

1996 OCTOBER 28

A regular meeting of the City Council was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1996 October 28 at 7:00 p.m..

PRESENT: Acting Mayor L.A. Rankin, In the Chair
Councillor D.P Drummond
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson (*arrived at 7:10 p.m.*)
Councillor C.M.H. Redman (*arrived at 7:40 p.m.*)
Councillor J. Young

ABSENT: His Worship Mayor W.J. Copeland
Councillor D.R. Corrigan

STAFF: Mr. R.H. Moncur, City Manager
Mr. G. Harvie, Deputy City Manager (Corp. Labour Relations)
Mr. W.C. Sinclair, Director Engineering
Mr. D.G. Stenson, Director Planning & Building
Ms. M. Pasqua, Deputy City Clerk
Mrs. A. Lorentsen, Administrative Officer I

PROCLAMATION

His Worship, Acting Mayor L.A. Rankin proclaimed the week of 1996 November 04 to November 11 as "*Remembrance Week*" in the City of Burnaby.

PRESENTATION

Mr. Walter Morrison, Acting President, The Royal Canadian Legion South Burnaby Branch No. 83 addressed Council and introduced members of the Executive of South Burnaby Branch No. 83 and North Burnaby Branch No. 148. Mr. Morrison thanked Council for the proclamation declaring "*Remembrance Week*" in the City of Burnaby and the privilege of appearing before Council this evening.

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

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 October 21 be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

"THAT the minutes of the Public Hearing (Zoning) and Heritage Designation held on 1996 October 22 be adopted."

CARRIED UNANIMOUSLY

2. DELEGATIONS

The following wrote requesting an audience with Council:

- a) Mary Ann George, 1996 October 11
Re: Tree Protection Bylaw
Speakers: Mary Ann George
Lenore Jackson
Anne Williams
- b) Douglas B. Oldham, Burnaby Select
Taxi Ltd., Undated
Re: Taxi competition in Burnaby
Speaker: Douglas B. Oldham
- c) Chair, Northwest Capitol Hill
Neighbourhood Association, 1996 October 23
Re: Capitol Hill Reservoir Lands
Speaker: Arthur K. Quan, Chair

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- a) **Ms. Lenore Jackson**, 4061 Fir Street, Burnaby appeared before Council to address matters pertaining to *Burnaby's Tree Protection Bylaw*. Ms. Jackson congratulated Council for bringing forward the bylaw but urged that it be more strongly worded in order to prevent destruction of trees in Burnaby. Ms. Jackson made reference to a stand of ten cedar trees at 4085 Fir Street which were destroyed to make room for single family development. Area residents appealed to the owner of the property to retain as many trees as possible during construction but had no success in this regard.

Ms. Anne Williams, 2589 Eton Street, Vancouver and formerly a resident of Burnaby appeared before Council to promote the Tree Protection Bylaw but requested that the bylaw be more strongly worded in order to avoid clear cutting taking place to accommodate development. Ms. Williams made reference to Section 3 of the Bylaw which states in part, "No person shall cut down or damage a protected tree unless that person holds a valid tree cutting permit." In comparing Section 3 of the Bylaw to Section 4 (g), Ms. Williams suggested that there was a loophole. Section 4 (g) of the Bylaw states that a tree cutting permit is not required to cut down or damage a protected tree as defined in Section 2(o)(i) but not as defined in Section 2(o)(ii) and (iii) on any lot on which there is an existing residential dwelling at anytime after one year from the date on which an occupancy permit was issued for that dwelling and at least three months before a demolition permit for that dwelling or a building permit for new a residential dwelling is applied for.

Ms. Mary Ann George, 5415 Barker Avenue, Burnaby appeared before Council advising that all of the comments she has received with respect to "Burnaby's Tree Protection Bylaw" are negative. The consensus seems to be that if a builder chooses to violate any of the provisions of the Bylaw he will be liable to a fine of not less than \$2,000 which in the end will be written into the cost of the home when it is sold. Many residents are discouraged by the destruction taking place in the City and urge Council to strongly enforce the provisions within the Bylaw.

