

1996 JULY 22

A regular meeting of the City Council was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1996 July 22 at 7:00 p.m..

PRESENT: His Worship Mayor W.J. Copeland, In the Chair
Councillor D.R. Corrigan (*arrived at 7:10 p.m.*)
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson
Councillor L.A. Rankin
Councillor C.M.H. Redman (*arrived at 7:10 p.m.*)
Councillor J. Young

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. D.G. Stenson, Director Planning & Building
Mr. J.S. Belhouse, Deputy Director Planning & Building
Ms. D. Jorgenson, Acting Director Finance
Mrs. D.R. Comis, City Clerk
Mrs. A. Lorentsen, Administrative Officer I

His Worship, Mayor W.J. Copeland proclaimed 1996 July 28 as International Bog Day in Burnaby in recognition of the value of Burns Bog to the environment.

1. MINUTES

The minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1996 July 08 then came forward for adoption.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR YOUNG:

"THAT the minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1996 July 08 be now adopted."

CARRIED UNANIMOUSLY

2. DELEGATIONS

The following wrote requesting an audience with Council:

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- a) Carey Robson, Strata Plan NW 194
Greentree Village Phase 1
Re: Additional lighting for safety and
security of residents resulting from
construction of the Moscrop Re-alignment
Speaker: Carey Robson
- b) Vanpool Director, The Jack Bell Foundation,
1996 July 03
Re: Carpool and Vanpool Program
Speaker: Amber Summerhayes
Marketing Assistant
- c) Mike Horne, 1996 July 12
Re: School Crosswalk at Duthie and
Kitchener
Speaker: Mike Horne

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- a) **Mr. Carey Robson**, 4782 Fernglen Drive, Burnaby, B.C. appeared before Council on behalf of residents of Greentree Village to request the lighting of a darkened area created by construction of the Deerlake Parkway and its related berms and barriers.

Councillors Corrigan and Redman entered the Council Chamber at 7:10 p.m. and took their places at the Council table.

The area in question is a fire access south of the Fernglen cul-de-sac. The delegation submitted an information package including drawings in support of the residents' concerns.

In conclusion, Mr. Robson advised that in the opinion of Greentree residents the darkened area is a result of the City's construction activities and therefore the lighting should be provided by the City.

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MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

- b) **Ms. Amber Summerhayes**, The Jack Bell Foundation, appear before Council to request Council's support to encourage the general public to utilize van and carpools for travelling to and from work.

Under The Jack Bell Foundation vanpool program a user fee of \$98.00 per month provides a new, air-conditioned 8 passenger van for use in a Vanpool. The Foundation will match area residents with Vanpool participants and the users then arrange their own pick up and drop off times.

The speaker is requesting Council's assistance through placing newspaper advertisements, creating radio spots, providing brochures and other information to City staff and the public and to erect signs which state:

**CAR POOL
INFO
879-RIDE**

Ms. Summerhays invited the City of Burnaby to have representation at a regional transportation meeting to discuss commuter traffic issues.

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR EVANS:

"THAT the issues related to Carpool Signs be **REFERRED** to the Traffic & Transportation Committee and that all other matters raised by the delegation be **REFERRED** to the Executive Committee of Council."

CARRIED UNANIMOUSLY

- c) **Mr. Mike Horne**, 1540 Duthie Avenue, Burnaby, B.C. appeared before Council to express concerns about traffic safety at the intersection of Duthie and Kitchener. Mr. Horne cited problems associated with heavy traffic volume, traffic speed and driver confusion created by two crosswalks which are placed very closely together; one at Duthie and Kitchener and one at Greystone.

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Mr. Horne advised that he has walked the area with the R.C.M.P. however they are unable to monitor the intersection on a continual basis. He requested that stop signs be placed at Duthie and Kitchener and that action be taken before children return to school in the fall.

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

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR LAWSON:

"THAT the concerns raised by the delegation be **REFERRED** to the Traffic & Transportation Committee (Traffic Safety Division) for a report."

CARRIED UNANIMOUSLY

In addition, Council requested staff look at the situation before it is presented to the Traffic & Transportation Committee to look at interim solutions which may be available prior to the beginning of the school year.

Councillor Lawson retired from the Council Chamber at 7:40 p.m.

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. 20, 1996 July 22 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

- a) GVRD, The Board in Brief
1996 June 28
Re: Actions taken by the GVRD Board
of Directors at its meeting held on
June 28, 1996

A memorandum dated 1996 June 28 was received from the G.V.R.D. providing an update of issues currently being considered by the Board of Directors.

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- b) Margaret Santelli, Undated
Re: Requests inclusion of 4000 block
of Pine Street in Resident Parking Only
zone at Burnaby Hospital

A undated letter was received from Margaret Santelli requesting that the 4000 block of Pine street be designated as resident parking only.

A staff note advises that Pine street was on the border of the "Resident Parking Only" zone at Burnaby hospital as redefined by a review of the Traffic Safety Committee last year. Staff will poll Pine street residents to determine whether they wish to be included in the Zone. Results of the poll will be communicated back to Council through the Traffic Safety Committee. Ms. Santelli will be notified of these actions.

- c) Lillian Couture, 1996 July 03
Re: Wording of amendment to Animal
Control Bylaw

A letter dated 1996 July 03 was received from Lillian Couture requesting that the Animal Control Bylaw amendment be worded in the same manner as Animal Control Bylaws adopted in neighboring municipalities.

A staff note advises that the writer has been advised that the Animal Control Bylaw will be presented for final adoption at the 1996 July 22 Council Meeting.

- d) Kathryn Jamieson, 1996 July 02
Re: Amendment to Animal Control Bylaw

A letter dated 1996 July 02 was received from Kathryn Jamieson requesting that the Burnaby Animal Control Bylaw amendment be worded in the same manner as Animal Control Bylaws adopted in neighboring municipalities.

A staff note advises that the writer has been advised that the Animal Control Bylaw will be presented for final adoption at the 1996 July 22 Council Meeting.

