

1996 MAY 27

A regular meeting of the City Council was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1996 May 27 at 7:00 p.m..

PRESENT: Acting Mayor D.P. Drummond, In the Chair
Councillor D.R. Corrigan (*arrived 7:07 p.m.*)
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson
Councillor L.A. Rankin
Councillor C.M.H. Redman (*arrived at 7:20 p.m.*)
Councillor J. Young

ABSENT: His Worship, Mayor W.J. Copeland

STAFF: Mr. R.H. Moncur, City Manager
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
Mrs. D.R. Comis, City Clerk
Ms. G. McCaskie, Administrative Officer I

P R E S E N T A T I O N

Acting Mayor Doug Drummond introduced Mr. Thomas Mark, Burnaby's Citizen of the Year for 1995.

Acting Mayor Drummond outlined the many volunteer activities Mr. Mark undertakes on behalf of Burnaby Seniors and Burnaby Citizens and thanked Mr. Mark for his many years of valued and dedicated service.

Acting Mayor Drummond presented Mr. Mark with the Kushiuro Cup as the *1995 Burnaby Citizen of the Year*. Mr. Mark expressed his appreciation to Council, and the Kushiuro Cup Selection Committee for presenting him with this award. He also expressed appreciation to Mrs. Raylene Burke, Volunteer Coordinator, City of Burnaby who received the award on his behalf at Council's Annual Appreciation Dinner.

1. **MINUTES**

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR YOUNG:

"THAT the minutes of the regular Council Meeting and Caucus Meeting "In Camera" held on 1996 May 13 be now adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the minutes of the Public Hearing (Zoning) held on 1996 May 21 be now adopted."

2. **DELEGATIONS**

The following wrote requesting an audience with Council:

- a) Shawn Braddick, Black Dove Coffee
House & Restaurant, 1996 May 14
Re: Proposed Smoking Bylaw
Speaker: Shawn Braddick
- b) Special Projects Committee, Sapperton
Fish & Game Club, 1996 May 17
Re: Development plans for Simon Fraser
University on Burnaby Mountain
Speaker: Elmer E. Rudolph
- c) D. Gadhia, V.P. Finance, Gateway
Casinos Inc. 1996 May 21,
Re: Casino Proposal - Dominion Street
Rezoning
Speaker: Mr. Jim Baird, Barrister & Solicitor

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR YOUNG:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- a) **Ms. Shawn Braddick**, Black Dove Coffee House, 7347 Edmonds Street, Burnaby, B.C. appeared before Council on behalf of small restaurant owners to express concerns with regard to the anticipated negative impact of the proposed smoking bylaw on small coffee houses and coffee shops. Ms. Braddick advised that 98% of her clientele are smokers and that she does not have room to provide outdoor facilities in order to accommodate the requirements of the proposed bylaw.

The speaker advised that her coffee house also provides a community service to teens through the provision of dart boards, musical instruments and a pool table. The proposal to go to 100% non-smoking in restaurants would be detrimental to her business. She compared smoking to air pollution and other negative health habits.

Councillor Redman entered the Council Chamber at 7:20 p.m. and took her place at the Council table.

Ms. Braddick then submitted a petition, the text of which is as follows:

"Do you agree with the new proposal through City Hall that all restaurants and cafes should be non-smoking?"

The petition contained 75 signatures disagreeing with the statement and 3 signatures agreeing with the statement.

- b) **Mr. Elmer Rudolph**, 1809 - 8th Avenue, New Westminster, B.C. representing the Sapperton Fish and Game Club, appeared before Council to express concerns about the water course and storm water management provisions of the Simon Fraser University Official Community Plan, particularly as they relate to Stoney Creek, Eagle Creek and Silver Creek.

Mr. Rudolph cited problems with past attempts at sediment control at the Oaklands development and Manchester Drive which have as yet not been satisfactorily resolved. The speaker is concerned that these past problems will be recreated at the head waters of the three creeks.

The speaker is proposing a pilot project be undertaken at Simon Fraser University combining sediment control activities both during construction and over the long term post construction. He suggested the sediment control actions be engineered on site and re-engineered until they work, with the onus placed on Simon Fraser University to use their engineering resources to create a successful plan.

Mr. Rudolph noted that the benefits of the plan would be two-fold; the creation of a storm water management system to protect the creeks, and to learn how to do it right the first time for future applications. The speaker noted that a long term (20 year) project will demonstrate that we have turned the corner on stream preservation.

In conclusion, Mr. Rudolph challenged the City, Engineering Staff, Simon Fraser University and the Community at large to build a community of 5,000 to 10,000 people on Burnaby Mountain without damaging local creeks.

- c) **Mr. Jim Baird**, Suite 2030 - 4710 Kingsway, Burnaby, B.C. and **Mr. Elmer Keefer**, General Manager Clarion Villa Hotel appeared before Council on behalf of Gateway Casino Inc., regarding development of a casino across from the Clarion Villa Hotel on Dominion Street.

Gateway Casino Incorporated currently holds three casino licenses in British Columbia. They propose to transfer their license from Maple Ridge to Burnaby.

Mr. Baird reviewed the standards of operation of casinos, including betting limits, security and the benefit to local charities as set out by the Gaming Commission. He noted that casinos return approximately \$2.6 million to Burnaby charities in any given year.

The proposed casino would employ approximately 80 full time equivalent positions. He noted that the proposed site would be appropriate for casino development as it is away from residential and family oriented facilities, has transit services nearby and would provide a much better use for the site than the current parking lot facility.

Mr. Elmer Keefer, General Manager Clarion Villa Hotel advised that as General Manager of the facility he must ensure the property is used for its highest and best use. The current parking lot is a non-entity and development of a casino on the site would provide added entertainment services for hotel guests as well as Burnaby residents.

3. **CORRESPONDENCE AND PETITIONS**

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR EVANS:

"THAT all of the following listed items of correspondence be received and those items of the City Manager's Report No. 15, 1996 May 27 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

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

- a) Gwen Fernandes, 1996 May 06
Re: Hastings-Gaglardi Connector

A letter dated 1996 May 06 was received from Gwen Fernandes concerning the containment of large piles of sand and residue which are now filling local streams during the construction of the Hastings-Gaglardi Connector.