In concluding the presentation, Ms. Lenore Jackson presented Council with a 135 signature petition which reads as follows:

"We, the undersigned are outraged at the destruction of ten mature, 70 ft. cedar trees and one large 100 ft. deciduous tree on the perimeter of the property at 4085 Fir Street in Burnaby.

We are in favour of any regulation or bylaw designed to strongly prevent such wanton destruction from happening again in Burnaby.

We join the 75% of Burnaby residents who are in favour of strong protection laws for existing trees in Burnaby."

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

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR YOUNG:

"THAT staff prepare a report addressing concerns raised by the delegation with respect to Section 4 (g) of the Tree Protection Bylaw."

CARRIED UNANIMOUSLY

- b) **Mr. Douglas Oldham**, #109- 2544 Douglas Road, Burnaby appeared before Council as the owner of Burnaby Select Taxi. The main thrust of Mr. Oldham's presentation was to request that Council grant Burnaby Select Taxi additional licences in order to create a competitive environment in the taxi industry within Burnaby. Currently, Mr. Oldham advised that he is operating with four vehicles which is not a desirable way to service his customers or offer competition.

Councillor Redman arrived at the Council meeting at 7:40 p.m. and took her place at the Council table.

Mr. Oldham further advised that, due to financial difficulties, he is currently on a computer dispatch system which has resulted in a loss of the service expected by his customers and that the drivers are losing income. Mr. Oldham concluded his presentation by suggesting that he was willing to compromise if there could be some interest in creating a competitive environment in the near future.

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

MOVED BY COUNCILLOR REDMAN:
SECONDED BY COUNCILLOR EVANS:

"THAT the delegation's comments be **REFERRED** to the Executive Committee of Council."

CARRIED UNANIMOUSLY

Council further requested that Mr. Oldham prepare a written presentation for submission to the Executive Committee of Council.

- c) **Mr. Arthur Quan**, Chair of the Northwest Capitol Hill Neighbourhood Association, 301 North Hythe Avenue, Burnaby appeared before Council to address Manager's Report Item 9 which appears on this evening's Council agenda regarding the redevelopment of Capitol Hill Water Reservoir Lands. The report is a follow-up to Council's request a year ago to address the concerns raised by the Community with regard to the value of public access view corridor.

Mr. Quan acknowledged that the report contains a revised recommendation for redevelopment of the Capitol Hill Water Reservoir Lands that reduces the number of residential lots to two, with the remaining three potential lots being combined with the

Cambridge Street Road Allowance to be preserved as open space. Although this proposal falls short of the Association's request for the entire site being preserved as a neighbourhood park, the Association find the revised proposal an acceptable compromise and endorse the recommendation contained in the report.

Given Council's approval of this land use configuration, the Northwest Capitol Hill Association wish to have the following details addressed as site development proceeds:

1. Strict enforcement of R2 residential regulations for the two lots.
2. Restricting the finished grade after removal of the reservoir.
3. Mitigating impact of the lane extension, including assessing alternative vehicular access from Hythe Avenue.
4. Rehabilitation and enhancement to the green space.

In concluding his comments, Mr. Quan advised that the Association would appreciate the opportunity for one or two of their representatives to participate in the development and review process to ensure that the concerns are adequately addressed as the site development proceeds.

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

Councillor Drummond returned to the Council Chamber at 7:57 p.m. and took his place at the Council table.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

"THAT Item 9, City Manager's Report No. 28, 1996 October 28 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

9. Redevelopment of Capitol Hill Water Reservoir Lands

The City Manager submitted a report from the Director Planning and Building providing a recommendation concerning the redevelopment of the Capital Hill Reservoir Lands. Staff have reviewed the previous recommendation submitted to Council on the disposition of the Reservoir Lands in the context of the views expressed by the local neighbourhood. In recognition of the historical presence of this neighbourhood viewpoint, staff are presenting a revised plan for Council's consideration that would provide a larger vista and open space area and at the same time, provide the City with revenue from the sale of two single-family residential lots.

