

JANUARY 24, 1966

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Monday, January 24, 1966, at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors Blair (7:35 p.m.),
CorSBie, Dailly, Drummond, Herd,
Hicks and McLean

ABSENT: Councillor Cafferky

Reverend T. W. Bulman lead in Opening Prayer.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:
"That Councillor Cafferky be granted leave of absence from this meeting."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CORSBIE:
"That the Minutes of the meetings held January 10th and 17, 1966,
be adopted as written and confirmed."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HICKS:
"That all of the below listed correspondence be received."

CARRIED UNANIMOUSLY

• COUNCILLOR BLAIR ARRIVED AT THE MEETING.

General Chairman, The Pacific Coast Curling Association, wrote advising that a Civic Luncheon is to be held in the Dogwood Room at the P.N.E. grounds in Vancouver on March 21, 1966, and that, to assist in defraying the cost of this function, the Association was requesting a grant of \$300.00 from the City of Vancouver plus \$150.00 from each of the other municipalities which will be represented at the Luncheon.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CORSBIE:
"That a grant in the amount of \$150.00 be made to the Pacific Coast Curling Association (Scotch Cup) to assist it in defraying the cost of the Civic Luncheon that is to be held on March 21, 1966, in the Dogwood Room at the P.N.E. grounds in Vancouver, B.C."

CARRIED UNANIMOUSLY

The following wrote urging Council to encourage the preservation and development of bridle paths and related facilities in the municipality:

- (i) Bonnie Olsen and others
- (ii) Shelly Sozio and others
- (iii) Norah W. Morrison
- (iv) Mrs. H. M. Robson

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR CORSBIE:

"That the above four submissions be referred to the Parks and Recreation Commission for attention."

CARRIED UNANIMOUSLY

Mr. Thomas Farrington submitted a letter expressing a number of critical remarks concerning wage increases which were recently granted by Council plus wage demands that are presently confronting Council and the School Board.

During discussion on this matter, the following points were made in Council:

- (a) The Council is conscious of rising costs in the economy and intends to do all within its power to minimize this escalation.
- (b) In dealing with wage matters involving the employees, the Council must be fair and take into account national cost of living increases which are not attributable to the operation of the government affairs of Burnaby.
- (c) As regards the question of establishing wage rates for employees, the Council joined a Municipal Labour Relations Bureau, which is comprised of the Cities of Vancouver and New Westminster plus Burnaby to ensure, as much as is possible, that wage increases granted to employees of these three municipal jurisdictions are dealt with on a uniform basis.
- (d) With respect to the remarks concerning teachers and the use of the arbitration process in settling requests for wage increases, the salary increases recently granted teachers resulted from a ruling of an arbitration board.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HICKS:

"That the points enumerated above be conveyed to Mr. Farrington, with the view in mind that he will be able to appreciate the position of Council in dealing with the matter of wages and other benefits for the employees of the Corporation."

CARRIED UNANIMOUSLY

President, Save the Beaches Association, wrote requesting that Council appoint another representative to the Association to replace former Councillor Edwards.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:

"That Councillor G. H. F. McLean be appointed as the representative of Council on the Board of Directors of the Save the Beaches Association."

CARRIED UNANIMOUSLY

Secretary, Burnaby Minor Lacrosse Club, wrote requesting permission to hold a Tag Day on February 4th in aid of Minor Lacrosse.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:

"That permission be granted to the Club to conduct its campaign on the date mentioned."

CARRIED UNANIMOUSLY

Mr. S. Farncombe submitted a letter appealing a decision of the Administration of the Corporation to recover damages in the amount of \$31.71 resulting from the Municipality being required to reinstall a water service which had been unearthed by B.C. Bulldozing Company Limited when constructing a driveway for him last August.

His Worship, Reeve Emmott, stated that he had written to Mr. Farncombe and advised him that the deadline of January 24, 1966, for payment of the account in question would be held in abeyance until after the appeal of Mr. Farncombe had been considered by Council.

MOVED BY COUNCILLOR CORSDIE, SECONDED BY COUNCILLOR DRUMMOND:

"That the action taken by the Reeve be ratified and the subject matter of the appeal from Mr. Farncombe be referred to the appropriate Departments for consideration and report."

CARRIED UNANIMOUSLY

The Most Reverend James Francis Carney, D.D., submitted an invitation to attend the Ceremony of his Consecration at 10:00 a.m. on February 11, 1966, in the Cathedral of the Holy Rosary in Vancouver, B.C.

It was understood that those members of Council who wished to attend the Ceremony would so inform the Municipal Clerk.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:

"That the Council now resolve itself into Committee of the Whole."

CARRIED UNANIMOUSLY

His Worship, Reeve Emmott, drew attention to the presence of a number of members of the Fourth Burnaby (Vancouver Heights) Girl Guides. He suggested that, after the girls had had an opportunity to listen to the proceedings of Council this evening, they be conducted on a tour of the Municipal Hall.

REPORT OF THE TRAFFIC SAFETY COMMITTEE

A report of the Traffic Safety Committee, a copy of which is attached to and forms a part of these Minutes, was dealt with as follows:

(1) 14th Avenue from Kingsway Eastward

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(2) Kensington Avenue and Hammarskjold Drive adjacent Kensington Junior Secondary School

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:

"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(3) Traffic situation in the Westridge Area

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR DAILLY:

"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(4) Gagliardi Way

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That the report of the Committee be received."

CARRIED UNANIMOUSLY

(5) Portion of 'Smith' Bus Route

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Committee be adopted and the bus route revision described in the report be approved."

CARRIED UNANIMOUSLY

A discussion took place on the question of additional bus stops being placed on the East side of Boundary Road between Clydesdale Street and Schou Street. It was suggested that stops could be established at either farside Norfolk Street or farside Dominion Street.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:
"That the Traffic Safety Committee be asked to consult the B.C. Hydro and Power Authority plus the Engineering Department to determine whether one or both of these bus stop proposals can be established."

CARRIED UNANIMOUSLY

(6) 1600 Block Cliff Avenue

When an enquiry was made as to why "No Trucks" signs had been recently erected on Cliff Avenue, the Municipal Engineer stated that this action was taken because of the damage being caused the pavement as a result of the inordinate amount of traffic using the street.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR BLAIR:
"That the recommendation of the Committee be adopted and the situation just explained by the Municipal Engineer conveyed to the communicant involved in the subject matter of the report from the Committee."