A staff note advises that staff will soon be submitting a report on the restoration and enhancement of Eagle Creek to the Environment and Waste Management Committee. Staff suggest that this letter be referred to the Committee.

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR EVANS:

"THAT the correspondence from Gwen Fernandes regarding the Hastings-Gaglardi Connector be **REFERRED** to the Environment and Waste Management Committee for information."

CARRIED UNANIMOUSLY

- b) Gwen Gernandes, 1996 May 07
Re: Preservation of Burnaby Lake

A letter dated 1996 May 07 was received from Gwen Fernandes commenting that Burnaby Lake is a treasure in the midst of our urban development and that all measures should be taken to ensure its continued existence.

- c) Mayor, District of Tumbler Ridge,
1996 May 05
Re: Mining Week May 13 - 19, 1996

A letter dated 1996 May 05 was received from the Mayor of the District of Tumbler Ridge requesting Council's support for the "*Keep Mining in Canada*" campaign and acknowledging mining week May 13th to 19th, 1996.

- d) Mayor, City of New Westminster
1996 May 13
Re: Contaminated Sites Draft 3 Regulations

A letter dated 1996 May 13 was received from Mayor Betty Toporowski, City of New Westminster submitting for Council's consideration a copy of a report entitled "*Summary of Expert Panel Comments on the Contaminated Sites Regulation*."

A staff note advises that the Regional Engineers Advisory Committee, at their meeting on 1996 May 17 discussed the report titled "*Summary of Expert Panel Comments on the Contaminated Sites Regulation*" and adopted a motion to request the Regional Administrative Advisory Committee to ask the Ministry of Environment to delay passing

the regulations to Bill 26 until such time as the Province addresses the issues of Retro-Liability, the comments of the expert review panel, and takes into consideration cost/benefits and consultation with affected stakeholders. Staff will inform Council appropriately of any further developments on this matter.

Councillor Rankin retired from the Council Chamber at 8:12 p.m.

- e) R.E. Free, 1996 May 02
Re: No Smoking Bylaw

A letter dated 1996 May 02 was received from R.E. Free stating his opinion that no smoking restaurants is anti-free enterprise unless by choice of the restaurant owner.

- f) Minister of Finance, CANADA
1996 May 07
Re: Transfers to Provinces and
Preservation of Social Programs

A letter dated 1996 May 07 was received from the Honourable Paul Martin, Federal Minister of Finance responding to Council's correspondence regarding transfers to provinces and the preservation of social programs. In his concluding comments, the Federal Minister reaffirms that the combined actions of the 1995 and 1996 budgets will: provide provinces with enhanced flexibility; uphold the principles of the Canada Health Act and assure access to social assistance without minimum residency requirements; help to make Canada's medicare and other social programs financially sustainable by committing the Federal Government to predictable and growing funding over five years and provide greater comparability in funding for Health and Social Programs among provinces.

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

- g) Treasurer, Heights Neighbourhood
Association, 1996 May 12
Re: Urge Council to support request to
develop Community Garden in
3800 block Pender Street

A letter dated 1996 May 12 was received from The Heights Neighbourhood Association urging Council's support for the request to develop a community garden in the 3800 block Pender Street.

A staff note advises that this subject is addressed in a rezoning report (RZ #26/96) which is on the 1996 May 27 agenda for the consideration of Council.

- h) Executive Directors, Canadian Cancer Society, Heart & Stroke Foundation and B.C. Lung Association, 1996 May 06
Re: Congratulations on passing motion
re. smoke-free bylaw

A letter dated 1996 May 06 was received from the Canadian Cancer Society congratulating Council on the passing of the recent motion to update the Smoke-Free Bylaw for Burnaby.

- i) John Ryan and Carol Stubson-Ryan
Undated,
Re: Use of Burnaby Park by Oakalla
Hawks Glider Club

An undated letter was received from John Ryan and Carol Stubson-Ryan bringing to Council's attention their concern regarding a trend toward preferential access and exclusive use of designated areas of Deer Lake Park by a private club.

A staff note advises that the Parks and Recreation Commission will be considering this matter at its 1996 June 05 meeting and will forward a report to Council for its regular meeting on 1996 June 10.

- j) Jennifer Atchison, 1996 May 16,
Re: Request delay in consideration
of Rezoning of SFU University lands

A letter dated 1996 May 16 was received from Jennifer Atchison requesting Council to delay the rezoning of Simon Fraser University Land for at least 6 weeks to provide an opportunity for a public process involving meetings with Council, staff, developers and the GVRD to study the proposals and the impact which development of the Simon Fraser University Lands will have.

- k) Peter M. Grabowski, 1996 May 07
Re: Conditions at Burnaby Mountain Golf Course

A letter dated 1996 May 07 was received from Peter Grabowski bringing to Council's attention the condition of Burnaby Mountain Golf Course which, in the writer's view, is not acceptable. The writer suggests that, during the past 5 years, there has been a gradual decline in proper maintenance and reluctance to upgrade the golf course and facilities with the exception of installation of a sprinkler system.

A staff note advises that the Parks and Recreation Commission will be considering this matter at its 1996 June 05 meeting and will forward a report to Council for its regular meeting on 1996 June 10.

- l) Manager, B.G.S.C. Blast, 1996 May 14,
Re: Request permission to conduct Tag Days

A letter dated 1996 May 14 was received from the "Burnaby Blast" soccer team requesting permission to conduct Tag Days in Burnaby during the months of 1996 May and June.

A staff note advises that the writer was contacted to determine specific dates for the proposed tag days. The dates requested are on Fridays and Saturdays, May 31/June 01, June 14/15, June 21/22 and June 28/29. There are no conflicts with the requested dates.

Councillor Rankin returned to the Council Chamber at 8:17 p.m. and took his place at the Council table.

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR EVANS:

"THAT the request from the Burnaby Girls Soccer Club to hold Tag Days in Burnaby be approved."

CARRIED UNANIMOUSLY

- m) R. Hardy, 1996 May 11
Re: Condition of sidewalk
on 16th Avenue east of Wright Street

A letter dated 1996 May 11 was received from R. Hardy drawing Council's attention to a length of sidewalk replacing the existing local improvement on 16th Avenue east of Wright Street which is breaking up. The writer requests remedial action.