The City Manager recommended:

1. THAT Council approve the land use configuration for the Capitol Hill reservoir lands as shown on Figure 2.
2. THAT a copy of this report be sent to Mr. Arthur Quan, Chair, Northwest Capitol Hill Neighbourhood Association, 301 North Hythe Avenue, Burnaby, B.C., V5B 1G6.
3. THAT a copy of this report be sent to the Parks and Recreation Commission.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR YOUNG:

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

CARRIED UNANIMOUSLY

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR REDMAN:

"THAT staff work with representatives of the Northwest Capital Hill Residents' Association toward addressing the four points raised by the delegation."

CARRIED UNANIMOUSLY

Council further requested that staff take it under advisement that, once the plan is in place, consideration be given to scheduling a public meeting to introduce the plan to the wider community on Capitol Hill.

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. 28, 1996 October 28 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

His Worship, Acting Mayor Rankin read the following items of correspondence:

- a) Chair, Board of School Trustees, School District 41, 1996 October 11
Re: Designation of Maywood Elementary
School as a community school

A letter was received from the Chair of the Board of School Trustees, Burnaby School District No. 41 advising that the Board on 1996 October 08 designated Maywood Elementary School a "Community School". The Chairman further advises that this designation does not commit the Board or the City of Burnaby to fund an additional Community School but allows access to Provincial Grant funding through the Social Equity Branch of the Ministry of Education. Inclusion of Maywood Elementary in the formal Community School Agreement is a matter for future consideration.

- b) Svend J. Robinson, MP Burnaby-Kingsway
1996 October 10
Re: Letter from Gertrude O'Brien expressing
concern about safety at cross/walks -
Sussex and Hazel

A letter was received from Svend Robinson, MP Burnaby-Kingsway enclosing a letter from Gertrude O'Brien of Burnaby who has expressed concern about the safety of crosswalks at Sussex at Grange and Sussex at Kingsway.

A staff note advises that they have recently responded to Mrs. O'Brien on this issue as a result of having a similar letter from her being referred by Joan Sawicki, MLA. In their response staff indicated they would review the signal timings for pedestrians at the Grange/Sussex intersection and forward her correspondence to Ministry of Transportation and Highways for review of pedestrian phasing at the Kingsway/Grange intersection.

- c) Mayor, City of New Westminster
1996 October 22
Re: Contaminated Site Regulation

A letter was received from the Mayor of the City of New Westminster enclosing a copy of a letter sent to the Minister of Environment, Lands and Parks expressing their ongoing concerns regarding proposed contaminated sites regulation. Mayor Toporowski suggests that, although this correspondence is being circulated for Council's information, they would appreciate a letter of support to the Minister.

- d) Glen Magnus, Vice Chairman, Strata Corporation
at 4690 Hazel Street, 1996 October 17
Re: Traffic barriers at intersection of Sussex
and Hazel

A letter was received from Glen Magnus, Vice-Chairman, Strata Corporation NW2001 expressing concern regarding the lack of notification regarding installation of a traffic barrier at the intersection of Sussex and Hazel.

A staff note advises that the barrier referred to is a refuge median installed for cyclist safety and convenience as part of the Metrotown bike route. It is suggested that the correspondence be referred to the Bicycle Advisory Committee and at the same time to the Traffic and Transportation Committee.

- e) Kenneth Krawchuk, New Start Canada
1996 October 21
Re: Request permission to conduct door-to-door
fundraising campaign in Burnaby - 1997 January 1 - 14

A letter was received from Kenneth Krawchuk of New Start Canada seeking Council approval to conduct a fundraising campaign in Burnaby.

A staff note advises that New Start Canada would like to conduct a door-to-door campaign in Burnaby during 1997 January 01 - 14. There is no conflict for this requested time period.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR LAWSON:

"THAT permission be granted for New Start Canada to conduct a door-to-door fundraising campaign in Burnaby from 1997 January 01 - 14."

CARRIED UNANIMOUSLY

Arising from consideration of Correspondence Item 3(d) from Glen Magnus, Councillor Young was given leave by Council to introduce the following motion:

MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR EVANS:

"THAT this item of correspondence be **REFERRED** to the Bicycle Advisory Committee and at the same time to the Traffic and Transportation Committee."