- e) George Evens, 1996 July 08
Re: Requests update on proposed Amendment
to Animal Control Bylaw and suggests
revisit of populations control proposals for cats

A letter dated 1996 July 08 was received from George Evens requesting that the Animal Control Bylaw amendment be worded in the same manner as Animal Control Bylaws adopted in the neighbouring municipalities.

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A staff note advises that the writer has been advised that the Animal Control Bylaw will be presented for final adoption at the 1996 July 22 Council Meeting.

- f) Leo A. Pelke, 1996 June 21
Re: Sign Bylaw enforcement

A letter dated 1996 June 21 was received from Leo A. Pelke requesting the City enforce the Sign Bylaw in order to eliminate unsightly signs from boulevards.

The Director Planning and Building is preparing a report in response to this item of correspondence to be submitted to Council at the regular meeting on 1996 August 12.

Councillor Lawson returned to the Council Chamber at 7:43 p.m. and took her place at the Council table.

- g) Seung Man Yang, Trafalgar Market
1996 July 08
Re: Requests use of City property for
display of flowers for sale in market

A letter dated 1996 July 08 was received from Seung Man Yang, owner of Trafalgar market, requesting permission to set out a flower display on City land adjacent to the market.

The Director Finance is preparing a report in response to this item of correspondence to be submitted to Council at the regular meeting on 1996 August 12.

- h) Administrator, Normanna, Norwegian
Old People's Home Association, 1996 July 04
Re: Request Council consider a 60 year lease
of 7945 12th Avenue

A letter dated 1996 July 04 was received from Normanna Rest Home requesting Council's permission to lease City owned property at 7945 12th Avenue in order to construct 18 to 20 one bedroom apartments for older, single individuals.

A staff note advises that representatives from the Normanna Rest Home appeared as a delegation at the Housing Committee meeting of March 26, requesting City owned land for the development of seniors supported housing. Following this meeting, staff contacted the Administrator requesting further details of the proposal and offered the names of agencies that can assist in defining a proposal. Staff has not received any further information. Given the outstanding issues regarding zoning, timing and disposition of City land, it is suggested that this letter be referred to the Housing Committee.

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- i) George Abbott, MLA Shuswap, 1996 July 05
Re: Advising Council of his appointment
as Official Opposition's Critic for Municipal Affairs

A letter dated 1996 July 05 was received from George Abbott, MLA, Shuswap advising that he will be serving as the official opposition's critic for Municipal affairs.

- j) President & CEO, Vancouver Port Corporation
1996 July 12
Re: Proposed Berry Point Terminal Improvements

A letter dated 1996 July 12 was received from the President and C.E.O., Vancouver Port Corporation providing information on a proposal by Coal Island Ltd. to develop a multi-use marine industrial facility on the Berry Point terminal site at the foot of Penzance Drive. The proposal is currently being reviewed under the Port Corporation's Project Review Process.

Item No. 2, City Manager's Report No. 20, 1996 July 22 was brought forward for consideration at this time.

2. Lease of the Berry Point Site - Vancouver Port Corporation.

The City Manager submitted a report from the Director Planning and Building advising Council that the Vancouver Port Corporation has entered into a 20 year lease agreement for the Berry Point site, with Coal Island Limited for general marine purposes. Currently the VPC is completing its Project Review Process for the permitting of uses on the site. The Project Review Process defines the conditions and terms for specific uses proposed by Coal Island Limited. As part of the public review process, the VPC has scheduled public open house meetings for July 31 and August 14 at Confederation Centre. Staff are concerned that these meeting are planned for the middle of the summer vacation and the views of many area residents may not be taken into consideration.

The City Manager recommended:

1. THAT the Vancouver Port Corporation be requested to:
 - a) Delay its public information meetings for the proposed use of the Berry Point site by Coal Island Ltd. beyond the summer vacation period to provide the public an improved opportunity to comment on the Port's proposals for Berry Point.

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- b) Maintain the existing level of use at the Berry Point site pending completion of the Burrard Inlet Foreshore Management Plan which will provide a context for the City and the Port to define long term environmentally compatible uses and redevelopment plans for Berry Point.
- 2. THAT a copy of this report be forwarded to the Chair and Members of the Vancouver Port Board, 1900 Granville Square, 200 Granville Street, Vancouver, B.C., V6C 2P9.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR EVANS:

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

MOVED BY COUNCILLOR CORRIGAN:

SECONDED BY COUNCILLOR LAWSON:

"THAT Item No. 2, City Manager's Report No. 20, 1996 July 22 be **AMENDED** to include the following:

- 3. THAT a letter and copy of the staff report be forwarded to the Minister Responsible for the Vancouver Port Corporation and Burnaby Members of Parliament with a request for a meeting between the Minister and members of Council.

CARRIED UNANIMOUSLY

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

- k) Past President, Greater Vancouver Regional District Fire Chiefs', 1996 July 10
Re: Greater Vancouver Fire Chiefs Association

A letter dated 1996 July 10 was received from the Greater Vancouver Regional District Fire Chiefs Association advising of the new executive members effective June 13.

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- l) Minister of Environment, Lands and Parks
Province of B.C., 1996 July 12
Re: Crown Land Marketing Catalogue

A letter dated 1996 July 12 was received from the Minister of Environment, Lands & Parks providing Council with a copy of the current edition of the "Crown Land Marketing Catalogue".

- m) Senior Vice-President, Transmission &
Distribution, B.C. Hydro, 1996 July 17
Re: Relocation or enclosing of Newell
Substation in South Burnaby

A letter dated 1996 July 17 was received from B.C. Hydro responding to media coverage suggesting that the Newell substation in South Burnaby be relocated or enclosed. B.C. Hydro estimates that the cost of relocating the substation could be in the order of \$70 to \$90 million without land costs. B.C. Hydro advises they are prepared to relocate or enclose the substation, but only if costs are borne by the City or those who directly benefit from the changes.