A staff note advises that the sidewalk construction referred to is a restoration of an existing sidewalk that was damaged during the installation of utility cables. The overhanging trees will be trimmed to allow for the safe passage of pedestrians. Mr. Hardy will be informed accordingly.

- n) Network Coordinator, Healthy Communities
Resource Office, 1996 May 07
Re: Urge Council support for resolution
for UBCM confirming commitment to
B.C. Healthy Communities

A letter dated 1996 May 07 was received from the Network Coordinator of "Population Health Promotion" requesting that Council adopt a resolution to reaffirm its support for "Healthy Communities" and that the resolution be forwarded to the Union of B.C. Municipalities for its consideration at the upcoming annual meeting.

Councillor Corrigan returned to the Council Chamber at 8:19 p.m. and took his place at the Council table.

- o) John Appler, 1996 May 14,
Re: SFU Official Community Plan

A letter dated 1996 May 14 was received from John Appler suggesting that a number of concerns must be addressed or at the least, presented to Simon Fraser University for their consideration before approval for the rezoning bylaw amendment is granted. The writer's major concern relates to storm water management of the areas to be developed and their effects on the downstream watercourses below the ring road area.

A staff note advises that bylaws for the amendments to the Community Plan for SFU appear elsewhere on this agenda. Mr. Appler's letter was received too late for him to appear as a delegation on this matter; however, staff will contact Mr. Appler and advise him that his letter has been forwarded to Council and that he may also address his concerns to Council at the Public Hearing to be held on this matter on 1996 June 26.

Councillor Lawson was given leave by Council to introduce the following motion with respect to Correspondence Item 3 (b) from Gwen Fernandes:

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR EVANS:

"THAT the correspondence from Gwen Fernandes regarding Burnaby Lake be **REFERRED** to the Environment and Waste Management Committee for information.

CARRIED UNANIMOUSLY

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

Councillor Lawson was given leave by Council to introduce the following motion with respect to Correspondence Items 3 (j) and (o):

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR YOUNG:

"THAT the correspondence from Jennifer Atchison and John Appler be **REFERRED** to Simon Fraser University for their information."

CARRIED UNANIMOUSLY

Councillor Lawson was given leave by Council to introduce the following motion with respect to Correspondence Item 3(n) from the Network Coordinator of "*Population Health Promotion*":

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR EVANS:

"THAT WHEREAS British Columbia is an international leader in the use and promotion of the *Health Communities Process* to improve the safety and well being of our communities and citizens;

and WHEREAS the Government of British Columbia and the Union of British Columbia Municipalities recognize the need to support and create sustainable and healthy communities;

and WHEREAS healthy communities respect and enhance the abilities of local government to autonomously build and create safer and healthier communities;

and WHEREAS local government must be consulted and supported in local efforts to improve the health of all British Columbians;

THEREFORE BE IT RESOLVED that the Government of the Province of British Columbia in consultation with the Union of British Columbian Municipalities and Local Governments, be called upon to continue its support and commitment to B.C. Healthy Communities."

CARRIED UNANIMOUSLY

Councillor Johnston was given leave to introduce the following motion with respect to Correspondence Item 3 (d):

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR LAWSON:

"THAT the correspondence from Mayor Betty Toporowski, City of New Westminster be **REFERRED** to the Environment and Waste Management Committee for information."

CARRIED UNANIMOUSLY

4. **REPORTS**

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

In consideration of the persons present in the gallery, Councillor Rankin was given leave to introduce the following motion:

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR YOUNG:

"THAT Item No. 5 of 17, City Manager's Report No. 15, 1996 May 27 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

Item #5 Application for the Rezoning of:
RZ #24/96 Lot A Except: East 569.25 ft., D.L. 70, Group 1,NWD, Plan 9892

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

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

Address: **4320 Dominion Street**

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit
 the introduction of a charitable casino within the existing
 combination parking and office structure.

The City Manager recommended:

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

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT staff work with the applicant toward the preparation of a plan of development suitable for presentation at a Public Hearing."

CARRIED

FOR: COUNCILLORS LAWSON, JOHNSTON,
 RANKIN, REDMAN AND YOUNG

OPPOSED: COUNCILLORS CORRIGAN AND EVANS

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT Item 16, City Manager's Report No. 15, 1996 May 27 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

16. 1) An amendment to the Burnaby Official Community Plan
 to include the Simon Fraser University Official Community Plan
 2) Zoning Bylaw Text Amendment to create the P11 S.F.U.
 Neighbourhood District
 3) Rezoning Reference No. 6/96
 Simon Fraser University
ADDRESS: 8888 Barnet
-

The City Manager submitted a report from the Director Planning and Building requesting Council authorization to forward an amendment to the Burnaby Official Community Plan to include the Simon Fraser University Official Community Plan, the P11 SFU Neighbourhood District Zoning Bylaw Text Amendment, and Rezoning Reference No. 6/96 to Public Hearings on Wednesday, 1996 June 26.

The purpose of the proposed Rezoning Bylaw Amendment is to permit the potential development of up to 4,536 multi-family residential units with park and school sites and associated minor support commercial facilities in two neighbourhoods as an alternative to university use, to define and protect Naheeno Park as a natural area and to adjust certain zoning district boundaries related to the ring road.

The City Manager recommended:

1. THAT a bylaw for amendment of the Burnaby Official Community Plan to include the Simon Fraser University Official Community Plan (*Attachment 1*) be advanced to First Reading on 1996 May 27 and to a Public Hearing on Wednesday, 1996 June 26 at 7:30 p.m.
2. THAT copies of the bylaw amending the Burnaby Official Community Plan to include the Simon Fraser University Official Community Plan be sent to adjacent municipalities and the Greater Vancouver Regional District for comment in accordance with Section 947(2) of the Municipal Act.
3. THAT a bylaw amending the Burnaby Zoning Bylaw 1965 to create the P11 S.F.U. Neighbourhood District (*Attachment 2*) be advanced to First Reading on 1996 May 27 and a Public Hearing on Wednesday 1996 June 26 at 7:30 p.m.
4. THAT a Rezoning Bylaw for Rezoning Reference No. 6/96 (*Sketch #1 attached*) be prepared and advanced to First Reading on 1996 May 27 and to a Public Hearing on Wednesday 1996 June 26 at 7:30 p.m.
5. THAT the following be established as prerequisites to the completion of the rezoning:

- a. An exchange of letters between Simon Fraser University and the City confirming understandings regarding the terms of the Simon Fraser University Official Community Plan.
- b. Provision of a statutory right-of-way for public vehicular and pedestrian access on the Ring Road corridor.
- c. Provision of a statutory right-of-way to provide public pedestrian access over the existing trail down from the Ring Road east of the existing gasoline service station.
- d. Execution of subdivision plans and related documentation for creation of the Simon Fraser University parcel generally within the Ring Road.
- e. The approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

Council resumed the regular order of business on the Council agenda.