CARRIED UNANIMOUSLY

Arising from consideration of Correspondence Item 3(a) Councillor Johnston was given leave by Council to introduce the following motion:

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR EVANS:

"THAT staff prepare a report addressing the Burnaby School Board's proposal to designate Maywood Elementary School as a Community School."

CARRIED UNANIMOUSLY

4. REPORTS

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR DRUMMOND:

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

CARRIED UNANIMOUSLY

- a) Housing Committee
Re: Child Friendly Housing Guidelines

The Housing Committee submitted a report providing an overview of the Society for Children and Youth in B.C.'s Project on the topic of Child Friendly Housing, discusses expectations of the City, and offers recommendations concerning Burnaby's support of the project.

The Housing Committee recommended:

1. THAT the Mayor, on behalf of Council, write a letter indicating the City's support of and willingness to participate in the Society for Children and Youth Society's proposed project to prepare development guidelines for child friendly housing.

Councillor Johnston retired from the Council Chamber at 8:09 p.m.

MOVED BY COUNCILLOR YOUNG:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

- b) Executive Committee of Council
Re: Lease Grants

The Executive Committee of Council (Lease Grants) submitted a report recommending the approval of lease grant applications received from the St. Leonard's Youth and Family Services Society and the Burnaby Family Life Institute for recently reallocated space at the Burnaby Heights Community Resource Centre. The Committee advises that sufficient funds are available in the Council Grants account for this purpose.

The Executive Committee of Council recommended:

1. THAT Council approve a lease grant for the St. Leonard's Youth and Family Services Society in the amount of \$882.00 and for the Burnaby Family Life Institute in the amount of \$992.00 to offset the lease rate for the remainder of 1996 for recently re-allocated space at the Burnaby Heights Community Resource Centre.

MOVED BY COUNCILLOR REDMAN:
SECONDED BY COUNCILLOR EVANS:

"THAT the recommendation of the Executive Committee of Council be adopted."

CARRIED UNANIMOUSLY

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

- b)i) Acting Mayor L.A. Rankin
Re: Board of Variance - Municipal Appointments

His Worship, Acting Mayor L.A. Rankin submitted a report recommending the appointment of Mr. Gurmukh Bhogal and Mr. Colin Snell as Municipal Appointees to the Board of Variance for a term of three years.

His Worship, Acting Mayor Rankin recommended:

1. THAT Mr. Gurmukh Bhogal, 7270 - 15th Avenue, Burnaby, B.C., V3N 4Z7 and Mr. Colin Snell, 6632 Kendale Court, Burnaby, B.C., V5B 2S8 be appointed to the Board of Variance for a term of three (3) years.

MOVED BY COUNCILLOR REDMAN:
SECONDED BY COUNCILLOR DRUMMOND:

"THAT the recommendation of His Worship, Acting Mayor L.A. Rankin be adopted."

CARRIED UNANIMOUSLY

- c) The City Manager presented Report No. 28, 1996 October 28 on the matters listed following as Items 01 to 09 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Burnaby Tree Bylaw

The City Manager submitted a report from the Director Planning and Building advising Council of two minor amendments to the Burnaby Tree Bylaw which appears elsewhere on the Council agenda for three readings. Staff advised that an adjustment has been made so that the defined exemption for a demolition permit and a building permit are the same (i.e., 1.5 metres from the exterior walls or face of an existing or proposed building) so as not to encourage the unnecessary removal of trees at the time of demolition and prior to the submittal of actual building plans. The second adjustment is worded to ensure that the proper identification of remaining protected trees occurs at the time of development, even when a tree cutting permit is not being applied for. It will be necessary for a tree plan to be submitted at the same time an application is being made for a demolition or a building permit on a residential lot.

