaby Refinery

This item was dealt with previously in the meeting at the commencement of Correspondence and Petitions.

11. Eagles Estate Garden

The City Manager submitted a report from the Director Planning and Building responding and clarifying the intent of the Eagles Estate Garden Project and providing Council with the potential Capital and Maintenance Costs of preserving the garden. Staff advised that since Council's decision to purchase the Eagles' Estate and retain the house and garden as a Civic Heritage Site, methodical approach to the conservation of its heritage values has been implemented with the guidance of the Parks and Recreation and Heritage Commissions. Staff conclude that the heritage development potential study is a critical step in the planning process in assessing the adaptability of the Eagles Estate Garden from a private space to public amenity. The successful integration of the Eagles Estate into Deer Lake Park will ensure the protection of its character and provide the public with opportunities to enjoy its unique site and heritage features.

The City Manager recommended:

1. THAT Council approve an expenditure of \$5,000 from the Community Heritage Commission Budget to fund the Heritage Development Potential Report.
2. THAT Council authorize staff to seek financial assistance from the B.C. Heritage Trust to recover a portion of funds for the production of the Heritage Development Potential Report.

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR LAWSON:

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

Councillor Corrigan returned to the Council Chamber at 8:46 p.m. and took his place at the Council Chamber.

Councillor Rankin returned to the Council Chamber at 8:47 p.m. and took his place at the Council table.

MOVED BY COUNCILLOR REDMAN:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

This item was tabled in order to allow Council members a further opportunity to review the report.

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

12. Rezoning Reference No. 17/96
Dunblane Avenue/Nelson Avenue Rezoning

The City Manager submitted a report from the Director Planning and Building responding to issues raised at the Public Hearing held on 1996 May 21 regarding the rezoning of 6900 to 7100 blocks of Dunblane Avenue and staff advised that concerns raised at the Public Hearing reflect those concerns voiced by some residents in the survey process. These concerns primarily reflect the possible ramifications of increased density as the result of rezoning to the R12 district, including increased traffic and parking problems, pressure on recreation facilities and schools, and an increase in property assessments.

The City Manager recommended:

1. THAT this report be received for information.
2. THAT a copy of this report be forwarded to the Traffic and Transportation Committee (Traffic Safety Division).

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

13. Rezoning Reference No. 3/96
Proposed Apartment Building
5600 Smith Avenue

The City Manager submitted a report from the Director Planning and Building responding to questions which arose at the Public Hearing at 1996 May 21 with respect to the proposed apartment building at 5600 Smith Avenue.

The City Manager recommended:

1. THAT copies of this report be sent to Mr. Doug Porter, 3782 Thurston Street, V5H 1H7 and the rezoning applicant, Mr. Ted Murray Architect, 209 - 2211 West 4th Avenue, Vancouver, B.C. V6K 4S2.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

14. Rezoning Reference No. 16/96
Ptn. of 4500 Dawson Street
Truncation and Servicing Requirements

The City Manager submitted a report from the Director Planning and Building providing information on the surfacing requirements for Rezoning Reference No. 16/96, a portion of 4500 Dawson Street. Staff advised that in the western corner of the subject site, the provision of a sidewalk and on-site walkway link, noted in the report as a requirement of the subject rezoning for a restaurant, are considered important to provide safe pedestrian movement into the site from the Dawson/Willingdon intersection, while the truncation and wheelchair ramps

provide safe wheelchair access to the sidewalk. Unless otherwise directed by Council, staff propose to work with the applicant to achieve the desired pedestrian improvements in the northwestern corner of the site as discussed in the report.

The City Manager recommended:

1. THAT Council receive this report for information purposes.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

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

Arising from the discussion, Councillor Johnston was given leave by Council to introduce the following motion:

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR CORRIGAN:

"THAT the sidewalk requirement be deleted."

CARRIED UNANIMOUSLY

15. Permanent Roof Structures Covering
Restaurant Outdoor Patios
Burnaby Smoking Regulation Bylaw 1987

The City Manager submitted a report from the Director Planning and Building responding to a Council request for a report on the ramifications of allowing smoking under permanent roof structures covering restaurant outdoor patios.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

Arising from the discussion, Councillor Corrigan was given leave by Council to introduce the following motion:

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR YOUNG:

"THAT Section 2.5 of the Bylaw be **AMENDED** to permit smoking on an outdoor patio where the patio has a permanent roof structure."