- a) Housing Committee
Re: Building Height Regulations in the R10 District

The Housing Committee submitted a report recommending that a new method of measuring building height, based on a sloping building envelope, be explored for the R10 District.

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

The Housing Committee recommended:

1. THAT Council authorize staff to explore a new method of measuring building height in the R10 District, based on the method described in Section 3.0 of this report and that as a first step, residents and property owners in the South Slope area west of Patterson Avenue be consulted to determine whether this method would be effective in addressing residents' concerns about building height restrictions under the R10 District.

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

- b) Civic Development Committee
Re: Award of Contract for the Arena
Projects at Burnaby Lake Sports Complex

The Civic Development Committee submitted a report requesting that a contract be awarded to D.G.S. Construction Co. Ltd. for construction of the proposed arena and renovations to existing facilities at Burnaby Lake Sports Complex.

The Civic Development Committee recommended:

1. THAT Council award a contract in the amount of \$9,045,292 (inclusive of G.S.T. at 7%) to D.G.S. Construction Co. Ltd. for the construction of the Burnaby Lake Multi-Purpose Arena Complex and including renovations and additions to the existing arena and C.G. Brown Pool.
2. THAT a copy of this report be sent to the Parks and Recreation Commission for information.

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

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

Councillor Rankin retired from the Council Chamber at 8:58 p.m.

- c) Community Policing Committee
Re: Interim Communications for
Community Policy Committee for 1996

The Community Policing Committee submitted a report proposing an interim communications plan to guide both internal and external committee communications until a comprehensive communications/community education plan for community policing has been developed.

The Community Policing Committee recommended:

1. THAT Council approve the interim communications plan for the Community Policing Committee as outlined in Section 2.0 of this report.
2. THAT with the interim plan in place, Council pursue the development of a more formal comprehensive communications/community education plan.
3. THAT copies of the approved report be sent to the community consultative groups in each of the City's four Community Policing districts.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

d) Community Policing Committee

Re: Terms of Reference for Community Policing Committee

The Community Policing Committee submitted a report requesting Council approval of Terms of Reference to guide the Committee's decision-making and other activities. The Terms of Reference outline the purpose of the Committee, its objectives, workplan, membership, meeting frequency, meeting times, budget and duration of mandate.

The Community Policing Committee recommended:

1. THAT Council approve the Terms of Reference for the Community Policing Committee as detailed in Section 2.0 of this report.
2. THAT copies of this report be sent to all citizens serving as volunteers on community consultative groups for Community Policing.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

- e) Community Issues and Social Planning Committee
Re: Allocation of Space - Edmonds
Community Resource Centre

The Community Issues and Social Planning Committee submitted a report recommending that room 210 of the Edmonds Community Resource Centre be allocated to St. Leonard's Youth and Family Services Society.

The Community Issues and Social Planning Committee recommended:

1. THAT Council approve the allocation of Room 210 at the Edmonds Community Resource Centre to St. Leonard's Youth and Family Services Society.
2. THAT Council authorize staff to undertake the necessary lease arrangements between the City and St. Leonard's Youth and Family Services Society.
3. THAT a copy of this report be sent to the following applicants for the space:
St. Leonard's Youth and Family Services, #220 - 6545 Bonsor Avenue, Burnaby, B.C. V5H 1H3; Burnaby Family Life Institute, #32 - 250 Willingdon Avenue, Burnaby, B.C. V5C 5E9; Deaf Youth Program, 6377 - 188 Street, Surrey, B.C., V3S 7T9; and Canadian Cystic Fibrosis Foundation, 3372 West 31st Avenue, Vancouver, B.C., V6S 1X7.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CORRIGAN:

"THAT the recommendations of the Community Issues and Social Planning Committee be adopted."

CARRIED UNANIMOUSLY

Councillor Redman returned to the Council Chamber at 9:07 p.m. and took her place at the Council table.

- f) Community Heritage Commission
Re: Heritage Award in the
Memory of Evelyn Salisbury

The Community Heritage Commission submitted a report recommending the establishment of a Heritage Award in the name of "Mrs. Evelyn Salisbury". Mrs. Salisbury worked for many years to raise awareness of Burnaby's Heritage throughout the Community. It is the feeling of the Commission that it is appropriate to set up a special award in memory of her work to recognize the contributions the community advocates make towards increasing community awareness of and sensitivity to heritage issues.

The Community Heritage Commission recommended:

1. THAT Council support the establishment of the "Evelyn Salisbury Award for Significant Contributions to Community Heritage" to be conferred to individuals or community organizations who have made outstanding contributions in the promotion of heritage conservation in Burnaby.

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR EVANS:

"THAT the recommendation of the Community Heritage Commission be adopted."

CARRIED UNANIMOUSLY

Councillor Rankin returned to the Council Chamber at 9:08 p.m. and took his place at the Council table.

Councillor Young returned to the Council Chamber at 9:10 p.m. and took his place at the Council table.

- g) Environment & Waste Management Committee
Re: Relocation of Environmental Education
Centre to Stoney Creek _____

The Environment & Waste Management Committee submitted a report recommending the relocation of the Environmental Educational Centre from its present location on Still Creek Avenue to an area in the vicinity of Stoney Creek Community School. The Environment & Waste Management Committee believes this new location will better reflect Burnaby's broadened range of environmental initiatives, especially its new Streamkeepers Program.

The Environment & Waste Management Committee recommended:

1. THAT Council, with the concurrence of the Burnaby School Board, approve the relocation of the Environmental Education Centre to the Stoney Creek Community School;
2. THAT Council approve the expenditure of \$10,000 to cover the cost of relocating the Education Centre;
3. THAT a copy of this report be forwarded to the Burnaby School Board for its approval; and
4. THAT a copy of this report be sent to the Parks and Recreation Commission for its information.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR REDMAN:

"THAT the recommendations of the Environment & Waste Management Committee be adopted."