The City Manager recommended:

1. THAT Council receive this report for information purposes.

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

2. Proposed Sale of Group Housing Site 7b, Cariboo Heights

The City Manager submitted a report from the Director Planning and Building seeking Council's authority to proceed with the sale of a townhouse site in Cariboo Heights by public tender. Staff recommend that a minimum acceptable bid be established at \$4,380,000 for the sale of site 7b by public tender (\$59,189 per unit).

The City Manager recommended:

1. THAT Council authorize the City Solicitor to proceed with offering Site 7b in Cariboo Heights for sale, by Public Tender, as outlined in this report.
2. THAT the modified development guidelines as outlined in Section 2.0 of this report be approved.

MOVED BY COUNCILLOR DRUMMOND:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

3. Issues regarding the Central Valley Sports Complex Development Proposal

The City Manager submitted a report from the Director Planning and Building responding to issues raised by Mr. Steve Mancinelli pertaining to the Central Valley Sports Complex Plan. Mr. Mancinelli expressed general concern regarding overall environmental impacts associated with development and the loss of habitat. Staff suggests that while the development proposal will involve some environmental impacts associated with the loss of wildlife habitat, the report describes how extensive effort has been made to develop an environmentally sensitive design plan for the facility to minimize these impacts while providing a sports field facility whose need has been well demonstrated. The 1976 and 1996 development plans for the Burnaby Lake Complex both propose a network of recreation uses for the area west of Kensington. However, the form of recreation facilities and the attention to environmental issues are fundamentally different in the 1996 development plan. The 1996 plan has attempted to strike a balance between the obvious need for recreation facilities and the long standing commitment of Council to protecting and enhancing the natural environment. The combination of natural and turf fields occupies significantly less of the site than the 1976 scheme thereby providing opportunities to create large conservation areas, including wildlife corridors and mitigate the impact of storm water run-off prior it entering Still Creek.

The City Manager recommended:

1. THAT a copy of this report be forwarded to Mr. Steve Mancinelli at 5610 Georgia Street, Burnaby, B.C. V5B 1V6.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR DRUMMOND:

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

CARRIED UNANIMOUSLY

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

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR DRUMMOND:

"THAT WHEREAS the proposed Burnaby Lake Sports Complex lays adjacent to Still Creek and connects with the Burnaby Lake Regional Nature Park; and

WHEREAS the proposed development has a base of mostly peat and/or is a peat bog which is rich in wildlife ranging from amphians (which are one of the world's most rapidly disappearing species) to a variety of bird life and reported sitings of deer; and

WHEREAS the three grass fields will require fertilizing but not herbicides and pesticides,

THEREFORE BE IT RESOLVED that environmental guidelines related to wildlife, vegetation and hydrology and water quality be approved by Council and the Environment and Waste Management Committee prior to the initiation of any work."

Councillor Young retired from the Council Chamber at 8:21 p.m. and did not return to the Council meeting.

CARRIED UNANIMOUSLY

4. Proposed Road Exchange Bylaw dedicating minor widening for Glenlyon Parkway and closing road allowances

The City Manager submitted a report from the Director Planning and Building seeking Council's authorization to prepare and introduce a Road Exchange Bylaw dedicating minor widening for Glenlyon Parkway and closing road allowances for consolidation with the Riverway Golf Course and the Burnaby Fraser Foreshore Parkway.

The City Manager recommended:

1. THAT Council authorize the preparation and introduction of a Road Closing Bylaw as outlined in this report.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR DRUMMOND:

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

CARRIED UNANIMOUSLY

5. Rezoning Reference No. 45/96 Public Surface Parking Lot

The City Manager submitted a report from the Director Planning and Building seeking Council's authority to forward Rezoning Reference No. 45/96, 310 Madison Avenue to a Public Hearing on 1996 November 26.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 November 04, and to a Public Hearing on 1996 November 26 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The provision of all services necessary to serve the site.
 - 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) Submission of a tree survey, retention of as many existing mature trees as possible on the site, and protection of all site areas identified for preservation of existing vegetation by chain link fencing or other approved physical containment during the whole course of site preparation and construction work.
3. THAT a copy of this report be sent to Claudia Laroye, Executive Director, The Heights Merchants Association, #102 - 4011 Hastings Street, Burnaby, B.C. V5C 2J1.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

Councillor Drummond retired from the Council Chamber at 8:31 p.m.