CARRIED UNANIMOUSLY

(7) Bus Stop in front of 5179 Rumble Street

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(8) Inman Avenue

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(9) Gilpin Street and Chesham Avenue

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HERD:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(10) Smith Avenue and Sunset Street

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(11) Dominion Street at the Villa Motel

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

Recording Secretary, Burnaby Birthday Week Society, submitted a report drawing attention to the act of Council at the Inaugural Meeting on January 3rd to appoint Councillor Cafferky as Chairman of the Burnaby Birthday Week Co-ordinating Committee. The Recording Secretary advised that this should not have been done by Council because the Burnaby Birthday Week Society, according to its Constitution, has the prerogative of electing its own Chairman.

She concluded by requesting that the member of Council who was appointed as the Chairman of the Society be instead appointed merely as a representative of Council to the Society.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CORSBIE:
"That the resolution of Council passed on January 3, 1966, respecting the appointment of Councillor Cafferky to the Burnaby Birthday Week Society be amended to indicate that he is to be appointed as a representative of Council and not as the Chairman of the Burnaby Birthday Week Society."

CARRIED UNANIMOUSLY

REPORT OF THE CENTENNIAL COMMITTEE

A report of the Centennial Committee, a copy of which is attached to and forms a part of these Minutes, was dealt with as follows:

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HICKS:
"That the members of the Burnaby Centennial Committee and Mr. S. J. Rice, Jr., of the John B. Rogers Producing Company Limited be granted permission to address Council to answer questions pertaining to the report of the Committee."

CARRIED UNANIMOUSLY

Mr. Frederickson, the Chairman of the Committee, first spoke and stated that the Committee felt the sum involved in engaging the John B. Rogers Producing Company Limited (\$19,400.00) must be spent if the Centennials are to be properly celebrated. He also remarked that Council should not regard the celebration activities as possible profit-making affairs. He stressed that the Municipality would need to exercise careful control in the handling of the celebration activities.

Mr. Frederickson also mentioned that the John B. Rogers Producing Company Limited was the only one of its kind in North America.

Councillor Drummond drew attention to the celebrations which took place in 1952, which was the year of Burnaby's Diamond Jubilee.

Mr. Rice then spoke and made the following comments:

- (i) The method to be employed in advance ticket sales is to ensure a 70% sale before the event is staged.
- (ii) The Company is an expert in mass motivation in that its plans call for the involvement of all who should be concerned with the Centennial celebrations.
- (iii) The plan produced by the Company is designed in such a manner that everyone concerned has the opportunity to participate in the preparations for the celebration activities. A Manual is available for those who would be so involved.

- (iv) His Company merely renders a service and naturally charges a fee for it - it does not work on a commission basis.
- (v) The proposal presented has to be sound because the reputation of the Company is at stake and the Company would naturally not want to have its reputation suffer.
- (vi) The Company is not involved with any other municipalities in this area.
- (vii) The proposal of the Company is presented in two parts: the first is the concepts of the Company itself and the second covers suggestions made by others.
- (viii) The submission does not make any reference to the 40% grant the Provincial Government proposes to make.
- (ix) It is true that no guarantee can be given that the actual cost of the celebrations, including the preparations for it, will not exceed \$49,440.00, although it should be mentioned that all expenses, other than that incurred for the John B. Rogers Producing Company Limited, will be local ones.

Mr. Frederickson stated that the organizations in Burnaby which will be participating in the celebrations will be expected to handle their own expenses and not have them subsidized by the Municipality.

Mr. A. Hanson, Vice-Chairman of the Committee, then spoke and stated that his reason for not supporting the proposal of John B. Rogers Producing Company Limited was:

- (a) The cost to the Municipality of engaging the Company.
- (b) That virtually no mention of the 1966 Centennial was made in the proposal of the Company.

- He added that, if Council accepts the proposal, the Municipality will not be managing the celebrations. He also remarked that Burnaby was the only municipality which had hired outside consultants to advise on celebration procedures for the Centenaries.

Mr. Hanson concluded by advising that, thus far, the Municipality has lost \$2,180.00 plus four weeks in having the survey conducted by the John B. Rogers Producing Company Limited.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:
"That the proposal of the John B. Rogers Producing Company Limited be tabled for a period of two weeks."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 3, 1966

Report No. 3, 1966, of the Municipal Manager, attached to and forming a part of these Minutes, was dealt with as follows:

- (1) Sanitary Sewer Service - Lots 1 and 'D', Block 2, D.L. 75
(Subdivision Reference No. 271/65)

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR BLAIR:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (2) Easement abandonment - Southwesterly 10 feet of Lot 33, Blocks 31/33,
D.L. 95, Plan 1915 (FRENCH)
SOUTH SLOPE V (AREA 6) SEWER PROJECT

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (3) Northwesterly 10 feet of Parcel "A" Reference Plan 5741, S.D. 73,
Block 37, D.L. 95, Plan 1152 (BARAZZA)
SOUTH SLOPE V (AREA 6) SEWER PROJECT

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (4) Tenders for the supply and delivery of gravel, sand and aggregates

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (5) Annual Membership Dues - (a) Union of B.C. Municipalities
(b) B.C. Aviation Council
(c) Canadian Federation of Mayors
and Municipalities

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HICKS:
"That the membership dues listed in the report of the Manager be paid
and Councillor Dailly be appointed as representative of Council to the
B.C. Aviation Council."

CARRIED UNANIMOUSLY

- (6) Local Improvement Proposal for Chrisdale Avenue
from Colleen Street to the North property line of Lot "Q", D.L. 43

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That this item be tabled for a period of two weeks to allow each member
of Council an opportunity to inspect the area involved."

CARRIED UNANIMOUSLY

- (7) Debenture Sales

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CORSBIE:
"That the first set of recommendations in the report be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:
"Be it resolved that debentures to be issued pursuant to Burnaby
Debenture By-law No. 4, 1965, By-law No. 4764, be issued in sums not
less than \$1,000.00 each, be dated 15 March, 1966 and bear coupons
payable on the 15th March and 15th September during the currency of
the said debentures."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HERD:
"That the second set of recommendations in the report be adopted."

CARRIED UNANIMOUSLY

COUNCILLOR DRUMMOND LEFT THE MEETING.

- (8) View Obstruction caused by fence - Lot 16, Block 8, D.L. 97, Plan 1627 (McCORMICK)

During discussion, it was suggested that possibly the Municipality could acquire a truncation from the North-West corner of the subject property. It was pointed out that this would have the dual effect of:

- (a) Giving the Municipality the right to use the land acquired for lane purposes.
- (b) Preventing the owner of the subject lot constructing a fence along the Southern and Eastern sides of that property which is felt should be acquired.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:

"That the subject matter of the report from the Manager be referred back for advice as to the desirability of acquiring the truncation referred to above and the cost of it."