CARRIED UNANIMOUSLY

- h) Environment & Waste Management Committee
Re: City of Burnaby Environment Awards

The Environment & Waste Management Committee submitted a report recommending the establishment of the Terms of Reference for an Environment Awards Program and recommending awards for 1995. The Committee advocates the creation of four award categories being Communication, Planning and Development, Community Stewardship and Youth. The form of the award may include a certificate from Council and the Environment & Waste Management Committee, a commemorative plaque or another appropriate form of recognition.

The Environment & Waste Management Committee recommended:

1. THAT Council approve the establishment of an Annual Environmental Awards Program as outlined in Section 2.0 of the attached report.
2. THAT the 1995 Environment Award in Communication be presented to Gareth Kirby and the News Leader for their series of articles examining the Fraser River, local tributaries and associated problems in the fishing industry.
3. THAT the 1995 Environment Award in Planning and Development be presented to Canada Lands Corporation for their development of the GlenLyon Business Park.
4. THAT the 1995 Environment Award in Youth be presented to Stoney Creek Community School and its students for leadership in environmental stewardship that actively involves youth and the broader community.
5. THAT the 1995 Environment Awards be presented to the recipients on June 4, 1996 at 7:00 p.m. at Confederation Centre during the Streamkeepers Evening discussion.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR LAWSON:

"THAT the recommendations of the Environment & Waste Management Committee be adopted."

CARRIED UNANIMOUSLY

- i) Community Heritage Commission
Re: 5255 Sperling Avenue (Walker House)

The Community Heritage Commission submitted a report recommending the repair of the Walker House to bring it to rental standard. This initiative will stabilize the last vacant City building in Deer Lake Park and allow the house to be rented until it can be utilized for park or public purpose. The estimated cost of repair is \$72,000.

The Community Heritage Commission recommended:

1. THAT Council be requested to authorize the expenditure of up to \$72,000 from the 1996 Land Assembly portion of the Capital Budget for the repair of the Walker House at 5255 Sperling Avenue.

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR YOUNG:

"THAT the recommendation of the Community Heritage Commission be adopted."

CARRIED UNANIMOUSLY

Councillor Redman retired from the Council Chamber at 9:46 p.m.

Councillor Redman returned to the Council Chamber at 9:50 p.m. and took her place at the Council table.

- j) Civic Development Committee
Re: Completion of the Shadbolt Centre
for the Arts Projects

The Civic Development Committee submitted a report providing Council with a project wrap-up and financial summary for the Shadbolt Centre construction project. In view of the project surplus, the Committee is recommending that five additional items be reinstated for the project including granite facing on the atrium fireplace, extending the stonework on the exterior chimney, installing tree grates in Arts Lane, applying a sealer on the existing stonework and introducing gateway signage on the Arts Lane. The estimated cost to complete these works is between \$30,000 to \$35,000.

The Civic Development Committee recommended:

1. THAT Council receive the report on completion of the Shadbolt Centre for the Arts.
2. THAT Council approve the re-instatement of the five items listed in Section 2.0 of the attached report.

1996 MAY 27

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Council meeting do now recess."

CARRIED UNANIMOUSLY

The Council meeting recessed at 9:55 p.m.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR REDMAN:

"THAT the Council meeting do now reconvene."

CARRIED UNANIMOUSLY

The Council meeting reconvened at 10:03 p.m. with His Worship, Mayor W.J. Copeland and Councillor Lawson absent.

- k) The City Manager presented Report No. 15, 1996 May 27 on the matters listed following as Items 01 to 17 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. B.C. Liberal Party's Economic Plan

The City Manager submitted a report from the Director Finance providing Council with an analysis of the impact, on Burnaby taxpayers, of the changes to property taxation proposed by the B.C. Liberal Party's Economic Plan. The Plan would eliminate the school property tax and the provincial homeowner grant. The Plan also proposes to transfer authority to provide for the B.C. Transit subsidy, conditional and unconditional grants and other grants to municipalities from the Provincial Government.

The City Manager recommended:

1. THAT Council receive this report for information.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

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

Councillor Lawson returned to the Council Chamber at 10:05 p.m. and took her place at the Council table.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

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

Councillor Corrigan returned to the Council Chamber at 10:37 p.m. and took his place at the Council table.

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

2. Tender for the Supply of Asphalt

The City Manager submitted a report from the Director Finance advising of the results of tenders received for the supply only and the supply and delivery of various grades of asphalt as and when required from 1996 June 01 to 1997 May 31.

The City Manager recommended:

1. THAT purchase orders be issued to Columbia Bitulithic Ltd., Imperial Paving Ltd., Jack Cewe Ltd., B.A. Blacktop Ltd., and Winvan Paving Ltd. for the supply of asphalt as and when required until 1997 May 31, for an estimated total combined cost of \$268,000 with final payment based on actual quantities and unit prices tendered.

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

3. 12th Avenue Elementary School -
Playground Funding Request

The City Manager submitted a report from the Director Recreation and Cultural Services requesting Council approval to enter into a joint project with the Burnaby School Board for the construction of a basketball court at Mary Avenue Park/12th Avenue School complex. This proposal arises from a request by the Parent Advisory Council of the 12th Avenue Elementary School that a portion of land at Mary Avenue Park be used as a site for relocating the school's existing basketball court. The reason for the request is that a portable daycare facility will soon be installed on their existing basketball court and there is no other suitable land at the school on which to relocate the court.

The City Manager recommended:

1. THAT a bylaw be brought down under Section 682 (2) of the Municipal Act to enter into an agreement with the Burnaby School Board for a \$3,000 contribution to the cost of the play court development at 12th Avenue Elementary School.

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

4. Boundary Road Improvements -
Kingsway to Thurston Street

The City Manager submitted a report from the Director Engineering requesting Council authority to retain a consultant for engineering services and to bring down a Capital Works Expenditure Bylaw in the amount of \$1.8 million for design and construction of improvements to Boundary Road between Kingsway and Thurston Street.

The City Manager recommended:

1. THAT Council approve the retention of Aplin & Martin Consultants Ltd. to provide engineering consulting services for this project as more specifically detailed in this report.
2. THAT Council authorize the bringing down of a Capital Works Expenditure Bylaw in the amount of \$1.8 million for the design and construction of the Boundary Road improvements.

MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

5. Sanitary Sewer Service Inspection Chambers

The City Manager submitted a report from the Director Engineering requesting Council authority to amend the Sanitary Sewer Bylaw to require the installation of an inspection chamber on all sanitary sewer services at the time of new building construction. The installation of inspection chambers provides the benefit of access to allow the determination of the exact location of a sewer blockage, closed circuit tv inspection for condition assessment and grouting of joints and cracks as necessary to prevent infiltration.

The City Manager recommended:

1. THAT an amendment to the Sanitary Sewer Bylaw be brought down requiring the installation of an inspection chamber on all sanitary sewer services at the time of new building construction.

MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

Councillor Lawson retired from the Council Chamber at 10:50 p.m.

6. Update - UBCM Resolutions

The City Manager submitted a report from the Director Planning and Building providing Council with an update of active resolutions previously submitted by the City of Burnaby to the UBCM Convention Resolution Process.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

7. 8439 Government Street
Lot 2, DL 58, Plan No. 7808

The City Manager submitted a report from the Director Planning and Building requesting Council direct the Clerk to file a notice in the Land Title Office pursuant to Section 750.1 of the Municipal Act with respect to the subject property observed to be in contravention of Municipal Bylaws. The property owners have been directed to correct objections associated with building permit B-77634 but have made no discernable progress since the building inspection conducted on 1995 September 01. They have occupied their new single family dwelling prior to issuance of an occupancy permit and have shown no willingness to correct the outstanding deficiencies which would bring their property into compliance with Burnaby's Building Bylaws. As the property has been listed for sale during the past few months, a notice on title would encourage the completion of necessary repairs while safeguarding Burnaby's liability and protecting potential third party purchasers.

The City Manager recommended:

1. THAT Council direct the Clerk to file a notice in the Land Title Office stating that:
 - (i) A resolution relating to the land at 8439 Government Street, Burnaby, B.C. has been made under Section 750.1 of the Municipal Act, and
 - (ii) Further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
2. THAT a copy of this report be sent to Landco Developments Ltd., #201-1437 Kingsway, Vancouver, B.C., V5N 2R6 and to Director/Officer G. Gujral and his wife K. Gujral at 8439 Government Street, Burnaby, B.C. V5A 2E5.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

8. Building Permit for Semi-Detached Dwelling at 5010 - 5012 Victory Street

The City Manager submitted a report from the Director Planning and Building advising of an application of a building permit to construct a semi-detached dwelling at the subject address. The proposed semi-detached building is in contravention of a suggested change to the regulations affecting the maximum size of attached garages on semi-detached dwelling units that are accessed off the front street.

In order to mitigate the impact of the garages and driveways on the streetscape, staff are recommending that the permit be issued subject to the applicant submitting a suitable landscaping plan and that the landscaping be completed or bond posted prior to the issuance of the occupancy permit.

The City Manager recommended:

1. THAT the permit for a new semi-detached dwelling located at 5010-5012 Victory Street be issued according to the normal procedure, subject to:
 - i) the submission of a suitable landscaping plan, as discussed in Section 4.0 of this report, prior to issuance of the building permit; and
 - ii) the landscaping to be completed or bond posted prior to the issuance of the Occupancy Permit.

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

9. Building Permit Tabulation Report No. 04 from 1996 March 25 to 1996 April 21

The City Manager submitted a report from the Director Planning and Building providing Council with information on construction activity as reflected by the building permits that have been issued for the subject period. The value of building permits issued to date in the City of Burnaby is \$51,779,176.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

10. Rezoning Reference No. 11/96
7659 Fourteenth Avenue
Lane Dedication and Construction

The City Manager submitted a report from the Director Planning and Building prepared in response to Council's request for a report to address concerns raised at the Public Hearing for the subject rezoning application. The rezoning applicant, at the Public Hearing, requested that the lane requirement be removed from the prerequisites to the rezoning proposal.

Staff advised that the ramifications of deleting the lane requirements would be that the four abutting properties would not have potential vehicle access through a rear lane after the rezoning is completed and the likelihood of providing of rear lane access for the other seven properties facing Canada Way between Fourteenth and Sixteenth Avenue in the future is greatly reduced. In addition, municipal services such as garbage pickup will continue to be provided from Canada Way. Therefore, in light of both the short term and long term potential benefits of the lane, staff are recommending that the applicant be required to dedicate and construct the lane.

The City Manager recommended:

1. "THAT Council receive this report for information."

MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

11. Rezoning Reference No. 46/95
7353 Braeside Drive

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 June 25. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 June 10 and to a Public Hearing on 1996 June 25 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 and landscape plans submitted.
 - c) The approval of the Ministry of Transportation and Highways to the rezoning application.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

12. Rezoning Reference No. 5/96
Addition to Industrial Development
X-Reference Rezoning Reference No. 182/87

The City Manager submitted a report from the Director Planning and Building requesting Council authority to forward the subject rezoning application to a Public Hearing on 1996 June 25. The purpose of the proposed rezoning bylaw amendment is to permit an addition to the existing industrial development.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 June 10 and to a Public Hearing on 1996 June 25 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The granting of any necessary easements.

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

13. Rezoning Reference No. 7/96
Advanced Technology Research and Office Facility

The City Manager submitted a report from the Director Planning and Building requesting Council authority to forward the subject rezoning application to a Public Hearing on 1996 June 25.

The purpose of the proposed rezoning bylaw amendment is to permit the development of an advanced technology research and office facility within Discovery Place (BCIT site).

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to the First Reading on 1996 June 10 and to a Public Hearing on 1996 June 25 at 7:30 p.m.
2. THAT a Road Reservation Bylaw be authorized according to the terms outlined in Section 3.4 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The 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.
- d) 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.
- e) The determination of the project site as a separate legal parcel and the satisfaction of all necessary subdivision requirements.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) Submission of a tree survey, retention of as many existing mature trees as possible on the site, submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work, and deposit of sufficient monies to ensure the protection of identified existing vegetation to be presented to be refunded a year after completion of construction.
- i) The submission of a suitable engineered design for an approved on-site sediment control program.
- j) The approval of the Ministry of Transportation and Highways to the rezoning application.
- k) The acceptance of the transfer to the City of the lands in the conservation area.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

14. Rezoning Reference No. 48/94
Proposed Townhouse Development

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 June 25.

