

JANUARY 23, 1967

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 23, 1967, at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;  
Councillors Blair, Corsbie (8:30 p.m.),  
Dailly, Drummond, Herd, Hicks, Lorimer  
and McLean

Canon Thomas Harris led in Opening Prayer.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:  
"That the Minutes of the meetings held on January 3rd and 9, 1967,  
be adopted as written and confirmed."

CARRIED UNANIMOUSLY

The following wrote requesting an audience with Council:

- (1) Mr. A. Davies re closing of McKay Avenue at Imperial Street
- (2) Messrs. W. McAllister and G. M. Wilson re retail tire sales proposal  
at 5501 Hastings Street

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:  
"That the above two delegations be heard."

CARRIED UNANIMOUSLY

- (1) Mr. A. R. Jacques appeared in place of Mr. A. Davies and presented a Brief containing reasons in support of the request of Mr. Davies and others that McKay Avenue be reopened at Imperial Street.

The reasons were:

- (i) the closing of McKay Avenue at Imperial Street has caused a great deal of inconvenience for those who reside in the area to the South who have been in the habit of using McKay Avenue for North-South travel because they must now use a very circuitous route;
- (ii) those who have resided on McKay Avenue have become accustomed to its use by alien traffic whereas the residents of Silver Avenue (one of the streets now being used as a result of the circuitous pattern) have never experienced this situation, with the result the excessive amount of traffic on Silver Avenue causes a nuisance to those living there;
- (iii) those travelling on McKay Avenue who do not live on the street must, because McKay Avenue is closed at Imperial Street, use driveways to properties on the street to turn around. Because of the volumes and types of vehicles, this has caused a great deal of concern to residents on McKay Avenue.

In addition to the request outlined above, Mr. Jacques also suggested that traffic on Maywood Street should stop before entering McKay Avenue.

It was directed that consideration of the requests presented by Mr. Jacques, on behalf of Mr. A. Davies and others, be deferred until receipt of Item 15 of the Municipal Manager's report later this evening.

- (2) Mr. McAllister appeared on his and Mr. Wilson's behalf and advised that they had purchased the property with the intention of erecting a retail tire sales store on it. He pointed out that this purchase was made after being informed by the Municipality and Real Estate Salesmen that the use desired was a permitted one.

Mr. McAllister stated that, after buying the property, it was discovered that the retail sale of tires was permitted but there was no provision whereby he could service the vehicles for which the tires were being bought. He explained that almost everyone who makes tire purchases wants the seller to put the tires on the car.

Mr. McAllister also drew attention to the fact that the Community Commercial District (C2) permits gasoline service stations, and that this type of operation is allowed to place tires on cars.

Mr. McAllister concluded by stating that he was appealing a decision of the administration whereby he and his partner are being denied the right to provide vehicles with a tire changing service in conjunction with the retail sale of tires on the property at 5501 Hastings Street.

His Worship, Reeve Emmott, advised that he had met with representatives from the Legal Department, Planning Department and Licence Department to discuss the dilemma of Mr. McAllister and his partner, and had been informed by the Legal Department that permitting a tire changing service in a C2 zone, in conjunction with the retail sale of tires, or considering the proposal of Mr. McAllister and his partner to be a gasoline service station, would be "torturing" the regulations in the C2 zone.

He suggested that Council could either expand the regulations in the C2 zones to permit the use desired Mr. McAllister and his partner or rezone the property to a category which would permit the changing of tires in conjunction with the retail sale of them.

During discussion, it was contended that the changing of tires should be construed as being ancillary to the retail sale of them and that therefore Mr. McAllister and his partner should be permitted to develop their property for the purpose intended by them.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HICKS:

"That the tire changing service aspect of the operation planned by Messrs. McAllister and Wilson at 5501 Hastings Street be considered ancillary to the principal activity of selling tires."