CARRIED

OPPOSED: COUNCILLOR JOHNSTON

16. Building Permit Tabulation Report No. 05
from 1996 April 22 to 1996 May 19

The City Manager submitted a report from the Director Planning and Building on construction activity as reflected by the building permits that have been issued for the period 1996 April 22 to 1996 May 19.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

17. Bylaw to Appropriate Funds for Land
Assembly and Development Expenditures

The City Manager submitted a report from the Director Finance seeking approval to appropriate \$5 million from the Capital Works Machinery and Equipment Reserve to fund planned land acquisitions and development.

The City Manager recommended:

1. THAT a bylaw be brought forward to appropriate \$5,000,000 from the Capital Works, Machinery and Equipment Reserve.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

18. Lease of Photocopiers

The City Manager submitted a report from the Director Finance seeking approval to extend the City's existing agreement for the lease of photocopiers by an additional seventeen months. Staff advised that, based on present circumstances and market conditions, Konica Business Machines (Canada) Limited offer to reduce the costs per copy to provide an additional five units, and to extend the agreement is regarded in the best interest of the City.

The City Manager recommended:

1. THAT the existing agreement with Konica Business Machines (Canada) Ltd. for the lease of 45 photocopiers be extended by 17 months until 1998 May 31, for an estimated cost of \$129,400 with final payment based on actual copy volumes at the reduced cost per copy.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

19. St. Anthony's Parade

This item was dealt with previously in the meeting in conjunction with Item 3(c) - Correspondence and Petitions.

20. Cameron Recreation Centre
Sports Hall Flooring Replacement

The City Manager submitted a report recommending that Council give authority to staff to issue a Letter of Intent to Bengal Construction Co. Ltd. for the replacement of the Cameron Recreation Centre Sports Hall Flooring. The City Manager reports that due to the extremely long delivery time on the products and the limited window of opportunity to replace the sports floor, staff are seeking approval to issue a Letter of Intent to enter into a future contract with the low bidder in order to expedite the ordering of materials and maintain the schedule for replacement this year.

The City Manager recommended:

1. THAT Council give authority to staff to issue a Letter of Intent to Bengal Construction Co. Ltd. for the replacement of the Cameron Recreation Centre Sports Hall Flooring.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR DRUMMOND:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

5. TABLED MATTERS

- a) Rezoning Reference No. 26/96
3802 Hastings Street, 3885/97 Pender St.,
C3 and R5 to CD (interim community garden)

The following item was tabled at the regular Council meeting held on 1996 May 27:

Item #7	Application for the Rezoning of:
RZ #26/96	Lot 58, D.L. 116, Plan 63799; Lot 12, Block 10 D.L. 116, Plan 1236, Lot 11, Excluding: Parcel B (BL63608), Block 10, D.L. 116, Group 1, NWD Plan 1236
	From: C3 General Commercial District and R5 Residential District
	To: CD Comprehensive Development District (based on C8 Hastings Village Commercial District, P3 Park and Public Use District and Hastings Street Area Plan as guidelines and in accordance with

the general development guidelines prepared
by the City of Burnaby and the Community
Garden plans prepared by the Heights
Neighbourhood Association)

Address: 3802 Hastings Street, 3885/3897
Pender Street

Purpose:

The purpose of the proposed rezoning bylaw amendment is to provide development guidelines for the site and to allow an interim community garden on the Pender Street portion.

RECOMMENDATIONS:

- 1 . THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 June 10 and to a Public Hearing on June 25.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) Completion of a licence agreement.
3. THAT a copy of this report be sent to Mike Robinson, B.C. Buildings Corporation, 3350 Douglas Street, Victoria B.C., V8W 2T4, M. B. Young, Manager, Vancouver Branch, CMHC, 400 - 2600 Granville Street, Vancouver, B.C. V6H 3H3 and Claudia Campana, Executive Director, The Heights Merchants Association, 102 - 4011 Hastings Street, Burnaby, B.C., V5C 2J1 and Diana Hall, Heights Neighbourhood Association Treasurer and Community Garden Chair, c/o Gilmore Community School, 50 South Gilmore Avenue, Burnaby, B.C. V5C 4P5

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR CORRIGAN:

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

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR REDMAN:

"THAT the motion as moved by Councillor Young and seconded by Councillor Corrigan being 'THAT the recommendations of the City Manager be adopted', be now **LIFTED** from the table."

CARRIED UNANIMOUSLY

The motion was now before the meeting.