CARRIED UNANIMOUSLY

COUNCILLOR DRUMMOND RETURNED TO THE MEETING.

- (10) Estimates

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (11) Annual Report of Fire Department
- (12) Comparison Report of Social Service Department
- (13) Monthly Report of R.C.M.P.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR CORSBIE:

"That the above three reports be received."

CARRIED UNANIMOUSLY

- (14) Expropriation of Easements for Buckingham-Sperling Sewer Project #18
- (15) Easement - Portion of Lot 36, D.L. 59, Plan 28938 (WESTERN PACIFIC PROJECTS LIMITED)
- (16) Easement - Northwesterly 15 feet of Parcel "A" Reference Plan 16032, Block 2, D.L. 86, Plan 10584 (STINSON)
BUCKINGHAM-SPERLING SANITARY SEWER PROJECT NO. 8
- (17) Easement - Portion of Lot 2, R.S.D. "B", S.D. 3, Blocks 45/46, D.L. 95, Plan 12922 (ANDERSON)
SOUTH SLOPE SANITARY SEWER PROJECT NO. 4
- (18) Easement - Northwesterly 10 feet of Lot 39E $\frac{1}{2}$, Block 1, D.L. 90, Plan 555 (GLOVER)
SIXTH STREET SANITARY SEWER PROJECT NO. 18
- (19) Miscellaneous Sewer Easements
- (20) Miscellaneous Acquisitions for Lane Purposes

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DRUMMOND:

"That the recommendations of the Manager under Items 14 to 20 inclusive, be adopted."

CARRIED UNANIMOUSLY

(21) Easement Abandonment - Portion of Lot 4, D.L. 96, Plan 1349
(Subdivision Reference No. 221/65)

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR BLAIR:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(22) Proposed C.N.R. Tunnel through Burnaby

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR McLEAN:
"That the recommendations of the Manager be adopted and His Worship, Reeve Emmott, plus the Municipal Manager empowered to take whatever steps are necessary to protect the interests of the Municipality in connection with the subject matter."

CARRIED UNANIMOUSLY

(23) Temporary Financing for Local Improvements

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(24) Lot 153, D.L's 86/91, Plan 24948

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

His Worship, Reeve Emmott, stated that he had received a request from the Chairman, Ladies' Committee, Waterworks Association (Pacific Northwest Division) for the Municipality to provide refreshments at the Centennial Pavillion on April 29th for wives of delegates to a convention of the Association.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HERD:
"That authority be granted to underwrite the cost of providing refreshments at the Centennial Pavillion on April 29, 1966 for the delegates to a convention of the Pacific Northwest Division of the American Waterworks Association."

CARRIED UNANIMOUSLY

Councillor Blair reported verbally that the Burnaby Hospital Board had asked that the meeting with Council, which was scheduled to be held on February 1, 1966, be postponed because the architect involved in the proposed expansion programme of the Board will be unavailable around that date.

Councillor McLean enquired as to why Court costs are levied when someone who has been charged with an offence pays the fine over the counter without ever appearing in Court.

He also mentioned that other municipalities in the Lower Mainland Area do not follow this practice.

Councillor Herd, as the Liaison with the Justice Department, was asked to investigate the situation described and report on it.

The Reeve recommended the following Library Board appointments for the term ending January 31, 1968:

- (a) Mr. R. Robinson, 7967 - 15th Avenue, Burnaby 3.) Re-appointments
- (b) Mr. G. H. Skene, 4731 Highlawn Drive, Burnaby 2.)
- (c) Mr. R. J. Culos, 6544 East Georgia Street, Burnaby 2.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CORSBIE:
"That the recommendations of the Reeve be adopted."

CARRIED UNANIMOUSLY

Jan/24/1966

The Council then reverted to Item 9 of the Municipal Manager's Report No. 3, 1966, which presented the following:

- (a) Miscellaneous Rezoning Applications (22 items)
- (b) Apartment Development in the Brentwood Area
- (c) Zoning in the area bounded by Springer Avenue, Loughheed Highway, Holdom Avenue and Broadway
- (d) Zoning in the Big Bend Area
- (e) Proposed amendment to Zoning By-Law concerning landscaping requirements

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:

"That the above five reports be received."

CARRIED UNANIMOUSLY

Rezoning Applications

1. Reference #93/65 - Application for the rezoning of D.L. 80N $\frac{1}{2}$, Lot "A", Plan 22622 from Residential R2 to Institutional P1

(Property located on the South side of Kincaid Street approximately 132 feet East of Royal Oak Avenue)

Recommendation:

It is recommended that the rezoning of D.L. 80N $\frac{1}{2}$, Lot "A", Plan 22622, be advanced for further consideration.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

2. Reference #7/65 - Application for the rezoning of D.L. 73, Portion of Lot "A", Plan 17737 from Residential R5 to M1, P1, and P4 and from P4 to M1 as shown on the attached sketch

Council on January 17th dealt with reports from the Planning Department and the Manager regarding the possible development of the above described property for Industrial purposes. Council has agreed to a specific proposal on servicing costs, standards, and road dedications and alignments and the first step toward bringing this matter to fruition is to initiate the rezoning of the property.

There are four distinct changes involved. The bulk of the property is to be rezoned from Residential R5 to Industrial M1. The triangular portion adjacent Westminster is to be rezoned from Residential R5 to Institutional P1. The southerly triangular tract between the existing Woodsworth and the relocated Woodsworth is to be rezoned from Residential R5 to Cemetery P4 and the extreme South end of the proposed Industrial tract is to be rezoned from Cemetery P4 to Industrial M1.

As noted in our report dated January 14th, final reading of the amendment by-law should not take place until formal agreements have been executed on the various matters outlined in the earlier report.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:

"That the proposal of the Manager to proceed with the next step in the rezoning of this property be adopted and that the application be approved for further consideration."

CARRIED UNANIMOUSLY

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
January 14, 1966.

Mr. H. W. Balfour,
MUNICIPAL MANAGER.

Dear Sir:

Re: Application from Dominion Construction Company Limited
for the Rezoning of D.L. 73, Portion of Lot A, Plan 17737
from Residential to Industrial.

Following a meeting with Dominion Construction representatives on January 12, 1966, to discuss the above application, I presented to you at a meeting on January 12, 1966, an analysis of six alternate approaches to the question of development costs; as a result of which it was agreed that the Corporation approach would be to require all normal subdivision road dedications and servicing costs from Dominion Construction, with the Corporation agreeing to pay 50% of the major road paving and curb costs, and to purchase the 20' widening strip, required to increase the major road allowance from 66'0" to 36'0".