CARRIED

COUNCILLORS McLEAN  
DAILLY & HICKS -- AGAINST

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DRUMMOND:

"That, because the foregoing matter occasioned a good deal of doubt as to the intent of the regulations in the C2 district, the question of clarifying the regulations, insofar as they apply to retail tire sales, be referred to the Policy/Planning Committee for study."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:

"That all of the below listed correspondence be received."

CARRIED UNANIMOUSLY

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Secretary, Benevolent and Protective Order of Elks, North Durnaby Lodge No. 439,  
wrote requesting:

- (a) permission to hold a parade beginning at 1 p.m. on April 15, 1967, at Hastings Street and MacDonald Avenue, thence East along Hastings Street to Willingdon Avenue and then South on Willingdon Avenue to a dispersal point at Gravelly Street or the Brentwood Shopping Centre;
- (b) that Hastings Street between MacDonald Avenue and Willingdon Avenue be named "Klondike Road" during the time of the parade;
- (c) that Council provide prizes for the best float, band, group and attire connected with the parade.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:  
"That:

- (a) permission be granted to conduct the parade at the time and along the route described above, subject to the approval of the R.C.M.P.,
- (b) Council consent to name that portion of Hastings Street between MacDonald Avenue and Willingdon Avenue as "Klondike Road" during the course of the parade."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR CLAIR:  
"That the matter of providing financial aid for the purposes mentioned in the letter from the Elks be referred to the Centennial Committee for consideration, with it being understood that the Committee will offer its assistance in co-ordinating the proposed activities of the Elks with other Centennial celebrations."

CARRIED UNANIMOUSLY

Chairman, Port of Vancouver Fire Protection Committee, submitted a letter advising of the terms of reference of the Committee which had been established to study the adequacy of fire protection for water-front properties covered by the Vancouver and adjacent harbours.

Chairman, Housing Committee, United Community Services of the Greater Vancouver Area, submitted a letter and a Brief relating to a proposal to establish a Regional Housing Authority.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DAILLY:  
"That the submissions from the United Community Services of the Greater Vancouver Area be referred to the Housing Committee for consideration and recommendation."

CARRIED UNANIMOUSLY

The following submitted letters in opposition to the proposed rezoning of:

Lot 19, S.D. 12, Block 1, D.L. 120, Plan 9413

(Located on the West side of Madison Avenue between  
William Street and Charles Street),

to Multiple Family Residential District Three (RM3) - Reference RZ #93/66:

Mr. & Mrs. George Radonich, 4260 Kitchener Street  
Miss Rhoda Jeffers, 4254 Charles Street  
Reverend and Mrs. W. G. McIntosh, 4330 Charles Street  
Mrs. M. Myers, 1283 Madison Avenue  
D.C. Food Fair, 1213 Madison Avenue  
Madison Bakery  
Mr. & Mrs. H. Mangles, 4362 Charles Street