- n) Manager, Burnaby Selects Soccer Club -
U-19, 1996 July 15
Re: Request permission to conduct Tag Days
on 1996 July 27 and August 3, 10, 17, 24, and 31

A letter dated 1996 July 15 was received from the Burnaby Selects Under 19 Soccer Club requesting permission to hold Tag Days in Burnaby on July 27 and August 3, 10, 17, 24 and 31 in order to raise funds for their trip to the National Tournament in Edmonton, Alberta.

A staff note advises that there are no other commitments for the requested dates.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR YOUNG:

"THAT the request from the Burnaby Selects Soccer Club - U-19 to hold Tag Days in Burnaby be approved."

CARRIED UNANIMOUSLY

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

His Worship, Mayor W.J. Copeland invited members of Council to address individual items of correspondence at this time.

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Councillor Drummond retired from the Council Chamber at 8:15 p.m.

Councillor Lawson returned to the Council Chamber at 8:20 p.m. and took her place at the Council table.

Councillor Redman retired from the Council Chamber at 8:20 p.m.

Councillor Johnston requested staff enforce provisions of the Sign Bylaw as requested in correspondence (f) from Leo A. Pelke.

Councillor Rankin retired from the Council Chamber at 8:22 p.m.

4. REPORTS

MOVED BY COUNCILLOR CORRIGAN:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

- a) Civic Development Committee
Re: R.C.M.P./Justice Building Emergency
Generator

The Civic Development Committee submitted a report providing a summary of progress on the upgrading of the R.C.M.P./Justice Building Emergency Generator covering the period 1996 April 02 to June 14. Staff advised that the contractor has been making satisfactory progress and anticipates completion of the project by mid August.

The Civic Development Committee recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR CORRIGAN:

SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

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- b) Civic Development Committee
Re: City Hall Refurbishment Project - 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. Staff advised that work in the West Building is substantially complete and that asbestos removal and demolition has commenced in the main floor of the Main Block.

The Civic Development Committee recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

Councillor Drummond returned to the Council Chamber at 8:26 p.m. and took his place at the Council table.

CARRIED UNANIMOUSLY

- c) Traffic and Transportation Committee
(Traffic Safety Division)
Re: Appointment to Traffic & Transportation
Committee (Traffic Safety Division)

The Traffic and Transportation Committee (Traffic Safety Division) submitted a report requesting the appointment of Mr. Doug Berardine, Director, Employee Relations, Burnaby School Board, as the School Board representative on the Traffic and Transportation Committee (Traffic Safety Division). Mr. Berardine's appointment replaces Mr. Mitch Bloomfield.

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

1. THAT Council approve the appointment of Mr. Doug Berardine, Director, Employee Relations, Burnaby School Board, as the School Board representative on the Traffic and Transportation Committee (Traffic Safety Division).

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MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR JOHNSTON:

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

Councillor Corrigan retired from the Council Chamber at 8:29 p.m.

CARRIED UNANIMOUSLY

- d) Lougheed Area Advisory Committee
Re: Background Report - Lougheed Town
Centre Youth issues

The Lougheed Area Advisory Committee submitted the background report on "Youth Issues in the Lougheed Area" as prepared by the Youth Working Group of the Advisory Committee for the approval of Council. The background report presents information on youth issues in the Lougheed area arising from consultations with youth, service providers and other interested groups and individuals. The report is available for public distribution upon request.

The Lougheed Area Advisory Committee recommended:

1. THAT the background document to the Youth Working Group Report, Lougheed Area Advisory Committee be received by Burnaby Council for information purposes on the understanding that it would be made available on request.

MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR EVANS:

"THAT the recommendation of the Lougheed Area Advisory Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the Council Meeting do now recess."

CARRIED UNANIMOUSLY

The Council Meeting recessed at 8:30 p.m.

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MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR LAWSON:

"THAT the Council Meeting do now reconvene."

CARRIED UNANIMOUSLY

The Council Meeting reconvened at 8:42 p.m. with Councillors Corrigan, Redman and Young absent.

- e) The City Manager presented Report No. 20, 1996 July 22 on the matters listed following as Items 01 to 26 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Simon Fraser University Official Community Plan

The City Manager submitted a report from the Director Planning and Building providing Council with a response to issues raised at the Public Hearing held on 1996 June 26 and recommending amendments to the Official Community Plan Bylaw and the P11, P11e text amendment.

Amendments relate to specific word changes to more accurately reflect the intent of the Memorandum of Understanding and the SFU Development Concept. A requested change to the SFU Neighbourhood P11 District to allow the "retail sale of used books" is also accommodated within the proposed amendment.

The City Manager recommended:

1. THAT Council approve the amendments to Bylaw Number 10391 (Simon Fraser University Official Community Plan) arising out of the 1996 June 26 Public Hearing and as included in the amended Official Community Plan and shown in Attachment 1 to this report.
2. THAT Council approve the amendments to Bylaw Number 10392 (SFU Neighbourhood District P11 and P11e) arising out of the 1996 June 26 Public Hearing and as shown in Attachment 2 to this report.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

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Councillor Young returned to the Council Chamber at 8:43 p.m. and took his place at the Council table.

Councillor Redman returned to the Council Chamber at 8:44 p.m. and took her place at the Council table.

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

CARRIED UNANIMOUSLY

2. Lease of Berry Point Site - Vancouver Port Corporation

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

3. Proposed Industrial Development
4274 Lougheed Highway
Preliminary Plan Approval #12077
Brentwood Town Centre Development Plan

The City Manager submitted a report from the Director Planning and Building advising Council of an application for Preliminary Plan Approval to build a new automobile sales and rental building for Regency Toyota at 4274 Lougheed Highway. The proposal involves replacing the front portion of the existing building with a raised, 4000 square foot, glass-enclosed car showroom.