In addition the Corporation would agree to the proposed land exchange between Dominion Construction and Forest Lawn Cemetery and the closing of that portion of Woodsworth necessary to implement such an exchange.

Following the necessary agreements to ensure the satisfactory implementation of the above, the Planning Department is prepared to recommend M1 Industrial zoning for that portion of the site West of the major road and P1 zoning for that portion of the site lying between the major road, Westminster and relocated Woodsworth.

This proposal has been discussed with Dominion Construction and verbally agreed to this morning.

I have attached a copy of the proposed layout for your information and a more detailed list of the above items follows.

1. Road Dedications.
 - a. Dominion Construction to dedicate 66'0" for the major road in the location shown on the attached plan.
 - b. Dominion Construction to dedicate 33'0" for the widening of Westminster as shown on the attached plan.
 - c. Dominion Construction to dedicate 66'0" for the relocation of Woodsworth as shown on the attached plan.
 - d. Dominion Construction to dedicate 66'0" and a 100' diameter turning circle for the cul-de-sac road from Grandview.
2. Road Closures.
 - a. The Corporation will not object to the cancellation of Woodsworth Street between Westminster and the West boundary of the above property.
3. Road Acquisition
 - a. The Corporation will purchase the 20' strip required to widen the major road allowance from 66'0" to 36'0" (estimated cost to Corporation \$11,650.00).

(continued....2)

Mr. H. W. Balfour,
DOMINION CONSTRUCTION

January 14, 1966.

4. Land Exchange
 - a. Dominion Construction and Forest Lawn Cemetery will implement a land exchange as set out in a letter dated December 16, 1965 addressed to Mr. G.A. Arnold from Mr. H. C. Bentall, in order to locate the major road as shown on the attached plan.
5. Zoning
 - a. The Planning Department will recommend that the portion of the site lying West of the major road (approximately 23.0 acres) be rezoned from Residential (R5) to Industrial (M1).
 - b. The Planning Department will recommend that the portion of the site bounded by the major road, Westminster and the relocated Woodsworth be rezoned from Residential (R5) to Industrial (M1).
6. Development Costs

Item	Estimated Total Cost	Responsibility	
		Corporation	Dominion Construction
Storm Drainage	\$ 70,000		\$ 70,000
Sanitary Sewers	\$ 25,670		\$ 25,670
Water	\$ 17,400		\$ 17,400
Roads			
Cul-de-sac	\$ 21,000		\$ 21,000
Woodsworth	\$ 15,000		\$ 15,000
Westminster	\$ 15,300		\$ 15,300
Major Road	\$ 78,850	\$ 39,425	\$ 39,425
	<u>\$243,220</u>	<u>\$ 39,425</u>	<u>\$203,795</u>
Land Acquisition	11,650	+ <u>11,650</u>	- <u>11,650</u>
		\$ 51,075	\$192,145

I would conclude by drawing your attention to one or two items which remain to be clarified.

1. The agreement with Dominion Construction does not include an estimated cost of \$3,000.00 required to bring sewer service to the property (see page 4 of my letter dated January 7, 1966).
2. The timing of our contribution to the total scheme, and the scheduling of the various required improvements has not yet been finalised. You will recall, firstly that I would like to see the major road completed at this time, and secondly that it was indicated to Dominion Construction that the deposit of funds by them could be related to the rate of progress of their subdivision. I believe if we apply normal subdivision procedures there should be no problem in this respect.
3. The zoning in this area should be cleaned up by rezoning the land that is to be transferred from Dominion Construction to the Cemetery, from Residential (R5) to Cemetery (P4).

(continued.....3)

Mr. H. W. Balfour
DOMINION CONSTRUCTION

January 14, 1966.

4. I suggest that as there are several facets to this project, a formal agreement should be entered into between the Corporation and Dominion Construction before the rezoning bylaw receives its final reading.

I believe I have covered most of the points arising from our several meetings but I will be glad to discuss the matter further with you if there are any unanswered questions.

Yours truly,


A. L. Parr
PLANNING DIRECTOR

ALP:ejw
attachment

cc - Municipal Engineer
Municipal Treasurer
Municipal Solicitor
Municipal Land Agent
Chief Building Inspector

3. Reference #110/65 - Application for the rezoning of
D.L. 70W $\frac{1}{2}$ of E $\frac{1}{2}$, Block 7, Lots 16, 17,
18 and 19, Plan 1397
from Commercial C1 to Industrial M1

This property was the subject of an identical application reported on to Council under Reference 54/65 and dated July 29, 1965. A copy of the earlier report is attached. On August 10th, the applicant requested that further consideration of his application be held in abeyance. The applicant has now requested that consideration of his application be resumed.

We have reviewed our earlier report and would reaffirm our previous recommendation; namely, that the rezoning of the above properties from Commercial (C1) to Industrial (M1) be advanced for further consideration, final approval to be considered once the parcels have been consolidated into one site.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

4. Reference #106/65 - Application for the rezoning of
D.L. 68, Lots 5, 6, 4E $\frac{1}{2}$, Plan 3431
From Residential R5 to Institutional P1

(Property located on the South side of Grandview-Douglas Highway approximately 376 feet East of Curle Avenue and abuts on the Provincial Complex).

The applicant requests rezoning to enable him to construct the Senior Citizens' Housing and Nursing Home development.

Recommendation:

It is recommended that the rezoning of this property from Residential R5 to Institutional P1 be advanced for further consideration, subject to the following:

- (i) Dedication of the road and lane allowances shown on the attached sketch.
- (ii) Deposit of monies to cover the cost of constructing the above roads and lanes.
- (iii) Consolidation of the properties into two parcels on either side of the road.
- (iv) Demolition of all structures presently on the site.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

5. Reference #108/65 - Application for the rezoning of
D.L. 68 N.W., Block 11, S.D. "A",
Lots "D", "E" and "F", Plan 12189
from C1 Commercial to C2 Commercial

(The subject property is located on the North side of Sunset Street 100 feet East of Smith Avenue).

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
July 29, 1965
Ref. #54/65.

SUBJECT: Application for the rezoning of
D.L. 70W $\frac{1}{2}$ of E $\frac{1}{2}$, Block 7, Lots 16, 17, 18 & 19,
Plan 1397
from Commercial C1 to Industrial M1.

LOCATION: The subject property is located on the north side of
the Grandview Highway approximately 198' east of
Willingdon Avenue.

SIZE: The lots have a combined frontage of 264 ft. on the
Grandview Highway and an average flanking depth of
106 ft. The approximate area would be 28,000 sq.ft.