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Mrs. I. R. Donaldson, 4346 Charles Street,  
 Mr. & Mrs. M. Voychysyn, 4359 Parker Street  
 Mrs. G. G. Sullivan, #101 - 1350 Madison Avenue  
 J. W. A. Donaldson, 4346 Charles Street  
 Eunice & Gil Hullen, 4224 Grant Street  
 Mrs. Ivy D. Smith, 4371 Charles Street  
 Mr. & Mrs. Carlsen, 4239 Charles Street  
 Mrs. Reta Gallant, 4287 William Street  
 Mrs. A. Granger, #105 - 1350 Madison Avenue  
 Mr. & Mrs. Wm. Rempel, #110, 1350 Madison Avenue  
 Kathleen J. Smith, 4395 William Street  
 Frank M. Smith, 4395 William Street  
 Mr. & Mrs. J. L. Polley, 4354 William Street  
 Marjorie D. Hornby, 4220 William Street  
 Alma & C. Preston, #106 - 1280 Madison Avenue  
 Mrs. Agnes Jorgensen, 1257 Madison Avenue  
 L. G. Howarth, 1277 Madison Avenue (Fancy Cleaners)  
 Mrs. O. Hardy, 4387 Charles Street  
 Mr. & Mrs. I. McDonald, 4228 Grant Street  
 Mrs. J. Brodie, 4295 William Street  
 Mrs. Doris Holmquist, 4625 Brentlawn Drive  
 Mrs. Cecil Mitchell, 4347 Kitchener Street  
 "An angry taxpayer" (Anonymous)  
 Mrs. Anne Costley, 4521 William Street  
 Mrs. L. Lawson, 4215 Charles Street  
 Mrs. James Milton, #104 - 1350 Madison Avenue  
 Myrtle Clydesdale, 4371 Napier Street  
 Mr. & Mrs. H. A. Hardy, 1476 Madison Avenue  
 Mrs. Thomas Taylor, 1423 Dent Avenue  
 Den & Lois Gallegaro, 1441 Dent Avenue  
 Mrs. J. Nottingham, 4355 William Street  
 Mrs. C. D. Curtis, #103, 1350 Madison Avenue  
 Det. Sgt. & Mrs. A. Stobie, #102, 1350 Madison Avenue  
 Mrs. Twigger, 4226 Gravely Street  
 Mrs. Elizabeth Gunby, 4358 Parker Street  
 Mr. & Mrs. Ralph Joyal, 1491 Carleton Avenue  
 Mrs. V. F. Aitken, 447 William Street  
 Mr. & Mrs. Alex Gimple, 4340 Venables Street  
 Mrs. J. A. Clendenin (& 5 others), 1350 Madison Avenue  
 A. E. Grant, 4231 Charles Street  
 Mrs. C. M. Gillis, 4279 William Street  
 Mr. W. E. & Mrs. Margaret Fawcus, 4323 William Street  
 Mrs. J. K. Shrubsole, 4251 Gravely Street  
 Joe Bateman, - 4246 Charles Street, D  
 Mr. and Mrs. Walter Laughton (and others), 4254 Napier Street  
 John and Kay Drummond, 1394 Rosser Avenue  
 Mr. and Mrs. Lloyd Simpson, 4347 Charles Street  
 Mrs. W. L. Lockhart, 4460 Juneau Street  
 Mr. & Mrs. C. H. Fisher (and 4 others), 1576 Dent Avenue

HIS WORSHIP, REEVE EMMOTT, presented a number of letters which he had received in opposition to the same rezoning proposal, which were from:

Mrs. M. E. Hille, 4346 William Street  
 Mr. & Mrs. S. Toper (no address given)  
 Mrs. R. Prince, 4223 Charles Street  
 Mrs. Wengreniuk, 4223 Kitchener Street  
 Mr. & Mrs. J. Cameron, 4272 Kitchener Street  
 Mrs. Frank Short, 4263 Kitchener Street  
 A. Russell, 4278 Charles Street  
 Mrs. D. A. Gault, #102 - 1315 Madison Avenue  
 Mrs. Ellands, #101 - 1315 Madison Avenue  
 Mr. and Mrs. E. Drierley, 4215 Gravely Street

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DAILLY:  
 "That "DURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 78, 1966" (D/L #5036)  
 be now reconsidered."

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COUNCILLOR CORSBIE ARRIVED AT THE MEETING.

"DURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 78, 1966" (C/L #5036) provides for the following rezoning:

Reference RZ #93/66

FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Lot 19, S.D. 12, Block 1, D.L. 120, Plan 9413

(Located on the West side of Madison Avenue between William Street and Charles Street)

HIS WORSHIP, REEVE EMMOTT, suggested that, in view of the opposition to the proposed rezoning, Council should not proceed with the By-Law at hand and should instruct the Planning Department to consider the feasibility of an alternative development proposal which would embrace a comprehensive type of land use for the property.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:

"That 'DURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 78, 1966' not be advanced."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR LORIMER:

"That the Planning Department consider the feasibility of an alternative development proposal which would embrace a comprehensive type of land use for the property that was the subject of the By-Law covered by the previous motion, viz. Lot 19, S.D. 12, Block 1, D.L. 120, Plan 9413."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:

"That, in the event of another development proposal being considered for Lot 19, S.D. 12, Block 1, D.L. 120, Plan 9413, all those persons who submitted letters in connection with the Multiple Family proposal for that property which has just been defeated, be notified."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DAILLY:

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

CARRIED UNANIMOUSLY

COUNCILLOR BLAIR submitted a report outlining recent activities of the Durnaby Hospital Board.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:

"That this report be received."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 5, 1967

Report No. 5, 1967 of the Municipal Manager, attached to and forming part of these Minutes, was dealt with as follows:

(1) Water Supply Study

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

CARRIED

COUNCILLOR DRUMMOND -- AGAINST

(2) Tax Penalties

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

CARRIED UNANIMOUSLY

The Council directed that the Tax Collector ensure that the tax payers clearly understand that the penalty rates outlined in the report are to be cumulative.

(3) Portions of Lots 15 to 17, Sketch 11792, except Explanatory Plan 14041, Block "J", D.L. 96, Plan 3907 (PRENTER STREET EXTENSION)

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

CARRIED UNANIMOUSLY

(4) Parcel "A" 1/2, Explanatory Plan 13434, Block 3, D.L. 6, Plan 7952 (DAILE) DAVID DRIVE

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DAILLY:  
"That authority be granted to construct, to a gravel standard, the land which will be acquired for road purposes as a result of the last action, on the understanding that the approximate cost of this will be \$400.00."

CARRIED UNANIMOUSLY

(5) Lot "E", D.L. 160, Plan 13174 (Eacrett) LANE ALLOWANCE EAST OF AND PARALLEL TO GILLEY AVENUE BETWEEN CLINTON AND PORTLAND STREETS

Receipt of this report engendered a review of past considerations given by Council in respect of the proposal to create the lane referred to in the report.

Mention was also made of the proposal which was initially advanced to Council to extend Clinton Street Westward to Gilley Avenue. It was pointed out that this matter was considered almost two years ago when it was abandoned.

It was added that the current plan to create a lane East of Gilley Avenue between Neville Street and Clinton Street was considered by Council on July 27, 1965 to be the most prudent, and measures were authorized then to achieve this end.

During discussion, it was suggested that the entire question of creating a road or lane system in the area for the better circulation of traffic should be reviewed.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DRUMMOND:

"That the subject matter of the report from the Manager be tabled for four weeks to allow for a review of the question recited above, and it be understood that the Departments of the Corporation involved in the matter submit their views on the question at hand."

CARRIED UNANIMOUSLY

(6) Canadian Federation of Mayors and Municipalities

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR BLAIR:

"That payment of the account from the Canadian Federation of Mayors and Municipalities in the amount of \$1,666.40 be authorized."

CARRIED UNANIMOUSLY

(7) Union of B.C. Municipalities

When questioned, His Worship, Reeve Emmott, explained that the reason for the increase in annual dues payable to the U.B.C.M. was that the Union had opened a new office and engaged additional staff.

MOVED BY COUNCILLOR CORSDIE, SECONDED BY COUNCILLOR DAILLY:

"That the subject matter of the report from the Manager be tabled pending receipt of an elaboration of the reasons for the increase in the annual dues to the Union of B.C. Municipalities."

CARRIED UNANIMOUSLY

(8) Estimates

(9) Street Lights

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:

"That the recommendations of the Manager covering the above two items be adopted."

CARRIED UNANIMOUSLY

(10) Monthly Report of Fire Chief

(11) Monthly Report of R.C.M.P.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR CORSDIE:

"That the above two reports be received."

CARRIED UNANIMOUSLY

(12) Miscellaneous Easements

(13) Miscellaneous Land Acquisitions for Lane Purposes  
(OAKALLA SANITARY SEWER AREA)

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:

"That the recommendations of the Manager covering the above two items be adopted."

