

AUGUST 7, 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, August 7, 1967 at 7:30 p.m.

PRESENT: Councillors Hicks, Corsbie, Dailly, Drummond, Herd, and McLean.

ABSENT: Reeve Emmott, Councillors Blair and Lorimer.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HERD:  
"That Councillor R. E. Hicks be appointed as Acting Reeve during the absence of Reeve Emmott and councillor Lorimer this week."

CARRIED UNANIMOUSLY

Cannon T. E. Harris led in Opening Prayer.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:  
"That the Minutes of the meeting held on July 17, 1967 commencing at 7:30 p.m. be adopted as written and confirmed."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Secretary, North Burnaby Commerce and Community Bureau, submitted a letter thanking Council and the Centennial Committee for the co-operation received in connection with the placing of ornamental trees and planters in the 4000 and 4100 Blocks Hastings Street.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:  
"That a copy of the letter from the North Burnaby Commerce and Community Bureau be forwarded to all those who were involved in the subject matter of the letter from the Bureau."

CARRIED UNANIMOUSLY

Secretary, North Burnaby Commerce and Community Bureau, wrote expressing appreciation for the action taken by Council to instal a transformer and outlet in poles along Hastings Street for the purpose of facilitating the connection of decorative lighting on the Street.

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Principal, Burnaby South Senior Secondary School, submitted a letter expressing appreciation, on behalf of the Burnaby South Senior Secondary School Band, for the grant made by Council to assist in defraying the expenses incurred by the Band in its recent trip to EXPO '67 in Montreal.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:  
"That the Council now resolve itself into a Committee of the Whole."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER --- REPORT NO. 47, 1967

Report No. 47, 1967 of the Municipal Manager, attached to and forming a part of these Minutes, was dealt with as follows:

(1) Miscellaneous Easements

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

CARRIED UNANIMOUSLY

(2) Lane Cancellation - Lot 9, D.L. 135, Plan 3234

The Planning Director was present and provided the following reasons for abandoning the lane mentioned in the report of the Manager:

- (a) The closure of the lane would eliminate this access to a major traffic route to the East (Sherlock Avenue) that is proposed.
- (b) The cancellation of the lane allowance and its subsequent consolidation with the property immediately South of it (the captioned Lot 9) would enable the owner of that property to subdivide his enlarged site into two duplex lots.
- (c) This owner will be, as a result of subdividing, required to dedicate land for a North-South lane through approximately the centre of his property to connect with the Easterly end of an East-West lane abutting the North side of the property.

Some concern was expressed that the members of Council found it difficult to visualize the situation described in the report of the Manager because there was no sketch to illustrate the proposal.

It was understood by Council that, in the future, the Manager would arrange to provide Council with sketches and the like to illustrate situations portrayed in his reports.

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MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR CORSBIE:  
"That the recommendation of the Manager respecting the lane referred to in caption be adopted."

CARRIED UNANIMOUSLY

(3) Lots 191 to 196 inclusive, D.L. 91, Plan 29657  
(BUCKINGHAM HEIGHTS)

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

CARRIED UNANIMOUSLY

(4) ROAD ABANDONMENT - D.L.'s 10 and 56

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

CARRIED UNANIMOUSLY

(5) "Burnaby Highway Exchange By-law No. 2, 1967"

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DRUMMOND:  
"That the report of the Manager be received and be brought forward when the By-law in question is being considered by Council."

CARRIED UNANIMOUSLY

(6) Estimates

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

CARRIED UNANIMOUSLY

(7) Allowances

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

CARRIED UNANIMOUSLY

(8) Church and Other Institutional Uses

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HERD:  
"That the proposed rezonings listed in the report of the Planning Director be approved for further consideration and advanced to a Public Hearing."

CARRIED UNANIMOUSLY

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While dealing with the report just mentioned, a point was made that there is a preponderance of churches in the municipality.

It was added that this situation seems to be continuing to develop, as witness the fact many applications to rezone property for church use are being made.