SERVICES: Water is available from an 18" main on the Grandview
Highway. No storm sewer connection is available.
A sanitary sewer connection is available from a
main which runs through an easement along the east
property line of the subject property.

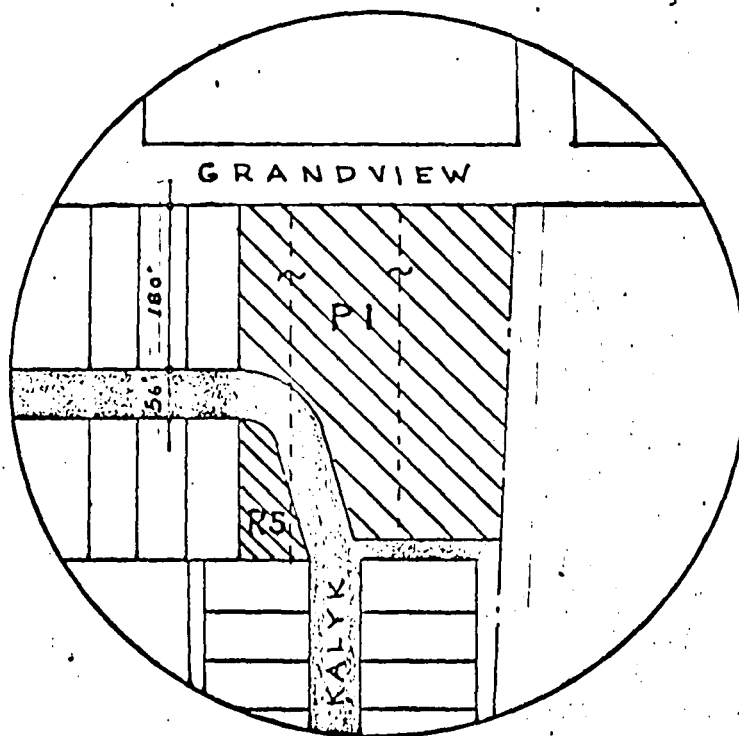
**APPLICANT'S
INTENTIONS:** The applicant requests rezoning to permit a light
industry development.

OBSERVATIONS: The property is vacant as is the one lot between the
site and the service station on the north west corner
of Grandview and Willingdon. The lots to the east
of the site as far as the Lamplighter are zoned
residential and are utilized for this purpose, the
houses varying widely in age and condition. With the
exception of two lots, the Corporation owns all of the
land behind the Grandview frontage as far north as
the Freeway between Willingdon and the Golf Driving
Range. This land is presently being treated with
fill received from the Freeway construction. Land
on the south side of this portion of the Grandview
Highway is occupied by the extensive Provincial complex.

The requested rezoning is in accord with our ultimate
land use planning for this area as presented to Council
some months ago. While we support this application,
we are unable to recommend a widespread rezoning as
the existing parcel size is below the minimum required
by the bylaw and the parcels are individually owned.
At such time as other tracts are assembled and properly
serviced, similar recommendations will be placed before
Council.

RECOMMENDATION: It is recommended that the rezoning of D.L. 70W $\frac{1}{2}$ of E $\frac{1}{2}$
Block 7, Lots 16, 17, 18 & 19, Plan 1397 from Commer-
cial (C1) to Industrial (M1) be advanced for further
consideration, final approval to be considered once
the parcels have been consolidated into one site.

LEA:ej



NORTH

REF. # 106/65

Observations of the Planning Department indicated that the application for rezoning to C2 Commercial was not considered appropriate since the C2 category allowed for higher density of commercial buildings and generally broadened the commercial aspects providing shopping facilities for several neighbourhoods. The existing commercial area was not considered to be in this category and it was deemed that the C1 zoning was more appropriate.

Recommendation:

It is recommended that the present C1 Commercial zoning is appropriate and should be retained.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

6. Reference #68/65 - Application for the rezoning of
Lots 10, 11 and 12, S.D. "B", Block 4,
D.L. 38, Plan 2545
from Commercial C1 to Residential R4

(These properties are located on the North-East corner of Barker Avenue and Moscrop Street. The first two front on Moscrop and Lot 12 abutting fronts on Barker Avenue).

Recommendation:

It is suggested that as the present zoning is not appropriate for the existing land use, as there are established residential amenities in this area which could be detrimentally affected by commercial development and as there are appropriate locations for Commercial development, rezoning as requested by the petitioners should be considered.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

7. Reference #104/65 - Application for the rezoning of
D.L. 34, Block "K", S.D. 10, Lots 14-17, Plan 14245
from Residential R2 to Institutional P1

(The subject property is located on the West side of Willingdon Avenue between Briarwood Crescent and Wildwood Crescent).

Under observations, the Planner submitted these properties fall on the edge of an extensive single family zone covering the whole garden village development. The site is entirely surrounded by roads and lanes and it was considered the land was suitable for church purposes and if properly designed and sited would have no effect on existing Residential amenities. The location on a major North-South road separated the two residential neighbourhoods on opposite sides of the road.

Recommendation:

It is recommended that this application for rezoning be advanced for further consideration, final approval to be subject to consolidation of the four lots into one site.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

8. Reference #63/65 - Application for the rezoning of
D.L. 153, Block 14, Lot 3, Plan 6429
from Residential R5 to C3 Commercial

(The subject property is located on the South-East side of Cassie Avenue, 148.2 feet North-East of the B.C. Hydro and Power Authority right-of-way).

Under observations, it was noted by the Planning Department that this property had been the subject of an application for industrial zoning earlier. It was noted that in the area bounded by Willingdon and Silver, the B.C. Hydro and Power Authority right-of-way and the Commercial development South of Kingsway, there were now only two or three private non-residential uses. It was considered the area was well suited to Multiple Family development.

Recommendation:

The Planning Department reported having reviewed the earlier report and recommended that Council reaffirm the decision made on the previous application to retain the R5 zoning until such time as redevelopment to apartment use takes place.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR BLAIR:
"That the recommendation of the Manager be adopted."

CARRIED

COUNCILLORS HERD & CORSBIE -- AGAINST

9. Reference #3/66 - Application for the rezoning of
D.L. 94S, Lot 25, Plan 720
from M4 Industrial to M3 Industrial

(The subject property is located on the North side of Lane Street approximately 264 feet West of MacPherson Avenue).

Recommendation:

It is recommended that the M4 Industrial zone applied over this area is appropriate for the transition which is taking place and that this zoning category be retained.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

10. Reference #98/65 - Application for the rezoning of
Portions of Blocks 22, 23 and 24, D.L. 53
from Residential R5 to Industrial M1

(The location and size of the area proposed for rezoning is shown on the attached sketch).