The application is consistent with the existing M1 Manufacturing District zoning of the site, but is in conflict with the adopted Brentwood Town Centre Development Plan. In accordance with established policy, the report is therefore submitted for Council's consideration. Unless otherwise directed by Council, staff propose to proceed with issuance of the Preliminary Plan Approval.

The City Manager recommended:

1. THAT this report be received for information purposes.

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MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

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

Councillor Drummond retired from the Council Chamber at 8:56 p.m.

CARRIED UNANIMOUSLY

4. Redevelopment Inquiry
7331 - 16th Avenue
Edmonds Town Centre Development Plan

The City Manager submitted a report from the Director Planning and Building advising Council of a proposal to construct a new single family dwelling on a property located within the Edmonds Town Centre Development Plan.

The subject property forms part of a site designated for ground-oriented multiple-family development. As a result, the construction of a new dwelling at 7331 - 16th Avenue could tend to impede the realization of the adopted Development Plan. However, staff conclude the redevelopment of this block in line with the adopted Development Plan is unlikely in the near future. As a result, staff are willing to process a building permit for a new dwelling at this site.

The City Manager recommended:

1. THAT this report be received for the information of Council.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR YOUNG:

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

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

CARRIED UNANIMOUSLY

5. Rezoning Reference #21/96
Address: Portion 4553/4561 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 1996 August 27. The purpose of the proposed rezoning bylaw

amendment is to permit the development of a mixed-use, high-rise commercial proposal including hotel, conference centre, office and retail components.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 August 12 and to a Public Hearing on 1996 August 27 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 including a sign plan.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
 - e) The satisfaction of all necessary submission requirements.
 - f) The consolidation of the subject site into one legal parcel, as well as the consolidation of the Phase II site to the north of the cul-de-sac.
 - g) The granting of any necessary easements.
 - h) The dedication of any rights-of-way deemed requisite.
 - i) The undergrounding of existing overhead wiring (including switching and transformer kiosks) abutting the site.

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- j) Completion of the Highway Exchange Bylaw to create the legal site.
- k) The deposit of applicable charge of \$0.50 per gross building square foot to go towards the acquisition of public open space in Metrotown.
- l) The deposit of the applicable charge of \$0.306 per gross building square foot to go towards the cost of pedestrian overpasses of Kingsway in Metrotown.
- m) The granting of a 215 Covenant restricting enclosure of balconies.
- n) The provision of an office/community area suitable for non-profit community organizations in accordance with Section 3.7 of the rezoning report and guarantee of its continued provision through the registration of a covenant.
- o) The granting of a 215 Covenant related to the provision of a full service hotel and conference centre under an integrated management in accordance with Section 3.8 of the rezoning report.
- p) The completion of the necessary text amendment to the Burnaby Zoning Bylaw permitting a Town Centre core-related comprehensive hotel to have suite-type rooms with minor cooking capabilities.

Councillor Drummond returned to the Council Chamber at 9:01 p.m. and took his place at the Council table.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

6. Rezoning Reference #24/96
Address: 4320 Dominion Street

The City Manager submitted a report from the Director Planning and Building requesting Council authorization to forward the subject rezoning application to a Public Hearing on 1996 August 27.

The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a charitable casino on a portion of the ground floor of the existing office/parking structure.

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The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 August 12 and to a Public Hearing on 1996 August 27 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 including a sign plan.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - g) The appropriate commitment from the casino operator and rezoning applicant to provide the security measures as outlined in Section 3.4 of this report.

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR DRUMMOND:

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

CARRIED

OPPOSED: COUNCILLOR EVANS

7. Rezoning Reference #4/96
Address: 5850 Elgin 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 1996 August 27.

The purpose of the proposed rezoning bylaw amendment is to permit the existing single-family dwelling to have greater square footage than that currently permitted.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 August 12 and to a Public Hearing on 1996 August 27 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 owner enter into a covenant certifying that the land shall be developed only in accordance with the building plans submitted.

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

8. Response To A Letter Of Concern Regarding
Rezoning Reference #46/92
3770 Thurston Street
Metrotown Area 11 Plan

The City Manager submitted a report from the Director Planning and Building prepared in response to concerns raised regarding the unsatisfactory condition of landscaping for an apartment development at 3770 Thurston Street

Staff advise that compliance with landscaping specifications on the site is generally good, however the concerns arise from a dispute between the landscape contractor and developer. As a result, staff will work with the site's developers, owners, and contractors to insure the concerns are addressed.

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The City Manager recommended:

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

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR DRUMMOND:

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

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

CARRIED UNANIMOUSLY

9. Games Areas In Licensed Liquor Establishments

The City Manager submitted a report from the Director Planning and Building advising Council of a proposed approach to deal with requests for expansion of games areas in licensed liquor facilities.

The Planning Department has recently received a request from the Oliver Twist Neighbourhood Pub for the expansion of the area dedicated for games within their facility.

The B.C. Liquor Control and Licensing Branch has amended the regulations to permit up to an additional 300 sq. ft. of licensed area for games if the area is dedicated for this use on a full time basis. The new regulations seem to be minor in nature and continue to allow different licensed facilities to offer different types of games such as dart boards, pool tables, pinball or video games for the use and enjoyment of their patrons. As a result, unless and otherwise directed by Council staff will not oppose these minor increases.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

10. Community Garden Use of IPM Principles
Rezoning Reference #26/96
3802 Hastings Street and 3885-3897 Pender Street
Hastings Street Area Plan

The City Manager submitted a report from the Director Planning and Building advising Council of the use of IPM principles in the interim community garden proposed for the site covering 3885 to 3897 Pender Street. Staff have contacted the Heights Neighbourhood Association which is sponsoring the community garden and they have confirmed that the site design and management will be based on an ecological approach incorporating IPM principles. Staff have provided the Heights Neighbourhood Association with a copy of the City's IPM policy and principles for their information.