6. Rezoning Reference No. 33/96
Three Storey Townhouse Project

The City Manager submitted a report from the Director Planning and Building seeking Council's authority to forward Rezoning Reference No. 33/96, 3765/75/85/91 Albert Street to a Public Hearing on 1996 November 26.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 November 04, and to a Public Hearing on 1996 November 26 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The submission of an undertaking to remove all existing improvements except the heritage house to be retained 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 other than the heritage house to be retained are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
 - e) The satisfaction of all necessary subdivision requirements.
 - f) The consolidation of the net project site into one legal parcel.
 - g) The granting of any necessary easements.
 - h) The undergrounding of overhead wiring abutting the site.
 - i) The completion of a housing agreement registered as a 215 Covenant to ensure the development is used for non-profit rental housing.
 - j) Submission of a tree survey, retention of as many existing mature trees as possible on the site, submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by chain link fencing or other approved physical containment

during the whole course of site preparation and construction work, the deposit of sufficient monies to ensure the protection of identified existing vegetation, to be refunded a year after completion of construction, and the completion of a 215 Covenant to ensure protection of the Big Leaf Maple.

- k) Compliance with Council adopted sound criteria.
- l) 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.
- m) The deposit of the applicable per unit Parkland Acquisition Charge.
- n) The provision of an agreement to enter into a Designation under the *Heritage Conservation Act* for the existing house at 3765 Albert Street. The house is to be restored as two units and an amenity space within the larger development with a registered covenant to this effect.

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

7. Automated Property Tax Information

The City Manager submitted a report from the Director Finance requesting funding for the purchase of an interactive voice response system to provide public access to specific property tax and other authorized information through the use of a touch tone telephone.

The City Manager recommended:

- 1. THAT a bylaw be brought down to appropriate \$70,000 from Capital Reserves for the acquisition of an interactive voice response system (IVR) as outlined in this report.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

8. Financial Analysis of Police Department Revenue and Expenditures

The City Manager submitted a report from the Director Finance providing information requested by Council pertaining to the financial trends of the Police Department.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

Councillor Drummond returned to the Council Chamber at 8:34 p.m. and took his place at the Council table.

9. Redevelopment of Capitol Hill Water Reservoir Lands

This item was dealt with previously in the meeting in conjunction with Delegation Item 2 (c).

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR DRUMMOND:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

Councillor Dan Johnston, on behalf of His Worship, Acting Mayor Rankin proclaimed 1996 November 01 to December 15 as "*B.C. Lions Football Club Ticket Campaign*" in the City of Burnaby.

5. **TABLED MATTERS**

- a) Rezoning Reference No. 38/96
108 - 3855 Henning Drive
Reconsidered on 1996 October 21

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

- b) Redevelopment of Capitol Hill Water Reservoir Lands
(Item 2, Manager's Report No. 46, 1995 October 02)

This tabled matter was superceded by Item 9, City Manager's Report No. 28, Council meeting 1996 October 28.

6. **BYLAWS**

FIRST, SECOND AND THIRD READING

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT

Burnaby Tree Bylaw 1996	#10482
Burnaby Highway Exchange Bylaw No. 9, 1996	#10483
Burnaby Lease Authorization Bylaw No. 2, 1996	#10484

be now introduced and read three times."

CARRIED UNANIMOUSLY

SECOND READING:

#10471	7422 Fraser Park Drive	RZ #34/96
#10472	4401 Still Creek Drive	RZ #37/96

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR EVANS:

THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 52, 1996	#10471
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Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 53, 1996

#10472

be now read a second time."

CARRIED UNANIMOUSLY

SECOND AND THIRD READINGS:

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR JOHNSTON:

THAT

Burnaby Heritage Designation Bylaw No. 3, 1996

#10470

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 54, 1996

#10473

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 55, 1996

#10478

be now read a second and third time."