Dominion Construction wish to develop this tract of land industrially.

Council on October 4, 1965, dealt with a report from the Municipal Manager on what has been referred to as the "15th Avenue Industrial Estate" and agreed to a sharing of servicing costs and the sale of Municipally owned land. One of the steps involved in implementing the agreement already reached is to rezone the land on the South side of the 14th-15th Avenue diversion and the relocated 15th Avenue as far East as 16th Street from R5 Residential to M1 Industrial.

Jan/24/1966

10. (Cont'd)

Recommendation:

It is recommended that the rezoning of the shaded area on the attached plan be advanced for further consideration with final passage of the By-law taking place only after subdivision, land sales and servicing aspects have been completed or formal agreements are executed.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

11. Reference #11/65 - Application for the rezoning of
D.L. 28, Block 6, Lots 24 and 38, Plan 24032
from Residential R5 to Institutional P1

(Lot 24 is located on the North side of Twelfth Avenue just West of the existing Normanna Home approximately 297 feet West of Fourth Street).

Under observations, the Planning Department submitted that there were two homes situated on the two subject lots which were located immediately adjacent to the Normanna Rest Home and were a part of their land holdings. It was the desire of the Rest Home to utilize these homes for institutional purposes for the purpose of housing staff and boarders.

Recommendation:

It is recommended that the rezoning of the captioned properties from Residential R5 to Institutional P1 be advanced for further consideration, final approval to be contingent upon Lots 24 and 38 being consolidated with Lot 39 to the East.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

12. Reference #102/65 - Application for the rezoning of
D.L. 27, Block 6, Lot "B" W $\frac{1}{2}$, Plan 3725
from Residential R5 to Institutional P1

(The subject property is located on the North-East corner of 4th Street and 11th Avenue).

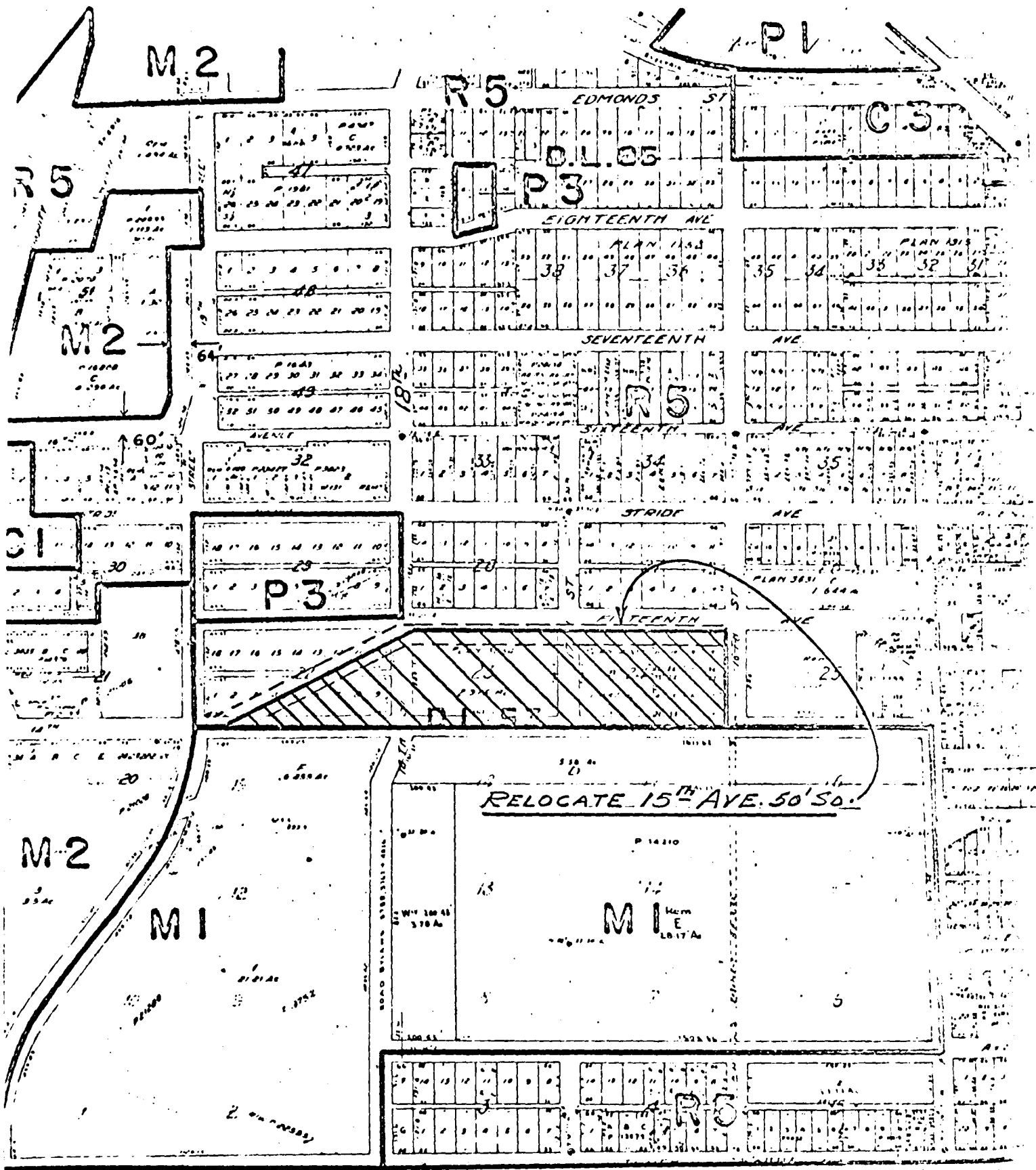
Under observations, the Planning Department submitted that the property was situated in a residentially developed neighbourhood and fell within the Second Street Neighbourhood Study presently before the Council. Apart from the basic objective of improving the street pattern through this study and reducing the occurrence of accidents, one of the prime objectives of the study was the faster development of an effective neighbourhood unit. It was considered the spot rezoning of this property for Rest Home purposes would interfere with this residential development.

Recommendation:

It is recommended that the present zoning is appropriate and that it be retained.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DAILLY:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY



CITY OF

REF. # 98/65

(DOMINION CONSTRUCTION)

13. Reference #89/65 - Application for the rezoning of
Lots 18 and 19, Block 1, D.L. 27, Plan 697
from Residential R5 to Institutional P1

(The subject property is located on the South-West corner
of 11th Avenue and Second Street).