The City Manager recommended:

1. THAT a copy of this report be sent to 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 LAWSON:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

11. Development of Sports Fields in Burnaby
Lake Sport Complex West of Kensington

The City Manager submitted a report from the Director Recreation and Cultural Services providing Council with an update on the status of the filling, and an outline of the environmental guidelines and monitoring work implemented toward completion of the sports fields at Burnaby Lake. Staff advise that approximately one-third of the fill has been transported to the disposal location. All material has been placed on previously cleared land in preparation for future park development. Environmental Health staff have recently inspected the site to ensure the City is in full compliance with all appropriate regulations.

The City Manager recommended:

1. THAT this report be received for information purposes.

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MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

12. Swangard Stadium Redevelopment Project

The City Manager submitted a report from the Director Recreation and Cultural Services requesting approval for an additional expenditure to complete the Swangard Stadium Redevelopment Project. Actual cost for the construction phase of the Project are over the original estimates due to extra excavation and filling of the site to correct unanticipated drainage problems. The additional funding requirement is \$95,000 inclusive of G.S.T.

The City Manager recommended:

1. THAT the expenditure of an additional \$95,000 be approved for the completion of the Swangard Stadium Redevelopment Project.
2. THAT a Capital Reserve Expenditure Bylaw be brought forward for \$95,000.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

13. School Playgrounds

The City Manager submitted a report from the Director Recreation and Cultural Services requesting a contribution toward the cost of playground installations at Douglas Road, South Slope and 12th Avenue Elementary Schools. This is an annual program supporting new playgrounds which will benefit both the local community and the school. The anticipated expenditure is \$9,000.

The City Manager recommended:

1. THAT a Capital Reserves Expenditure Bylaw be brought forward for \$9,000.

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MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

14. Contract No. 9604 - Construction of Eagle Creek
Broadway Culverts Rehabilitation Program

The City Manager submitted a report from the Director Finance advising of the results of tenders received for the labour, materials, tools, plant and equipment required for rehabilitation of the existing culverts on Broadway Avenue at Eagle Creek.

The City Manager recommended:

1. THAT a contract be awarded to the lowest bidder, Greenstar Contracting Inc., for rehabilitation of Broadway Avenue culverts at Eagle Creek for a total cost of \$391,756.96 with final payment based on actual quantities and unit prices tendered.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

15. Contract No. 9615 - Piper Avenue Culvert Replacement

The City Manager submitted a report from the Director Finance advising of the results of tenders received for the supply of all labour, materials, tools, plant and equipment required for removal of the existing culvert on Piper Avenue at Eagle Creek and the installation of a cast in place concrete box culvert.

The City Manager recommended:

1. THAT a contract be awarded to the lowest bidder, Cicuto & Sons Contractors Ltd., for replacement of the Piper Avenue culvert at Eagle Creek for a total cost of \$147,999.19 with final payment based on actual quantities and unit prices tendered.

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MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

16. Contract No. 9616 - Site Grading of the Stride
Avenue Landfill

The City Manager submitted a report from the Director Finance advising of the results of tenders received for supply of all labour, materials, tools, plant and equipment required for site grading of the Stride Avenue landfill.

The City Manager recommended:

1. THAT a contract be awarded to the lowest bidder, Goodbrand Construction Ltd., for site grading of the Stride Avenue landfill for a total cost of \$124,762.00 with final payment based on actual quantities and unit prices tendered.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

17. Contract No. 9617 - Hastings Street Pedestrian
Overpass at Invergarry Avenue

The City Manager submitted a report from the Director Finance advising of the results of tenders received for the supply of all labour, materials, tools, plant and equipment required for construction of a precast and cast in place concrete overpass, 147m long complete with approach ramps.

The City Manager recommended:

1. THAT a contract be awarded to the lowest bidder, Western Industrial Contractors Ltd., for construction of the Hastings Street pedestrian overpass at Invergarry Avenue for a total cost of \$808,001.45 with final payment based on actual quantities and unit prices tendered.

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MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

18. Contract No. 9618 - 1996 Watermain Replacement
Program - Phase III

The City Manager submitted a report from the Director Finance advising of the results of tenders received for the supply of all labour, materials, tools, plant and equipment required for the construction of watermains and related works at various locations within the City.

The City Manager recommended:

1. THAT a contract be awarded to the lowest bidder, Cicuto & Sons Contractors Ltd., for the construction of watermains and related works at various locations for a total cost of \$532,201.95 with final payment based on actual quantities and unit prices tendered.

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

19. Tender for Processing and Marketing
of Compostable Material - Yard Waste
Drop-off Centre

The City Manager submitted a report from the Director Finance requesting Council approval to award a contract for processing and marketing of compostable material from the City's Yard Waste Drop-off Centre. The Stride Avenue site for disposal of yard waste will be closed permanently on July 31 and the City's new Yard Waste Drop-off Centre, situated west of the Recycling Depot on Still Creek Avenue will be open August 1. The facility will be for residential use only, no commercial loads will be accepted.

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In order to achieve the most effective and efficient means of operation, tenders for the processing and marketing of compostable materials, including loading and hauling were requested. The tender involves pick-up, processing and marketing of non-commercial compostable yard waste material. Four tenders were received.

The City Manager recommended:

1. THAT a contract be awarded to the lowest bidder, Oasis Lands Ltd., for the processing and marketing of compostable materials from the City's Yard Waste Drop-off Centre for a total cost of \$303,002.60 with final payment based on actual quantities and unit prices tendered.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR YOUNG:

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

Councillor Rankin returned to the Council Chamber at 9:30 p.m. and took his place at the Council table.

Councillor Corrigan returned to the Council Chamber at 9:30 p.m. and took his place at the Council table.

CARRIED UNANIMOUSLY

20. Contract No. 9620 - Traffic Control Devices -
Various Locations

The City Manager submitted a report from the Director Finance advising of the results of tenders received for the supply of all labour, materials, tools, plant and equipment required for the installation of traffic control devices at various locations within the City.

The City Manager recommended:

1. THAT a contract be awarded to the lowest bidder, Bay Hill Contracting Ltd., for the supply and installation of traffic control devices for a total cost of \$310,959.12 with final payment based on actual quantities and unit prices tendered.