It was appreciated that, apart from zoning control, the Council has no means of curbing the incidence of church development.

Notwithstanding, it was felt the question raised should be considered at some time in the future by the Policy/Planning Committee.

(9) Two-Family Area Zoning Review

Some concern was expressed regarding the use of Forglan Drive as part of a major arterial North-South road.

It was submitted that, even though an 86-foot right-of-way exists for this street, land on both sides is developed residentially and therefore the street should not be designated as a major road.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:  
"That the Planning Director report on the necessity of retaining Forglan Drive for the purpose above mentioned and indicate the possibility of alternatives being developed for the major route in question."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:  
"That the recommendations of the Planning Department in its report on "Two-Family Area Zoning Review" be adopted and the rezonings involved be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 54, 1967", "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 55, 1967", "BURNABY ROAD DEDICATION BY-LAW NO. 1, 1967", "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 21, 1967" and "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1967" be now reconsidered." (References RZ #83/67, B/L #5178, #5176, RZ #1/67, RZ #12/67 respectively)

CARRIED UNANIMOUSLY

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MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 54, 1967", "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 55, 1967", "BURNABY ROAD DEDICATION BY-LAW NO. 1, 1967", "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 21, 1967" and "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1967" be now finally adopted, signed by the Reeve and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR DRUMMOND:  
"That "BURNABY REFUSE BY-LAW 1967" be tabled until the next meeting of Council."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DAILLY:  
"That the following resolutions in respect of "BURNABY HIGHWAY EXCHANGE BY-LAW NO. 2, 1967", which were passed at the July 31st meeting of Council, be rescinded:

"That the Committee do now rise and report the By-law complete."

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

"That 'BURNABY HIGHWAY EXCHANGE BY-LAW NO. 2, 1967' be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:  
"That leave be given to introduce "BURNABY ROAD CLOSING BY-LAW NO. 6, 1967", "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 7, 1967" and "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 15, 1967" and that they now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:  
"That the Committee do now rise and report the By-laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:  
"That "BURNABY ROAD CLOSING BY-LAW NO. 6, 1967", "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 7, 1967" and "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 15, 1967" be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:  
"That the Council do now resolve into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 68, 1966"."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 68, 1966" (#5026) provides for the following rezoning:

Reference RZ #114/66

FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4)  
TO TOURIST COMMERCIAL DISTRICT (C5)

Lot 28, Block 3, D.L. 29, Plan 9775  
(Located at the North-West corner of Kingsway and 13th Avenue)

Municipal Clerk indicated that, though it was not prerequisite to the rezoning in question being effected, the owner of the property has dedicated land from his site for a Northerly extension of 13th Street to Ethel Avenue.

He added that it has also been decided that only that part of the property lying East of the 13th Street extension should be rezoned to C5. He mentioned that this parcel is described as "Lot 51, D.L. 29, Plan 31345".

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:  
"That the By-Law be amended by deleting the legal description shown above and replacing it with "Lot 51, D.L. 29, Plan 31345"."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:  
"That the Committee do now rise and report the By-Law complete, as amended."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 68, 1966" be now read a Third Time."

CARRIED UNANIMOUSLY

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(10) Miscellaneous Rezoning

Before considering the individual applications, it was suggested that each one of them should be advanced to a Public Hearing, without deliberation by Council at this time, because in every instance the applicant had paid the fee prescribed by Council policy and therefore deserved the opportunity to present his case in support of the rezoning that was the subject of his application.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR CORSBIE:  
"That all nine of the rezoning applications before Council at this time be advanced to a Public Hearing, with it being explicitly understood that this action is not to be construed as Council indicating approval of the rezoning proposals involved."

IN FAVOUR - COUNCILLORS  
DRUMMOND AND CORSBIE

AGAINST - COUNCILLORS  
DAILLY, HERD, HICKS, AND  
McLEAN

MOTION LOST

COUNCILLOR DAILLY LEFT THE MEETING.