The purpose of the proposed rezoning bylaw amendment is to permit the development of a townhouse development with underground parking. The property is located at 6670 Rumble Street.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 June 10 and to a Public Hearing on 1996 June 25 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.

- e) The granting of any necessary easements and covenants.
- f) The dedication of any rights-of-way deemed requisite.
- h) Submission of a written undertaking to ensure that all adjacent park area and the safety net easement area are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to guarantee these provisions.
- i) The provision and development of a public trail to the approval of the Parks and Recreation Department.
- j) Granting of a 215 Covenant and deposit of sufficient monies to ensure the protection of significant existing trees being preserved on site.
- k) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
- l) The deposit of the applicable per unit Parkland Acquisition Charge.
- m) The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings charge.
- n) The granting of a 215 Covenant restricting enclosure of balconies.
- o) The granting of a 215 Covenant indicating that project driveway accesses will not be restricted by gates.
- p) The submission of a suitable engineered design for an approved on-site sediment control program.
- q) 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.
- r) An undertaking to retain if necessary, a qualified consultant to identify, assess, segregate and sample for analyses, any material found and/or excavation water suspected of questionable quality during excavation and construction.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED UNANIMOUSLY

15. Rezoning Reference No. 9/96
Crystal Square
Metrotown - Area 14 - North Block

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 June 25.

The purpose of the proposed rezoning bylaw amendment is to permit the development of a major mixed used proposal including a full service hotel with a conference facility, an apartment tower and a low-rise apartment component, offices, retail/market/restaurant/cinema podium uses and public open space component.

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 this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. THAT the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT staff be authorized to pursue a text amendment to the Zoning Bylaw to permit a Town Centre core-related comprehensive hotel to have suite-type rooms with minor cooking capabilities according to the terms outlined in Section 3.6b of this report.
4. THAT copies of this report be sent to the property owners at 4546, 4550, 4560 and 4588 Kingsway and 6007 and 6015 McKay Avenue.
5. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 June 10 and to a Public Hearing on 1996 June 25 at 7:30 p.m.
6. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to live, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e) The satisfaction of all necessary subdivision requirements.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary easements and covenants.
- 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.
- j) The provision of a public pedestrian access easement through the site in line with Section 3.6a of the report.
- k) Agreement with the Parks and Recreation Department to relocate for City use any desired existing trees, shrubs or plants.
- l) Compliance with the Council-adopted sound criteria.
- m) Applicant's schedule for the construction phasing of the subject proposal.
- n) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
- o) Completion of the Highway Exchange Bylaw.

- p) The deposit of the applicable per unit Parkland Acquisition Charge.
- q) 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.
- r) 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.
- s) Provision of an adult community facility for public purposes in accordance with Section 3.6c of the rezoning report and guarantee of its continued provision through the registration of a covenant.
- t) The design and provision of units adaptable to the disabled (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person).
- u) The completion of the sale of City property.
- v) The granting of a 215 Covenant restricting enclosure of balconies.
- w) The provision of an on-site taxi stand.
- x) 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 3.6b of the rezoning report.
- y) 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.

MOVED BY COUNCILLOR CORRIGAN:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

- 16.
 - 1) An amendment to the Burnaby Official Community Plan to include the Simon Fraser University Official Community Plan
 - 2) Zoning Bylaw Text Amendment to create the P11 S.F.U. Neighbourhood District
 - 3) Rezoning Reference No. 6/96
Simon Fraser University, 8888 Barnet

This item was dealt with previously in the meeting prior to Item (a), of Committee Reports.

17. Rezoning Applications

The City Manager submitted a report from the Director Planning and Building providing Council with the current series of new rezoning applications for their consideration.

The City Manager recommended:

1. THAT Council set a Public Hearing for this group of rezonings on 1996 June 25 at 7:30 p.m., except where noted otherwise in the individual reports.

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

Item #1 Application for the rezoning of:
RZ #18/96 Lot 145, Except: Firstly part dedicated road on Pl. LMP18081; Secondly: Part dedicated road on Pl. LMP18082; Thirdly: Part dedicated road on Pl. LMP18083; D.L.'s 31, 101, 102, 141, 144, 147, 209, 210, 211, 212 213, and 214, Group 1, NWD Plan 27774

From: CD Comprehensive Development District

To: Amended CD Comprehensive Development District (based on Simon Fraser University Discovery Parks Site Community Plan (SFU Site) and M5 Light Industrial District & P2 Administration and Assembly District)

Address: Ptn. 8888 Barnet Road (northwest of 8900 Nelson Way)

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit an ambulance dispatch within Discovery Park (SFU site).

RECOMMENDATION:

1. **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 EVANS:
SECONDED BY COUNCILLOR RANKIN:

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

CARRIED UNANIMOUSLY

Item #2 Application for the rezoning of:
RZ#21/96 Ptn. of Pcl. B (Ref. Pl. 9989) Except: 1st Part
 (Exp. Pl. 10218), 2nd Pcl. A (Exp. Pl. 12545) of
 Lot 4, D.L. 153; Ptn. of Pcl. A (Expl. Pl. 12545)
 Except: Pcl 1 (Exp. Pl. 14377) of Lot 4, D.L. 153,
 Plan 783

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

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

Address: 4553/4561 Kingsway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a mixed used development with hotel, conference and retail commercial uses within a two-storey podium and offices and hotel rooms in a high rise tower.

RECOMMENDATIONS:

1. **THAT** staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

Item #3 Application for the Rezoning of:
RZ #22/96 Ptn. Pcl. A (Exp. Pl. 12545) Except: Pcl. One
 (Exp. Pl. 14377) of Lot 4, D.L. 153, Pl. 783; Ptn.
 Pcl. B (Ref. Pl. 9989) Except: Firstly: Part (Exp. Pl. 10218),
 Secondly: Pcl. A (Exp. Pl. 12545) of Lot 4, D.L. 153, Plan 783;
 Ptn. Lot 118, D.L. 153, Plan 44385; Ptn. Parcel One (Exp. Pl.
 14377) of Pcl. A, (Exp. Pl. 12545), Lot 4, D.L. 153, Group 1,
 NWD Plan 783

From: CD Comprehensive Development
 District (based on RM5 Multiple Family
 Residential District)

To: Amended CD Comprehensive Development
 District (based on RM5 Multiple-Family
 Residential District)

Address: 4553/4561 Kingsway, Ptn. 5921 Pioneer Ave.
 Ptn. 4554 Grange Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit
 the development of a residential high rise building.