The applicants propose to demolish the existing church and
rebuild on the same site. A manse would remain on the westerly
of the two lots.

It was submitted in the Planning Department's observations that the
rebuilding of the church would improve the appearance of the neighbour-
hood and since the use already existed, it was recommended that rezoning
of these lots from Residential R5 to Institutional P1 be advanced for
further consideration. Final approval would be subject to the consoli-
dation of the lots.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Manager be adopted."

14. Reference #61/65 - Application for the rezoning of
Easterly 72 feet of Lot 2 of West 200 feet,
D.L. 4, Plan 7464
from Small Holdings A2 to Commercial C1

(The subject property is located on the South side of
Cameron Street, 109.5 feet West of North Road).

The applicant desired rezoning to expand a one lot development
proposal on the adjacent lot to the East already zoned Commercial C1.

It was noted in the Planning Department's observation that the lot falls
on the perimeter of a super block which contain the proposed new Loughheed
Shopping Centre and that, as plans for various facets for this shopping
centre had not yet been crystallized, no new spot zoning should take
place in the area.

Recommendation:

It is recommended that this application for spot rezoning not
be favourably considered; and also, that it would be premature
to entertain rezoning requests in this block until an overall
plan has been adopted by Council and proper services are
available to accommodate the anticipated uses.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

15. Reference #94/65 - Application for the rezoning of
Parcel "B", Reference Plan 9342, except
Parcel 1, Explanatory Plan 10507 and except Parcel
2 and Road Reference #12333 and except West 33 feet
of Parcel "B", North $\frac{1}{2}$ of Block 4, D.L. 4, Plan 345
from Small Holdings A2 to Tourist Commercial C5

(The subject property is located on the North-East corner of Bell
Avenue and Loughheed Highway).

It was the applicant's intention to construct a motel and trailer
court on the property. A prior application for the same use was
rejected by Council in December, 1964.

15. (Cont'd)

In observations, the Planning Department noted that the parcel fell within the large super block bounded by Bell Avenue, Cameron Street, North Road, Government Road and the Lougheed Highway, and that a new plan was being studied for this super block in view of the impending introduction of a large shopping centre to the East. Storm and sanitary sewers were not available to the area.

Recommendation:

In view of the absence of both storm and sanitary sewers and the land use re-appraisal being undertaken, it was recommended that Council re-affirm its earlier decision to not rezone land within this sector of the Municipality until the overall plan which reflects the presence of the proposed shopping complex is completed.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

16. Reference #4/66 - Application for the rezoning of D.L. 10, Block 13, Plan 3054 and Portion of Block 7, D.L. 4, Plan 4721 from Residential R1 to Industrial

(The subject property is located on the South side of Government Road immediately West of the Lake City Spur).

It was the intention of a prospective purchaser to establish a welding shop on a part of the property and to use the existing barn for storage.

Under observations, the Planning Department submitted that this property was located in the Government Road area where in 1959 an unofficial community plan had been adopted. Due to the need for a major road linking Gagliardi Way with the Stormont Interchange and forthcoming construction of the Lougheed shopping facilities further to the East, the Department was reviewing the community plan. Many problems of access, servicing and ultimate land use were still unresolved and it was considered that the spot rezoning of this land could frustrate the development in the area.

Recommendation:

It is recommended that this application for spot rezoning to allow the construction of a welding shop not be favourably considered for the reasons noted in the report.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DAILLY:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

17. Reference #82/65 - Application for the rezoning of D.L. 44/78, Block 13, Lots 12 and 13, Plan 3049 from Residential R1 to Institutional P1

(The subject property is located on the South-East corner of Bainbridge Avenue and Buffalo Street).

The applicant's intention was to construct a church on the site and it was considered the property was suited for such development. However, no sanitary sewer was available to the site and the Sanitation Department's view was that the development could only be permitted provided the applicant could demonstrate to the Health

17. (Cont'd)

Department satisfactorily that sewer could adequately be controlled by septic tank and disposal field methods.

Recommendation:

It is recommended that due to the absence of sanitary sewer, this application for rezoning is premature.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

18. Reference #97/65 - Application for the rezoning of D.L. 206, Block 3, Lot 9E $\frac{1}{2}$, Except E. 33 feet and except Plan 16571 and Explanatory Plan 24586, Plan 10071.
From Industrial M4 to Commercial C2

(The subject property is located on the South-West corner of Hastings Street and Grove Avenue.)

While the applicant has submitted no indication of the proposed use, it was submitted by the Planning Department that this property lay in an area which was a part of a larger industrially zoned area but that now the said area had been reduced in size and the commercial zoning for this particular property met with the concurrence of the Department and in fact a review was being conducted of the remainder of the M4 zone with the possible view of a recommendation coming forward for complete C2 zoning.

Recommendation:

It is recommended that this application for rezoning be advanced for further consideration.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

19. Reference #81/65 - Application for the rezoning of Lot 7, Except Plan 20554 and Except Portion on Plan 22266, Block 91, D.L. 127, Plan 4953
from Residential R4 to Institutional P1

(The subject property is located on the North-East corner of Hythe Avenue and Capitol Drive).

The applicant's intention was to operate a kindergarten in the church on the property.

Under observations, the Planning Department submitted that the church covers the bulk of the property although no off-street parking is provided. The use of church buildings for kindergarten purposes during the week was accepted and supported. Kindergartens are a permitted use within the P1 zone.

Recommendation:

It is recommended that the rezoning of this property from Residential R4 to Institutional P1 be advanced for further consideration.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN;

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

20. Reference #66/65 - Application for the rezoning of
D.L. 117E $\frac{1}{2}$, Block 28, Lots "C" and "D", Plan 19931
from R5 and M3 Industrial to R5 Residential

(The subject property is located on the South-West corner of Douglas Road and Grant Street).

The applicant's intention was to build either a single family or two family home on the two lots at present under two zoning categories.

As the bulk of these two lots falls within the residential zone and as land on the North side of Douglas Road is residentially zoned and occupied, the extension of the R5 zoning over the interior properties is logical and was recommended.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

21. Reference #5/66 - Application for the rezoning of
D.L. 119, Block 2, Lots 6, 7, 8 and 9, Plan 4307
from Residential R5 to Commercial C3

(The above properties are located on the South-West corner of Willingdon Avenue and Halifax Street).

The applicant's intention according to a plan submitted was for a four pump and four bay service station fronting on Willingdon Avenue with a seven bay coin operated car wash on the rear portion. Three entrances were proposed from Halifax Street, two from Willingdon and two from Duchanan.