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MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR LAWSON:

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

Councillor Young retired from the Council Chamber at 9:35 p.m.

CARRIED UNANIMOUSLY

21. Computer Capital Equipment

The City Manager submitted a report from the Director Finance requesting Council approval of funding for the purchase of a Digital Imaging System which will enhance services provided by the City's Print Shop. The new system can store jobs for subsequent processing, copy directly from PC based image files, and will meet the increased demand for high quality photographic images.

The City Manager recommended:

1. THAT a bylaw be brought down to appropriate \$55,000 from Capital Reserves for the acquisition of a Digital Imaging System.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

22. Byrne Road - Marine Way to Fraser
Park Drive (Phase 1)

The City Manager submitted a report from the Director Engineering requesting Council authority to bring forward a Capital Works Expenditure Bylaw for \$1.7 million to finance the construction of the first phase of road improvements on Byrne Road - Marine Way to Fraser Park Drive. The first phase of the construction project includes initial preloading due to sensitive soil conditions, pavement widening and installation of a storm sewer on the west side of Byrne Road, Marine Way to Riverway Place.

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The City Manager recommended:

1. THAT Council authorize bringing forward a Capital Works Expenditure Bylaw for \$1.7 million to finance the construction of the first phase of road improvements on Byrne Road - Marine Way to Fraser Park Drive.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

Arising from the discussion Council requested staff ensure that consideration be given to provide for bicycle lanes as part of the road improvements.

23. Land Sale and Final Servicing Costs
Canlan Investment Corporation (Burnaby 8 Rinks)

The City Manager submitted a report from the Director Engineering outlining the finalization of servicing cost arrangements with Canlan Investment Corporation for the Burnaby 8 Rinks project. The site was originally sold unserviced with the estimated cost of servicing being deducted from the appraised value of the land. Canlan Investment Corporation have developed the site into the current 8 Rinks Complex and site servicing is partially constructed with the balance under contract. The City is now in the position of accurately defining final servicing costs.

The City Manager recommended:

1. THAT final servicing costs associated with the sale of City lands to Canlan Investment Corporation be paid as outlined in this report.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

24. Work Orders:
60-21-120, Watermain Replacement Program - Phase III
60-32-103, Broadway Culverts Rehabilitation Program
60-32-104, Piper Avenue Drainage Culvert Replacement
60-30-081, Minor Unspecified Projects - Various Locations
60-60-049, City Buildings - Accessibility Improvements

The City Manager submitted a report from the Director Engineering requesting Council approval of a variety of Work Orders including a Watermain Replacement Program at \$537,000; Broadway Culverts Rehabilitation Program at \$80,000; Piper Avenue Drainage Culvert Replacement at \$160,000; Minor Unspecified Projects at Various Locations \$70,000; and Accessibility Improvements to City Buildings at \$50,000.

The City Manager recommended:

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

25. Endorsement of Decisions Taken By Council
"In Camera" 1996 May 27 and July 08

The City Manager submitted a report from the City Clerk requesting Council's endorsement of decisions taken by Council "In Camera" on May 27 and July 08.

The City Manager recommended:

1. THAT Council endorse the decisions taken by Council at Caucus Meetings "In Camera" held on 1996 May 27 and July 08.

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

26. Rezoning Applications

The City Manager submitted a report from the Director Planning and Building submitting the current series of new rezoning applications for Council's consideration.

The City Manager recommended:

1. THAT Council set a Public Hearing for this group of rezonings on 1996 August 27 at 7:30 p.m., except where noted otherwise in the individual reports.

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR CORRIGAN:

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

Councillor Young returned to the Council Chamber at 9:44 p.m. and took his place at the Council table.

CARRIED UNANIMOUSLY

Item #1 Application for the rezoning of
RZ #27/96

Lots 7, 6, and Lot 5 Exc. Plc. "A" (Ref. Pl. 3004), Pcl. "A" (Ref. Plan 3341) Lot 4, Pcl. "C" (Ref. 3395) Lot 3, Lot 3 Except Firstly: Pcl. "C" (Ref. Plan 3395): Secondly: Pcl. "A" (Ref. Plan 3527): Thirdly: Pcl. "B" (Plan with charge deposited 31866C), D.L. 159, Plan 2014; Lot "A", D.L. 159, Plan 3992; Pcl. "A" (Ref. Plan 3307) of Lot 2, D.L. 159, Plan 2014; Lot "B", D.L. 159, Plan 3992; Pcl. "D" (Ref. Plan 2807) Lot 2, Pcl. "C" (Ref. Plan 1342) of Lot 2, Pcl. "A" (Ref. Plan 3527) Lot 3, Pcl. "B" (Ref. Plan with charge deposited 31866C) Lot 3, Lot 4, Exc. Firstly: Pcl "B" (Ref. Plan 3226) Secondly: Pcl. "A" (Ref. Plan 3341), Lot 5, all of District Lot 159, Plan 2014.

From: R2 Residential District

To: R5 Residential District

Address: 8640, 8648, 8656, 8662, 8674, 8680, 8724 Gilley; 5925, 5953, 5963, 5973, 5983 Marine Drive; 6007 and 6015 Byrne Road.

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit small lot residential subdivision.

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The City Manager recommended:

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

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR CORRIGAN:

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

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR EVANS:

"**THAT** Item No. 1 of 26, Rezoning Reference #27/96 be **REFERRED** back to staff for further review including development of hypothetical subdivision layouts based on R2, R5 and R9 Zoning District categories and further, including the pros and cons of each proposal."

CARRIED

OPPOSED: COUNCILLORS CORRIGAN AND LAWSON

Item #2 Application for the rezoning of:

RZ #28/96

Lot 3, D.L. 118, Group 1, Plan 76093

From: CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District as guidelines and in accordance with the development plan entitled "Bridge Studios MGM Sound Stage" prepared by Joint Venture Architects)

Address: 2500 Boundary Road

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

The City Manager recommended:

1. THAT a Rezoning Bylaw be proposed and advanced to First Reading on 1996 August 12 and to a Public Hearing on 1996 August 27.