Discussion on the point preceding the abortive motion just recorded continued.

A question was raised as to what recourse an applicant had when he was dissatisfied with a decision of Council to not approve his application for rezoning.

It was submitted that all applicants should have the opportunity to express an opinion direct to Council on the reports of the Planning Department where negative recommendations are made on the applications.

The Planning Director suggested that such action would, in some instances, unnecessarily provoke presentation because there may be no intention, on the part of Council, to proceed with the rezoning.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR McLEAN:  
"That the Municipal Manager report on the question of the means whereby applicants for rezoning can best appeal negative recommendations of the Planning Department in its reports on the applications."

CARRIED UNANIMOUSLY

ACTING REEVE HICKS DECLARED A RECESS AT 8:55 P.M.

THE COUNCIL RECONVENED AT 9:05 P.M.

Planning Director submitted reports on the following rezoning applications:

Item  
No.

1. Reference RZ #75/67

(i) Lot 6, R.S.D. 1, S.D. 11/13, Blocks 1 & 3,  
D.L. 95N, Plan 1796

(ii) Lot 5, Block 1, D.L. 95, Plan 1796

(Located on the North-West corner of Balmoral Street  
and Walker Avenue)

The report of the Planning Department on this application to rezone the properties described above from RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3) recommended that the application be advanced for further consideration and that, as prerequisites to the rezoning, the following be undertaken:

(i) Consolidation of the two lots into one parcel.

(ii) Submission of an undertaking that all existing structures will be removed within six months of the passage of the Zoning By-law Amendment.

6. Reference RZ #84/67

D.L. 35, South 1.62 acres of East half of 12-acre  
portion, Plan 944

(Located at the North-West corner of Carlton and Moscrop  
Streets)

The report of the Planning Department on this application to rezone the property described above from RESIDENTIAL DISTRICT FOUR (R4) TO NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI) recommended that the application be advanced for further consideration and that, as prerequisites to the rezoning, the following be undertaken:

(i) The dedication of the South 36.5 feet of the subject property widening of Moscrop Street.

(ii) The dedication of the East 33 feet of the subject property as road allowance to allow the extension of Carlton Avenue to its full width.

(iii) The deposit of monies to cover the cost of constructing Carlton Avenue, to the normal subdivision standard.

(iv) The deposit of money to cover the cost of piping the water course through or around the property.

(v) The dedication and construction of a 20-foot lane along the North boundary of the site.

(vi) The removal of all existing structures from the subject property within six months.



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8. Reference RZ #86/67

- (i) Lot 3, Explanatory Plan 13071, Block 34, D.L. 34, Plan 1355
- (ii) Lot 3, Except Parcel 1, Explanatory Plan 13071, Block 34, D.L. 34, Plan 1355
- (iii) Lot 4S $\frac{1}{2}$ , Block 34, D.L. 34, Plan 1355
- (iv) Lot 2, Except North 60 feet, Block 34, D.L. 34, Plan 1355

(Located on the Northeast corner of Grange Street and Barker Avenue.)

The report of the Planning Department on this application to rezone the properties described above from RESIDENTIAL DISTRICT FIVE TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3) recommended that the application be advanced for further consideration and that, as prerequisites to the rezoning, the following be undertaken:

- (i) The dedication of the North twenty feet of the property for lane.
- (ii) The deposit of moneys to cover the cost of constructing and paving the lane.
- (iii) The provision of proper storm drainage facilities to the site.
- (iv) The consolidation of the site into one parcel.
- (v) The submission of an undertaking to remove all existing structures within six months of rezoning.

9. Reference RZ #87/67

Parcel "A", Sketch 12037, R.S.D. 1/17, S.D. "B", Block 1, D.L. 175 NW $\frac{1}{4}$ , Plan 11511

(Located on the North-East corner of Joffrc Avenue and Southwood Street.)