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

6. BYLAWS

FIRST READING

#10399	6670 Rumble Street	RZ #48/94
#10400	7353 Braeside Drive	RZ #46/95
#10401	7400 Fraser Park Drive	RZ # 5/96
#10402	Portion of 3500 Gilmore Way	RZ # 7/96
#10403	4510/18/14/30/38 Kingsway; 6038/46/62/68/74/78 Willingdon Avenue; Ptn. 6016, 6025/38/43/50/51/60/ 61/70/73/76/81/84/88 Cassie Ave.; Ptn. 6055,6087/97, 5105/21/37/49/59/71 McKay Avenue	RZ # 9/96
#10407	3802 Hastings Street, 388/97 Pender Street	RZ 26/96

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR YOUNG:

"THAT

Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 33, 1996

#10395

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 1996	#10396
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 1996	#10397
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 1996	#10399
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 1996	#10400
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 1996	#10401
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, 1996	#10402
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 1996	#10403
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 1996	#10407

be now introduced and read a first time."

CARRIED

OPPOSED: COUNCILLOR DRUMMOND TO BYLAW NO. 10396

FIRST, SECOND AND THIRD READING

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR CORRIGAN:

"THAT

Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 13, 1996	#10404
Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 14, 1996	#10405
Burnaby Community Facilities Contribution Agreement Bylaw No. 2, 1996	#10406

Burnaby Lease Authorization Bylaw No. 1, 1996

#10408

be now introduced and read three times."

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION:

#10218 491 Clare Avenue

RZ #76/94

#10328 3906 and 4204 Albert Street

RZ #43/95

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT

Burnaby Zoning Bylaw No. 1965, Amendment
Bylaw No. 20, 1995

#10218

Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 4, 1996

#10328

Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 30, 1996

#10384

Burnaby Capital Works, Machinery and Equipment
Reserve Fund Expenditure Bylaw No. 12, 1996

#10388

Burnaby Highway Exchange Bylaw No. 3, 1996

#10389

Burnaby Highway Exchange Bylaw No. 4, 1996

#10390

Burnaby Post Box Rental Agency and Mail
Drop Service Regulation Bylaw

#10394

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

CARRIED UNANIMOUSLY

6. **NEW BUSINESS**

Councillor Drummond

Councillor Drummond advised that he wished to introduce a motion with respect to sediment control.

Councillor Corrigan retired from the Council Chamber at 9:09 p.m.

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT WHEREAS the rivers, streams and creeks in the City of Burnaby provide important salmon rearing habitat, and

WHEREAS the citizens of Burnaby have been actively involved in protecting and enhancing the habitat value of specific rivers, streams and creeks in the City, and

WHEREAS Council recently adopted a Streamkeepers Program to initiate a comprehensive community - based stewardship of the City's rivers, streams and creeks, and

WHEREAS rivers, streams and creeks in urban areas have, historically, been impacted by adjacent development leading to increased sedimentation, loss of vegetation and deterioration of water quality, and

WHEREAS the Outdoor Recreation Council, in their 1996 Endangered Rivers list, identified Urban Streams as the second most threatened river system in the Province of British Columbia, and

WHEREAS Federal Government resources to oversee the protection of rivers, streams and creeks becomes more stretched, and

WHEREAS sedimentation in rivers, streams and creeks adversely impacts fish habitat by increasing suspended solids, blanketing spawning beds, and potentially changing stream profiles and flow characteristics, and

WHEREAS a number of streams in the City of Burnaby have recently been adversely affected through sedimentation, and

WHEREAS no City bylaws are currently in place that address specific sediment limits above background levels in urban rivers, streams and creeks;

THEREFORE BE IT RESOLVED THAT

Staff investigate the advisability and feasibility of developing a sediment control bylaw that includes specific sediment threshold limits for rivers, streams and creeks, and appropriate fines; and concurrently, that staff investigate if sediment control guidelines would be preferable to a sediment control bylaw as a means to enforcing regulations and protecting the habitat values of urban rivers, streams and creeks."

CARRIED UNANIMOUSLY

Councillor Rankin

Councillor Rankin advised that, during the recent Provincial Election Campaign, he had noted that election signs had been placed on the cenotaph on Imperial Street and suggested that, for the purposes of the upcoming local government elections, that all political parties be reminded that political signs are not permitted on park property.

7. INQUIRIES

Councillor Young

Councillor Young inquired as to whether staff would be reviewing policies and procedures with respect to the Local Improvement Program as it relates to boulevards.

In response, the Director Engineering advised that staff are in the process of looking at the 1997 LIP Program and at the same time will review the standard of work and subsequently report to Council.

Councillor Young further inquired as to the administration of the False Alarm Bylaw pertaining to properties which facilitate more than one business.

In response, the Director Finance advised that False Alarm fines are levied against the property owner. If the property owner is fined as a result of exceeding the maximum of three false alarms, it is the property owners responsibility to determine how the fine is applied to the offending businesses.

Councillor Dummond retired from the Council Chamber at 9:20 p.m.

8. ADJOURNMENT

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR LAWSON:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 9:21 p.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY CITY CLERK