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) Registration of a 215 Covenant and deposit of sufficient monies to guarantee the demolition of the existing building on the site within twelve months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing building on the site is vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
 - e) The granting of any necessary easements and covenants.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - h) The payment of any requisite City taxes by the Provincial Government with respect to the subject site and development.
 - i) The granting of a 215 Covenant restricting use of the Henning Drive access to the property.
 - j) Provision of a study regarding any possible contamination of the site due to previous uses and appropriate remediation measures, if required, to the approval of the Ministry of Environment, Lands and Park and Environment Health Services.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

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

Councillor Rankin retired from the Council Chamber at 9:52 p.m.

CARRIED UNANIMOUSLY

Item #3 Application for the Rezoning of:

RZ #29/96

Portion of Lot 170, D. L. 74, Group 1, Plan 49759

From: R3 Residential District

To: P4 Cemetery District

Address: Portion 3789 Royal Oak Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of an office building which is accessory to the cementary use.

The City Manager recommended:

1. THAT the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.4 of the report be approved, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 August 12 and to a Public Hearing on 1996 August 27 at 7:30 p.m.
3. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

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- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e) The consolidation of the subject legal parcel with the larger cemetery property.
- f) The granting of any necessary easements.
- g) The retention of identified existing trees on the site, their protection by registration of a Section 215 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- h) Completion of the Highway Exchange Bylaw.
- I) Provision of a study regarding any possible contamination of the site due to previous uses and appropriate remediation measures, to the approval of the Ministry of Environment, Lands and Park & Environmental Health Services.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

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Item #4
RZ #30/96

Application for the Rezoning of:

Lot 21, D.L. 152, Group 1, NWD, Plan 1520

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on P8 Parking District and the Metrotown Development Plan as guidelines) & C7 Drive-In Restaurant District

Address: 5094 Kingsway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a parking lot and drive through facility for the adjacent restaurant.

The City Manager recommended:

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

MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR EVANS:

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

Councillor Rankin returned to the Council Chamber at 9:55 p.m. and took his place at the Council table.

CARRIED UNANIMOUSLY

Item #5
RZ #31/96

Application for the Rezoning of:

Lot B and Lot C, D.L. 91, Plan 18487

From: R1 Residential District

To: R2 Residential District

Address: 6423, 6437 Canada Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit subdivision into three residential lots.

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The City Manager recommended:

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

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED

OPPOSED: COUNCILLORS EVANS, RANKIN,
REDMAN AND YOUNG

FOR: HIS WORSHIP, MAYOR W.J. COPELAND
COUNCILLORS CORRIGAN, DRUMMOND,
JOHNSTON, AND LAWSON

Item #6
RZ #32/96

Application for the Rezoning of:

Lot 89 Exc. Firstly: Pcl. "A" (Ref. Plan 34085),
Secondly: Pcl. "B" (Ref. Plan 34085), D.L. 153,
Group 1, NWD Plan 33066.

From: C3 General Commercial District

To: CD Comprehensive Development District (based on C3 General
Commercial District guidelines)

Address: 4444 Kingsway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit
development of a gasoline service station (replacement) with accessory
uses and to establish community plan guidelines for the future
redevelopment of the site.

The City Manager recommended:

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

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MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

Item #7

RZ #33/96

Application for the Rezoning of:

Lots 14, 13, 12 & 11, Block 1, District Lot 116, Group 1, NWD Plan 1236

From: R5 Residential District

To: CD Comprehensive Development District (based on RM7 Multiple Family Residential District and the Hastings Street Area Plan as Guidelines)

Address: 3765, 3775, 3785 and 3791 Albert Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a non-profit housing, stacked townhouse development, while retaining the existing heritage house.

The City Manager recommended:

1. THAT staff be authorized to bring forward for abandonment Amendment Bylaw No. 9, 1995, Bylaw No. 10194, Rezoning Reference #73/94, a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.
2. THAT staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

Item #8
RZ #34/96

Application for the Rezoning of:

Lot 36, D.L. 166A, Group 1, Plan 48494

From: CD Comprehensive Development (based on M1 Manufacturing District and M5 Light Industrial District as guidelines)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District as guidelines)

Address: 7422 Fraser Park Drive

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit expansion of the existing industrial building.

The City Manager recommended:

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

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

5. TABLED MATTERS

Councillor Corrigan retired from the Council Chamber at 10:03 p.m. and did not return to the meeting.

- a) Chevron Refinery Limited
Burnaby Refinery

The following item was tabled at the regular Council Meeting held on 1996 June 10:

**10. Chevron Refinery 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:

- a) B.R.A.C.E. (Care of Angela Homer, 4364 Cambridge Street, Burnaby, B.C. V5C 1N4)
- b) The Heights Neighbourhood Association, 50 South Gilmore Avenue, Burnaby, B.C. V5C 4P5
- c) Chevron Canada Limited, 355 North Willingdon Avenue, Burnaby, B.C. V5C 1X4

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MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR YOUNG:

"THAT the report of the City Manager be now TABLED."

CARRIED UNANIMOUSLY

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

MOVED BY COUNCILLOR REDMAN:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT Item 10, City Manager's Report No. 16, 1996 June 10 be now **LIFTED from the table."**

CARRIED UNANIMOUSLY

The report was now before the meeting.

MOVED BY COUNCILLOR REDMAN:
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

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

MOVED BY COUNCILLOR REDMAN:
SECONDED BY COUNCILLOR RANKIN:

"THAT recognizing a number of years have elapsed since Council gave its approval to Chevron's refinery modernization and expansion program in 1974;

AND FURTHER, THAT there appears to be some confusion among residents of the area concerning the future of the designated green belt buffer, in potential land exchange, set back areas, street closures, and other aspects of development plan for the area;

THEREFORE, Council requests that the Mayor establish an Ad Hoc Advisory Committee to review the remaining components of the approved plan and report back to Council;

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AND THAT the Ad Hoc Advisory Committee be comprised of seven members, to possibly include a representative from the Heights Neighbourhood Association, and residents of the abutting residential area, and to be chaired by a member of Council."