The report of the Planning Director on this application to rezone the property described above from NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO COMMUNITY COMMERCIAL DISTRICT (C2) recommended that the rezoning proposal be amended to the "ADMINISTRATION AND ASSEMBLY DISTRICT (P2)" category for the reasons given in the report and that the application be advanced to a Public Hearing.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR CORSBIE:  
"That the recommendations of the Planning Department in its reports on the above four applications be adopted."

CARRIED UNANIMOUSLY

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7. Reference RZ #85/67 - (6561 Parkdale Drive)

Lot 131, D.L. 131, Plan 26094

(Located on the East side of Parkdale Drive approximately 700 feet from Kensington Avenue)

The report of the Planning Department on this application to rezone the property described above from Residential District Two (R2) to Boarding House Use category recommended that the application not be favourably considered for the reasons given in the report.

It was noted in the report of the Planning Department that a request had been made of the applicant to obtain written authorization from the owner of the property involved for the application.

The Council was informed that the Municipal Act does not require such action but that it is the policy to obtain the authorization mentioned.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DRUMMOND:  
"That the subject rezoning application be tabled for one week and the Planning Director submit a report at that time providing details of the policy requiring written authorization from the owner of property when an application is made to rezone it, including:

- (a) the source of the policy
- (b) when and why it was introduced."

CARRIED UNANIMOUSLY

2. Reference RZ #73/67

Lot 3 except Plan 10399 and except part on Plan 21111, Block 4, D.L. 2, Plan 4206

(Located on the North-East corner of Government Road and Lougheed Highway)

The report of the Planning Director on this application to rezone the property described above from Small Holdings District (A2) to Service Commercial District (C4) recommended that the application not be favourably considered for the reasons given in the report.

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

CARRIED UNANIMOUSLY

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3. Reference RZ #79/67

Lot 1, Explanatory Plan 16419, R.S.D. "C", S.D. "B" and 20, Blocks 4 and 5, D.L. 125, Plans 3347 and 3520

(Located on the East side of Springer Avenue between Loughheed Highway and Broadway.)

The report of the Planning Director on this application to rezone the properties described above from TOURIST COMMERCIAL DISTRICT (C5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT FIVE (RM5) recommended that the application not be favourably considered for the reasons given in the report.

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

CARRIED

AGAINST - COUNCILLOR DRURY

4. Reference RZ #80/67

- (i) Lot 2 except N. 33 feet, Sketch 7739, Block 37, D.L. 151/3, Plan 2069
- (ii) Lot 3, except N. 33 feet, sketch 7739, Block 37, D.L. 151/3, Plan 2069

(Located on the South-West corner of Beresford Street and Cassie, and includes the middle lot on Beresford Street between Willingdon Avenue and Cassie Avenue.)

5. Reference RZ #82/67

- (i) Lot 5E $\frac{1}{2}$ , Lot 5W $\frac{1}{2}$ , Lot 6E $\frac{1}{2}$ , Lot 6S $\frac{1}{2}$  of W $\frac{1}{2}$ , Lot 6N $\frac{1}{2}$  of W $\frac{1}{2}$ , Block 37, D.L. 151/3, Plan 2069
- (ii) Parcel "C", Reference Plan 1533, S.D. 4, S.W. $\frac{1}{4}$  Block 37, D.L. 153, Plan 2069
- (iii) Parcel "B", Reference Plan 1533, S.D. 4, Block 37, D.L. 153, Plan 2069

(Located between Willingdon Avenue and Cassie Avenue approximately 171 feet South of Beresford Street.)

The reports of the Planning Director on these applications to rezone the above described properties from SPECIAL INDUSTRIAL DISTRICT (M4) AND RESIDENTIAL DISTRICT FIVE (R5) respectively, to MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3), recommended that they be tabled because of the desirability of including the intervening lots between the properties under application which would require further discussions with the applicants.

It was also indicated that a further report would be submitted to Council.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HERD:  
"That the recommendations of the Planning Department on these two applications be adopted."

CARRIED UNANIMOUSLY