CARRIED UNANIMOUSLY

(14) C.N.R. Tunnel and Overhead Grade Separation - Willingdon Avenue and the G.R.R./C.N.R. Railways

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

CARRIED UNANIMOUSLY

(15) McKay Avenue at Imperial Street

The Municipal Manager also read a report which he had just received from the Planning Director in connection with the subject matter.

The submissions presented by Mr. Jacques earlier this evening were brought forward.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DAILLY:  
"That the subject matter of the presentations by Mr. Jacques and the report of the Manager be tabled for one week in order that each member of Council can have an opportunity to travel on the streets involved, plus those in the general area, before rendering a decision on the matter."

CARRIED UNANIMOUSLY

It was also suggested that each member of Council examine the report which was received last year concerning the "Maywood" area, particularly that part relating to the closing of McKay Avenue at Imperial Street and also Maywood Street at Imperial Street.

COUNCILLOR DAILLY LEFT THE MEETING.

(16) Debenture Sales

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

CARRIED

COUNCILLOR HICKS -- AGAINST

COUNCILLOR McLEAN stated that he had received a petition signed by Mrs. Ruth Grierson and others relating to the Eglinton Street walkway.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR BLAIR:  
"That the question of creating a walkway from the Eastern end of Eglinton Street to Gilpin School be lifted from the table."

CARRIED UNANIMOUSLY

It was drawn to the attention of Council that the owner of property from which the Corporation requires an easement to construct the walkway from the Easterly end of Eglinton Street to the Gilpin School is prepared to grant this easement, contrary to what was indicated to Council on January 16, 1967.

COUNCILLOR DAILLY RETURNED TO THE MEETING.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR LORIMER:  
"That steps be taken to acquire the easements required for a walkway from the Easterly end of Eglinton Street to the Gilpin School."

CARRIED UNANIMOUSLY



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MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DAILLY:  
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

HIS WORSHIP, REEVE ENHOTT, DECLARED A RECESS AT 9:55 P.M.

THE COUNCIL RECONVENED AT 10:10 P.M.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:  
"That:

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 1, 1967" (D/L #5055),  
"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 1, 1967" (D/L #5056),  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1966" (D/L #4966) and  
"BURNABY LOCAL IMPROVEMENT DEBENTURE BY-LAW 1967" (D/L #5054)

be now reconsidered."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1966" (D/L #4966)  
provides for the following rezoning:

Reference RZ #86/65

FROM RESIDENTIAL DISTRICT FIVE (R5)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

- (a) Lots 1 to 4 inclusive, S.D. "A", Block 2, D.L. 30, Plan 3932
- (b) Lots 14 and 15, Block 2, D.L. 30, Plan 3036
- (c) Both parts of Lot "F", Block 2, D.L. 30, Plan 11530
- (d) Lots 25 to 28 inclusive, S.D. "E", Block 2, D.L. 30, Plan 11971
- (e) Lot 22, Block 2, D.L. 30, Plan 3036

(Located on both sides of Fulton Avenue from a point approximately  
164 feet North of Edmonds Street Northerly a distance of 594 feet)

Administrative Planner stated that he had received a letter from Mr. L. Koole, Barrister and Solicitor, on behalf of Rudolf Martin Enterprises Limited, in which advice was contained that Mr. Koole has filed a plan for the subdivision of some of the above properties and made application to cancel plans and close the Northern part of Fulton Avenue, for the purpose of satisfying some of the prerequisites which were established by Council in connection with a proposal to rezone the properties to Multiple Family Residential District Three (RM3).