CARRIED

OPPOSED: COUNCILLOR LAWSON

b) Emergency Planning

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

6. **BYLAWS**

FIRST, SECOND AND THIRD READINGS:

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR EVANS:

"THAT

Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 23, 1996	#10425
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Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 24, 1996	#10426
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Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 25, 1996	#10427
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be now introduced and read three times."

CARRIED UNANIMOUSLY

CONSIDERATION AND THIRD READING:

#10325	4488 Halifax Street	RZ # 14/95
#10376	3915 & 3935 Henning Drive	RZ # 12/96
#10392	Text Amendment	
#10393	8888 Barnet Road	RZ # 6/96
#10407	3802 Hastings Street, 388/97 Pender Street	RZ # 26/96

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MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR LAWSON:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw
No. 1, 1996 **#10325**

Burnaby Zoning Bylaw 1965, Amendment Bylaw
No. 28, 1996 **#10376**

Burnaby Community Plan Bylaw 1987,
Amendment Bylaw 1996 **#10391**

Burnaby Zoning Bylaw 1965, Amendment Bylaw
No. 31, 1996 **#10392**

Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 32, 1996 **#10393**

Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 42, 1996 **#10407**

be now read a third time."

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT Burnaby Community Plan Bylaw 1987, Amendment Bylaw 1996, Bylaw #10391 be
AMENDED as outlined in Attachment 1 of Item 1, City Manager's Report No. 20, 1996 July 22."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw No.31, 1996, Bylaw No.10392 be
AMENDED as outlined in Attachment 2 of Item 1, City Manager's Report No. 20, 1996 July 22.

CARRIED UNANIMOUSLY

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A vote was then taken on the motion as moved by Councillor Rankin and seconded by Councillor Lawson being:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 1996	#10325
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 1996	#10376
Burnaby Community Plan Bylaw 1987, Amendment Bylaw 1996	#10391
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 1996	#10392
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 1996	#10393
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 1996	#10407

be now read third time, **AS AMENDED**, and same was **CARRIED UNANIMOUSLY**.

RECONSIDERATION AND FINAL ADOPTION

#10377	4923/25/55, 5023 Victory Street, 6908/38/40//46/58 64/76/82, 7012/38/82/86/98, 7126 Nelson Avenue; 6909/10/25/30/35/50/57/59/70/72/77/85/89/90 7010/12/17/29/25/30/35/52/59/69/70/80/87/96 7183/87/99 Dunblane Avenue	RZ #17/96
#10395	Text Amendment	
#10396	Text Amendment	
#10397	Text Amendment	

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 1996	#10377
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Burnaby Animal Control Bylaw 1991, Amendment Bylaw 1996	#10387
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 Automatic Vote Counting System Bylaw	#10415
Burnaby Local Improvement Construction Bylaw No. 2, 1996	#10420
Burnaby Local Improvement Construction Bylaw No. 3, 1996	#10421
Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 21, 1996	#10422
Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 22, 1996	#10424

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

CARRIED
OPPOSED:COUNCILLOR EVANS
TO BYLAW #10377

7. NOTICE OF MOTION:

- a) Councillor Jim Young
Re: Vehicle Theft

Councillor Young was granted leave by Council to introduce the following motion with respect to motor vehicle theft:

1996 July 22

MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR LAWSON:

“THAT WHEREAS in 1994, 160,00 motor vehicles were stolen in Canada;

AND WHEREAS the insurance claims related to motor vehicle theft in Canada during 1994 were approximately \$470 million;

AND WHEREAS additional, undetermined costs for policing and judicial system administration, as well as the expense and inconvenience to victims make this a crime that places a tremendous financial burden on all citizens;

THEREFORE BE IT RESOLVED THAT the F.C.M. request that the Federal Government enact legislation requiring automobile manufacturers to develop and install anti-theft devices that are effective in significantly reducing vehicle theft.

CARRIED UNANIMOUSLY

8. NEW BUSINESS

Councillor Young

Councillor Young advised that at its meeting of 1996 July 11 the Loughheed Area Advisory Committee adopted a motion to convey to Council its concern about the lack of a pedestrian light at Bell Avenue and Loughheed Highway, in the proposed improvements along Loughheed Highway, and to urge Council to meet with the Ministry of Transportation and Highways to request reconsideration of the decision on this matter.

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

MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR EVANS:

“THAT His Worship, Mayor W.J. Copeland write to the Ministry of Transportation and Highways requesting a meeting to discuss the inclusion of a pedestrian light at Bell Avenue and Loughheed Highway in conjunction with the proposed improvements along Loughheed Highway.”

CARRIED UNANIMOUSLY

1996 July 22

Councillor Redman

Councillor Redman advised that she is very pleased that Burnaby Council have adopted amendments to the Animal Control Bylaw to provide additional protection to animals in Burnaby.

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

MOVED BY COUNCILLOR REDMAN:

SECONDED BY COUNCILLOR JOHNSTON:

THAT a copy of the newly adopted Animal Control Bylaw amendment be included in the next available issue of Information Burnaby.

CARRIED UNANIMOUSLY

Councillor Drummond

Councillor Drummond advised that he has received a letter from Keith Ballantyne of 4801 Frances Street who is concerned about traffic safety issues related to the installation of diverters in the area of Delta and Pender. Councillor Drummond requested staff review Mr. Ballantyne's concerns and talk with him before constructing diverters on Frances Street.

9. INQUIRIES

There were no inquiries brought before Council at this time.

10. ADJOURNMENT

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR EVANS:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY


1996 July 22

The regular Council Meeting adjourned at 10:35 p.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY CITY CLERK