RECOMMENDATION:

1. **THAT** staff be authorized to work with the applicant
 towards the preparation of a plan of development which is
 suitable for presentation to a Public Hearing, on the
 understanding that a more detailed report will be submitted
 at a later date.

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

Councillor Lawson returned to the Council Chamber at 1102 p.m. and took her place at the Council table.

Item #4 Application for the Rezoning of:
RZ #23/96 Lot E, D.L. 29, Plan 5878; Lots B, C, D,
 D.L. 29, Group 1, NWD Plan 4619
 D.L. 29, Group 1, NWD Plan 4619

From: C4 Service Commercial District

To: C2 "a" Community Commercial District

Address: 7610, 7636, 7646 Kingsway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a commercial building, including a retail beer and wine store.

RECOMMENDATION:

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 UNANIMOUSLY

Item #5 Application for the Rezoning of:
RZ#24/96 Lot A Except: East 569.25 ft., D.L. 70, Group 1,
 NWD, Plan 9892

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

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

Address: 4320 Dominion Street

This item was dealt with previously in the meeting prior to Item (a) of Committee Reports.

Item #6 Application for the Rezoning of:
RZ #25/96 Parcels A, B, C, D.L. 155B, Group 1, Plan RP85194

From: A1 Agricultural District

To: CD Comprehensive Development District
 (based on M2 General Industrial District and
 M5 Light Industrial District)

Address: 5722, 5742, 5762 Marine Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to provide guidelines for the interim use of the site by the City whereby excavation materials can be sorted for deposition, reuse, recycling or disposal and to establish comprehensive guidelines for future industrial uses.

RECOMMENDATION:

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

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

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

1996 MAY 27

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR CORRIGAN:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR CORRIGAN:

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

CARRIED UNANIMOUSLY

5. BYLAWS

FIRST READING

#10393 8888 Barnet Road

RZ #6/96

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR EVANS:

"THAT

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

be now introduced and read a first time."

CARRIED UNANIMOUSLY

FIRST, SECOND AND THIRD READINGS

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR EVANS:

"THAT

Burnaby Capital Works, Machinery and Equipment #10388
Reserve Fund Expenditure Bylaw No. 12, 1996

Burnaby Highway Exchange Bylaw No. 3, 1996 #10389

Burnaby Highway Exchange Bylaw No. 4, 1996 #10390

Burnaby Post Box Rental Agency and Mail #10394
Drop Service Regulation Bylaw

be now introduced and read three times."

CARRIED UNANIMOUSLY

SECOND READING

#10374	6837 Station Hill Drive	RZ #2/96
#10375	5623/37/61/87 Smith Avenue	RZ #3/96
#10376	3915 & 3935 Henning Drive	RZ #12/96
#10377	4923/25/55, 5023 Victory Street, 6908/38/40/58 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 7010/12/17/19/25/30/35/52/59/69/70/80/87/96 7183/87/99 Dunblane Avenue	RZ #17/96

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR JOHNSTON:

THAT

Burnaby Zoning Bylaw 1965, Amendment #10374
Bylaw No. 26, 1996

Burnaby Zoning Bylaw 1965, Amendment #10375
Bylaw No. 27, 1996

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

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Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 29, 1996

#10377

be now read a second time."

CARRIED
OPPOSED: COUNCILLORS EVANS AND
CORRIGAN TO BYLAW #10377

SECOND AND THIRD READING

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR YOUNG:

THAT

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

#10384

be now read a second and third time.

CARRIED UNANIMOUSLY

CONSIDERATION AND THIRD READING:

#10268 4554 Grange Street; 4553/61 Kingsway; 5921
Pioneer Avenue; 5910/20/26/46 Willingdon Avenue

RZ #21/95

#10337 Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 11, 1996

RZ #55/95

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT

Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 10268

#10268

Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 11, 1996

#10337

be now read a third time."

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION:

#9515	7285 Kitchener Street	RZ #53/90
#10208	7434 Kingway	RZ #10/94
#10363	3721/29/30/36/37/45/46/53/54/61/69/72/77/ 82/85/93/94, 3814/25/26/36/37/49/50/57/58/ 69/70/79/80 Dubois Street; 3705/12/17/26/27/ 36/47/50/59/60/71/72/81/82/94, 3805/15/27/ 37/49/59/71/81/93 Hurst Street; 3711/26/27/36/ 37/46/49/53/56/59/66/76/81/86/93/96 Peter Street; 3714/15/26/27/35/38/45/46/55/56/65/66 75/76/85/86/95/96 Victory Street; 3725/26/35/ 36/45/46/55/56/65/66/75/76/85/86/95/96 Arbor Street; 3725/26/35/36/45/46/55/56/65/66/75/76/ 85/86/95/96 Watling Street; 3726/27/35/36/45/46/ 55/56/65/66/75/76/85/86/95/96, 4010/18/32/40/50/ 60/70/80 Irmin Street; 3721/39/49/57/65/75/83/93, 4005/15/25/39/45/55/65/75/85/95 Rumble Street; 6830/40, 6910/20/40, 7024/40/70, 7110/20/30, 7228/30/40, 7310/30/50/70/90, 7410/30/50/70/90, 7510/30/50/70/90 Boundary Road; 6876, 6912/59 Joffe Avenue; 6863/83, 6925/55 Mandy Avenue; 7525 Patterson Avenue	RZ# 01/96

MOVED BY COUNCILLOR CORRIGAN:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 82, 1990	#9515
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 1995	#10208
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 1996	#10363
Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 10, 1996	#10385
Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 11, 1996	#10386

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

CARRIED UNANIMOUSLY

1996 MAY 27

6. **NEW BUSINESS**

There were no items of new business brought before Council at this time.

7. **INQUIRIES**

There were no inquiries brought before Council at this time.

8. **ADJOURNMENT**

MOVED BY COUNCILLOR CORRIGAN:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 11:12 p.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY CITY CLERK