The Administrative Planner added that Mr. Koole had indicated other matters requiring attention as a result of the rezoning proposal are on the verge of being completed.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:  
"That:

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 1, 1967",  
"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 1, 1967",  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1966" and  
"BURNABY LOCAL IMPROVEMENT DEBENTURE BY-LAW 1967"

be now finally adopted, signed by the Reeve and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:

"That plans and specifications of the work or undertaking pursuant to By-Law No. 5056 be filed with the Municipal Clerk pursuant to Section 483 of the Municipal Act."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:

"That leave be given to introduce:

"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1967" (D/L #5059),  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 3, 1967" (D/L #5060),  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1967" (D/L #5061),  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1967" (D/L #5062),  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1967" (D/L #5063),  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1967" (D/L #5064),  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1967" (D/L #5065),  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1967" (D/L #5066),  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1967" (D/L #5067),  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1967" (D/L #5068),  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1967" (D/L #5069),  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1967" (D/L #5070),  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1967" (D/L #5071), and  
"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1967" (D/L #5072).

and that they be now read a First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:

"That the By-Laws be now read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:

"That the Council now resolve into a Committee of the Whole to consider and report on the By-Laws."

CARRIED UNANIMOUSLY

"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1967" (D/L #5059)  
provides for the following rezoning:

Reference RZ #143/66

FROM RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

- (a) Lot 1, Except Reference Plans 6379/6173, Block 10, D.L. 136, Plan 3053
- (b) Lot 15, S.D. 2/5, Block 10, D.L. 136, Plan 4417
- (c) Lot 16, S.D. 4/5, Block 10, D.L. 136, Plan 4417
- (d) Lots 17 and 18, S.D. 2/5, Block 10, D.L. 136, Plan 4417
- (e) Lot 2, Except Reference Plan 22122, Block 10, D.L. 136, Plan 4417
- (f) Lot 3, S.D. 2/5, Block 10, D.L. 136, Plan 4417
- (g) Lot 4, Block 10, D.L. 136, Plan 4417
- (h) D.L. 137, Except Part on By-Law 42665 and Except Plan 21410, Plan 3073

(Located in an area bounded on the North by Halifax Street, on the East by Phillips Avenue and the Municipal Golf Course, on the South by a new road linking Duthie Avenue with Phillips Avenue, and on the West by a proposed elementary school and park and the Swedish Canadian Rest Home)

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The Planning Department was requested to furnish a map showing the municipal property which is embraced by the rezoning proposal plus the municipal land which will become involved as a result of the overall development by Western Pacific Projects Limited in the area.

The Administrative Planner was present and stated that he would be meeting with principals from Western Pacific Projects Limited to discuss various points relating to the rezoning proposal at hand.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:

"That the Committee indicate it is now prepared to rise and report progress on this By-Law."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 3, 1967" (D/L #5060)  
provides for the following rezoning:

Reference RZ #134/66

FROM RESIDENTIAL DISTRICT FOUR (R4)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

Lot "A", Reference Plan 8354, S.D. 13 W2/3, Blocks 34 and 36,  
D.L. 35, Plan 1370

(Located on the North-East corner of Smith Avenue and Moscrop Street)

Mrs. W. E. A. Steele submitted a letter expressing support for the rezoning proposal only if the area bounded by Gilpin Street, Smith Avenue, Moscrop Street and Inman Avenue was included in the proposal.

H. & D. Volbek wrote and expressed the same type of support for the rezoning proposal that was indicated by Mrs. Steele.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DRUMMOND:

"That this Amendment By-Law be recommended to be advanced for Third Reading."

IN FAVOUR --  
COUNCILLORS McLEAN, DRUMMOND,  
& CORSDIE

AGAINST -- REEVE EMMOTT,  
COUNCILLORS BLAIR, DAILLY,  
HERD, HICKS AND LORIMER

MOTION LOST

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1967" (D/L #5061)  
provides for the following rezoning:

Reference RZ #141/66

FROM RESIDENTIAL DISTRICT FOUR (R4) TO INSTITUTIONAL DISTRICT (P1)

Parcel "A", Explanatory Plan 14936, R.S.D. 47, S.D. 13/18,  
Blocks 1/36, D.L. 129, Plan 16332

(Located on the West side of Kensington Avenue between  
Curtis Street and Napier Street)

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:

"That this By-Law be advanced for further readings."