CARRIED UNANIMOUSLY

CONSIDERATION AND THIRD READING:

#10090 4157, 4175 and 4191 Norfolk Street

RZ #16/94

MOVED BY COUNCILLOR LAWSON:

SECONDED BY COUNCILLOR EVANS:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 1994

#10090

be now read a third time."

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION:

#10429 5850 Elgin Place

RZ #4/96

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR DRUMMOND:

"THAT

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 45, 1996	#10429
Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 34, 1996	#10480
Burnaby Barber Shops Regulation Repeal Bylaw	#10481

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

CARRIED UNANIMOUSLY

6. NEW BUSINESS

His Worship, Acting Mayor Rankin

His Worship, Acting Mayor Rankin advised that Council members had made the observation that the regularly scheduled Council meeting for 1996 November 18 immediately followed election day. It had been suggested that the 1996 November 18 Council meeting be cancelled and that a Council meeting be scheduled for Tuesday, 1996 November 12. It was further noted that other Lower Mainland City Council have followed this course of action.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

"THAT the regularly scheduled Council meeting of 1996 November 18 be cancelled and that a Council meeting be scheduled for **Tuesday, 1996 November 12.**"

CARRIED UNANIMOUSLY

Councillor Lawson

Councillor Lawson was given leave by Council to introduce the following motion:

MOVED BY COUNCILLOR LAWSON:
SECONDED BY COUNCILLOR DRUMMOND:

"THAT WHEREAS Burnaby has a wealth of playing fields that already exist in parks and school grounds, and

WHEREAS Parks and Recreation grass fields can usually only facilitate six games per week in winter in good weather and eleven games per week in summer, due to the necessity of protecting them from damage caused by overuse, and

WHEREAS School Board fields on school grounds are largely unavailable due to lack of political agreement and/or condition of the fields, and

WHEREAS the Parks and Recreation Commission has proposed advancing a five year, \$14 million development for the Burnaby Lake Sports Complex, west of Kensington, in an environmentally sensitive area in isolation of a Burnaby wide comprehensive long term playing field plan, and

WHEREAS a comprehensive plan could provide other options by incorporating the potential use of existing school playing fields, the rebuilding of some of those existing fields with the incorporation of some grass fields, and the possibility of building other, mainly artificial, fields on appropriate school grounds, and

WHEREAS field development on existing school fields would not cause environmental damage and repair of existing fields that are in poor shape, regardless of location, would provide for less costly, more efficient neighbourhood sites to meet the expanding demand for field sports,

THEREFORE BE IT RESOLVED THAT:

1. The City Council and the Parks and Recreation Commission aggressively pursue the possibility of joint use of both existing and proposed new playing fields on school grounds with the School Board at the earliest possible date, and
2. The Parks and Recreation Commission be asked to prepare a comprehensive long term Burnaby Playing Field Plan with the goal of efficient use of existing fields, including school fields, whether that be by improving and maintaining the fields in their existing form, investigating the possibility and feasibility of turning some into grass fields and artificial turf in preferred locations, along with a schedule and cost estimates of how this could be accomplished, and
3. The many field sport organizations in Burnaby be consulted on a regular basis during the development of a Burnaby wide comprehensive Playing Field Plan."

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the motion regarding efficient use of Burnaby Use of Burnaby Sports fields be **REFERRED** to staff for report on a full evaluation of sport field supply and demand in Burnaby."

CARRIED UNANIMOUSLY

His Worship, Acting Mayor Rankin

His Worship, Acting Mayor Rankin announced that the land agreement with Simon Fraser University is now official, that the plans have been deposited in the Land Title Office, and that the citizens of Burnaby now own 770 acres of parkland on Burnaby Mountain.

7. INQUIRIES

Councillor Lawson

Councillor Lawson inquired as to the project being undertaken by BCIT students regarding the dredging of a portion of Burnaby Lake.

In response to the inquiry, the City Manager advised that staff would prepare a report providing details of the project being undertaken by the BCIT students.

8. ADJOURNMENT

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT this regular Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The regular Council Meeting adjourned at 9:15 p.m.

Confirmed:

Certified Correct:



ACTING MAYOR



DEPUTY CITY CLERK