The Planning Department observed that a recent extensive study of this area had been completed and it had been recommended therein that the tract of land between the Masonic Cemetery, Loughheed-Douglas and Willingdon should be a part of one of the three or possibly four intense commercial cores within the Municipality.

It was submitted that the proposal under this application did not fit into the scheme and would, if allowed, absorb .9 acres of prime core land which could be utilized for a much more intensive use.

The service station was acceptable but the car wash proposal fitted into quite another category and the Department recommended that only the two Easterly lots be zoned to permit the construction of a service station which, in addition, should come within a comprehensive development zoning to ensure proper design, orientation and architecture of the service station which will become an extension of the Brentwood Shopping Centre. This type of zoning would provide the Council with optimum control of the development.

Recommendation:

It is recommended that the Council adopt in principle the idea of Comprehensive Development zoning on Lots 8 and 9 for service station use. The applicant can then prepare an acceptable scheme properly related to the development of the whole block which could go forward to a Public Hearing and which would become an integral part of the By-Law.

Reference was made to the Important Intersection of Willingdon and Loughheed to the South of this property which was already occupied by service stations on each sector of the intersection, and it was felt that the car wash operation was, from the public point of view, more in need in this area.

It was suggested that the Planner might discuss the proposal further with the applicants with a view to possibly locating other suitable land in the immediate area, properly zoned for a service station as well as a car wash.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:

"That this application be tabled and the Planning Director be asked to discuss with the applicants the possibility of locating the combined car wash - service station venture on other appropriately zoned land in the vicinity of that under application."

CARRIED UNANIMOUSLY

22. Reference #91/65 - Application for the rezoning of
D.L. 119, Block 1, Lot 1, North 100 feet,
Plan 4161.
From M1 Industrial to M2 Industrial

(The subject property is located on the South-East corner of the extension of Halifax Street and Gilmore Avenue.)

The applicant's intention was to construct a sausage manufacturing plant.

The Planning Department observed that the lot was located with the triangle bounded by Douglas Road, Gilmore Avenue and the Loughheed Highway included in the Brentwood Land Use Study Report of 1964.

The Department's recommendation is that this area should be developed as a medium density apartment area being close to a proposed commercial core development and taking into account its location in relation to park and school facilities. Existing and proposed street network were also advanced as favourable factors toward the apartment use.

Sausage plants are permitted in M2 and M3 zoning. M1 zoning has been retained adjacent to Willingdon Avenue South of the Loughheed Highway, and it was considered that this use could properly fit into that area. The introduction of an M2 use in the area under application would definitely be incompatible with the type of development envisaged. The Department gave statistics of acreage within this area zoned commercially, industrially, residentially and vacant. The report was accompanied by a plan showing a proposed C4 area which would be located close by.

Recommendation:

The introduction of the proposed M2 use into this area is not considered compatible with existing development nor desirable in view of the future development envisaged within the Douglas-Gilmore-Loughheed triangle or in the surrounding area. It is therefore recommended that this application for rezoning not be favourably considered.

It is also recommended that Council give consideration to the draft report proposal for the rezoning of the Eastern portion of the area to the C4 (Service Commercial) category.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CORSBIE:

"That the application for rezoning D.L. 119, Block 1, Lot 1, North 100 feet, Plan 4161, from M1 Industrial to M2 Industrial be approved for further consideration."

CARRIED UNANIMOUSLY

Mr. George Shepherd, Solicitor for the Feinschmecker Sausage Company, rose and requested an opportunity to be heard.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That Mr. Shepherd be heard."

CARRIED UNANIMOUSLY

Mr. Shepherd read a letter from the mortgage company proposing to finance the Feinschmecker Sausage Company project advising that the application for mortgage funds would be withdrawn unless arrangements could be finalized within 10 days from January 21st, 1966.

It was suggested that in view of the long history of the Company's endeavours to obtain the necessary approvals for this project, the application should proceed to Public Hearing as quickly as possible.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HERD:
"That a Public Hearing be set to deal with the application for rezoning of D.L. 119, Block 1, Lot 1, North 100 feet, Plan 4161, from Industrial M1 to Industrial M2, on Tuesday, February 1st, at 7:30 p.m."

CARRIED UNANIMOUSLY

The following reports presented by the Planning Department through the Manager were then brought forward for consideration:

- (i) Report entitled "Brentwood Area Apartment Development" dated January 20th, 1966.
- (ii) Report dealing with rezoning of the area bounded by Springer Avenue, Broadway, Holdom Avenue and the Loughheed Highway, save and except Parcel "A", Reference Plan 17221, S.D. 17, Blocks 1/4 and 6, D.L. 125, Plan 3520, dated January 21st, 1966.
- (iii) Report re application by petition to rezone areas in the vicinity of Byrne Road from M3 to A1 or M4 - Rezoning Reference #77/65, dated January 21, 1966.
- (iv) Report re rezoning applications Nos. 1/65 and 87/64 dealing with properties in the Big Bend area, dated January 21st, 1966.
- (v) Report re Six Foot Landscaped Strip Requirement for Parking Areas - By-Law No. 4742, dated January 20, 1966.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR CORSBIE:
"That these reports be tabled for consideration at an adjourned Council meeting to follow the Public Hearing to be held on Tuesday, February 1, 1966."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR McLEAN:
"That the Committee do now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR McLEAN:
"That the report of the Committee be adopted."

CARRIED UNANIMOUSLY

Jan/24/1966

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:
"That leave be given to introduce "BURNABY LOCAL IMPROVEMENT FINANCING
BY-LAW NO. 1, 1966" and
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 1, 1966", and
that they be now read a First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:
"That the By-Laws be now read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:
"That the Council now resolve into Committee of the Whole to consider
and report on the By-Laws."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:
"That the Committee do now rise and report the By-Laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:
"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:
"That "BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW NO. 1, 1966" and
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 1, 1966" be now
read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That "BURNABY TAX ABATEMENT BY-LAW 1966" be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That "BURNABY TAX ABATEMENT BY-LAW 1966" be now finally adopted, signed
by the Reeve and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That leave be given to introduce "BURNABY DEBENTURE BY-LAW 1966" and
that it be now read a First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That the By-Law be now read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That the Council do now resolve into Committee of the Whole to consider
and report on the By-Law."

CARRIED UNANIMOUSLY

Jan/24/1966

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That the Committee now rise and report the By-Law complete."

THE COUNCIL RECONVENED.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That "DURNABY DEBENTURE BY-LAW 1966" be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DAILLY:
"That the Council do now resolve into Committee of the Whole In Camera."

CARRIED UNANIMOUSLY