CARRIED UNANIMOUSLY

Jan/23/1967

"DURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1967" (B/L #5062)  
provides for the following rezoning:

Reference RZ #132/66

FROM RESIDENTIAL DISTRICT FIVE (R5)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Lots 7 to 10 inclusive, R.S.D. 1, S.D. 11/13, Blocks 1/3,  
D.L. 95N, Plan 1796

(Located on the North-East corner of Dalmoral Street and Hall  
Avenue)

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:  
"That the Committee indicate that it is now prepared to rise and report  
progress on this By-Law."

CARRIED UNANIMOUSLY

"DURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1967" (B/L #5063)  
provides for the following rezoning:

Reference RZ #131/66

FROM RESIDENTIAL DISTRICT FIVE (R5)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Lot "B", Block 26, D.L. 95, Plan 9592

(Located on the North-West corner of Acorn Avenue and  
Beresford Street)

"DURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1967" (B/L #5065)  
provides for the following rezoning:

Reference RZ #142/66

FROM RESIDENTIAL DISTRICT FIVE (R5)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Lot 6, Block 25, D.L. 95, Plan 2128

(Located on the East side of Salisbury Avenue 132.2 feet  
North of Beresford Street)

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:  
"That the Committee indicate that it is now prepared to rise and report  
progress on these two By-Laws."

CARRIED UNANIMOUSLY

"DURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1967" (B/L #5064)  
provides for the following rezoning:

Reference RZ #137/66

FROM RESIDENTIAL DISTRICT FIVE (R5)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Lots 17 and 18, Block 42, D.L. 153, Plan 1566

(Located on the North-East corner of Maywood Street and Telford Avenue)

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HERD:  
"That the Committee indicate that it is now prepared to rise and report progress  
on this By-Law."

CARRIED UNANIMOUSLY

Jan/23/1967

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1967" (C/L #5066)  
provides for the following rezoning:

Reference RZ #149/66

FROM RESIDENTIAL DISTRICT FIVE (R5)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Lots 32 to 34 inclusive, S.D. "B", Blocks 47/49  
D.L.'s 151/3, Plan 1936

(Located on the South-East corner of Maywood Street and  
Silver Avenue)

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DRUMMOND:  
"That the Committee indicate that it is now prepared to rise and report  
progress on this By-Law."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1967" (B/L #5067)  
provides for the following rezoning:

Reference RZ #147/66

FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)  
TO COMMUNITY COMMERCIAL DISTRICT (C2)

Lot "A", Block 6, D.L. 149NE $\frac{1}{4}$ , Plan 7983

(Located on the South side of Imperial Street approximately  
72 feet West of Sussex Avenue)

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DRUMMOND:  
"That this Amendment By-Law be recommended to be advanced for  
Third Reading."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1967" (B/L #5068)  
provides for the following rezoning:

Reference RZ #133/66

FROM COMMUNITY COMMERCIAL DISTRICT (C2)  
TO TOURIST COMMERCIAL DISTRICT (C5)

Lot 8W $\frac{1}{2}$ , except Plan 24506, Block 3, D.L. 206, Plan 1071

(Located on the South side of Hastings Street approximately  
340 feet West of Grove Avenue)

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HICKS:  
"That this Amendment By-Law be recommended to be advanced for  
Third Reading."

CARRIED

AGAINST -- COUNCILLORS HERD & HICKS

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1967 (B/L #5069)  
provides for the following rezoning:

Reference RZ #136/66

FROM MANUFACTURING DISTRICT (M1) AND RESIDENTIAL DISTRICT FIVE (R5)  
TO SERVICE COMMERCIAL DISTRICT (C4)

Lot "B", except Sketch 12387, S.D. 4, Block 3, D.L. 120,  
Plan 9309

(The subject property is located on the South side of Douglas  
Road at the intersection of that street and the extension of  
Halifax Street)

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:

"That the Committee indicate that it is now prepared to rise and report  
progress on this By-Law."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1967" (B/L #5070)  
provides for the following rezoning:

Reference RZ #73/65

FROM SMALL HOLDINGS DISTRICT (A2)  
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

(a) Parcel "C", Explanatory Plan 12154, S.D. 2, and "B",  
Block 3, D.L. 4, Plans 6867 and 4332

(b) Block 3, W $\frac{1}{2}$  of N $\frac{1}{2}$  except part on Plan 4829, D.L. 4, Plan 845

(c) Lot "A" part North of Lougheed Highway, Block 3S $\frac{1}{2}$ , D.L. 4,  
Plan 4332

(The above described properties are located on the North side of  
Lougheed Highway from a point approximately 452 feet East of  
Lougheed Highway from a point approximately 452 feet East of Bell  
Avenue Eastward a distance of approximately 521 feet)

It was drawn to the attention of Council that the rezoning proposal under  
consideration only involves that part of the properties described which is  
shown outlined in red on a sketch produced by the Planning Department dated  
December 2, 1966, which covers an area approximately 1.25 acres in size.

Mr. R. J. Westaway, Barrister and Solicitor, submitted a letter reiterating,  
on behalf of Mr. N. D. Taylor, the points made by him at the Public Hearing  
in opposition to the proposed rezoning.

Municipal Manager stated that he had met with the Architect for the development  
project and had been satisfied that all of the prerequisites which Council  
established in connection with the rezoning proposal would be met.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:

"That this Amendment By-Law be recommended to be advanced for  
Third Reading."

CARRIED UNANIMOUSLY

Jan/23/1967

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1967" (D/L #5071)  
provides for the following text amendments:

(1) RH4 DENSITY STANDARDS

(i) HEIGHT OF BUILDINGS (Section 204.3)

"The height of a building shall not exceed 100 feet and shall not be less than 4 storeys."

(ii) FLOOR AREA RATIO (Section 204.7)

"The maximum floor area ratio shall be 1.20, except that:

- (a) where the coverage of the lot is less than 30 percent, an amount may be added equal to 0.02 for each 1 percent or fraction thereof by which such coverage is reduced below 30 percent;
- (b) where the area of the lot exceeds 40,000 square feet, an amount may be added equal to 0.001 multiplied by each 100 square feet of lot area in excess of 40,000 square feet, but in no case shall this amount exceed 0.24."

(2) CARETAKER ACCOMMODATION IN INDUSTRIAL ZONES

The addition of a regulation to the "Uses Permitted" sections in the M1 (Manufacturing), M2 (General Industrial) and M3 (Heavy Industrial) Districts:

"Living accommodation for a caretaker or watchman, if such living accommodation is considered essential to the operation of the industry, subject to the following:

- (a) to be located within a new principal building housing a permitted industrial use, on a lot with a minimum area of two acres;
- (b) to be limited to the caretaker or watchman, and not used for family accommodation;
- (c) to form an integral part of the principal building and to be included in the building plans thereof;
- (d) to be fully separated from the industrial use by walls, partitions or a floor;
- (e) to be provided with an entrance separate from that of the industrial use;
- (f) to have a maximum floor area of 600 square feet."

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:

"That the Committee indicate that it is now prepared to rise and report progress on this By-Law."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1967" (D/L #5072)  
provides for the following text amendments:

GASOLINE SERVICE STATIONS IN GENERAL COMMERCIAL (C3) DISTRICTS

The inclusion of gasoline service stations and car washing establishments in General Commercial (C3) Districts only where such uses are included:

- (a) as part of a shopping centre, or
- (b) as part of an "automotive service centre" in combination with, and on the same lot as, an automobile showroom and/or an establishment for the retail sale of new automobile parts and accessories.

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The Administrative Planner stated that he would be meeting with the Petroleum Industries Committee very shortly to discuss the points made in its Brief on the subject of the By-Law at hand.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:

"That the Committee indicate that it is now prepared to rise and report progress on this By-Law."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:

"That the report of the Committee on all of the above By-Laws be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:

"That 'DURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAWS NOS. 4, 10, 11 & 13, 1967" be now read a Third Time."

CARRIED UNANIMOUSLY