

DECEMBER 16, 1968

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C. on Monday, December 16, 1968 at 7:00 p.m.

PRESENT

Mayor A. H. Emmott in the chair  
Aldermen Blair; Corsbie; Dailly;  
Drummond; Herd; Lorimer (7:20 pm);  
McLean and Mercier.

MOVED BY ALDERMAN CORSEBJE, SECONDED BY ALDERMAN BLAIR:"

"That the Minutes of the Public Hearing on December 2, 1968 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:

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

CORRESPONDANCE

CARRIED UNANIMOUSLY

President, Burnaby Association for Retarded Children, submitted a letter expressing appreciation for the assistance rendered by members of the Burnaby Fire Department in obtaining toys and games for the children at the Burnaby Short-Stay Hostel at 7451 Sussex Avenue.

It was understood by Council that a copy of the letter from the Association would be sent to the Fire Chief for the attention of the men in his Department.

Secretary, North Burnaby Little League, wrote to request permission to hold the annual DECAL DAY drive on May 10, 1969.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:

"That permission be granted to the North Burnaby Little League to conduct its campaign at the time indicated, subject to the approval of the R.C.M.P.

CARRIED UNANIMOUSLY

Mr. H. J. Rigby submitted a letter drawing attention to potential hazards for pedestrians frequenting the recreational facilities in Central Burnaby caused by the lack of adequate walking facilities and street lighting there.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:

"That the situation outlined by Mr. Rigby be referred to the Municipal Manager to determine what improvements can be made to remedy the conditions described by Mr. Rigby.

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

TABLED ITEMS

The following matters were then lifted from the tables..

- (a) Application to rezone lots 7 to 10 inclusive, Block 7, D.L. 116, Plan 1236.

REZONING REFERENCE NO. 54/68

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That the rezoning of Lot 7 to 9 inclusive, Block 7, D.L.'s 116/186, Plan 1236 to Multiple Family Residential District 3 (RM 3) be approved for further consideration and, as pre-requisites to the rezoning being effected, the following undertaken:

- (a) The three lots be consolidated into one site.
- (b) A suitable plan of development for the property be submitted.
- (c) An undertaking be given that all existing improvements on the parcels will be removed within six months of the rezoning being effected.

CARRIED

AGAINST - ALDERMAN CORSBIE  
and BLAIR

ALDERMAN LORIMER ARRIVED AT THE MEETING

- (b) Lots 17 to 20 inclusive and Lot 24, D.L. 124, Plan 3343 (HOFFARS LIMITED AND BLAINE-ARDIS HOLDINGS LTD.) -

The following motion, which was introduced at the December 9th meeting, was brought forward;

"THAT the municipal property involved be subdivided to create a road in a North-South direction through the approximate centre along the general alignment that has been outlined in the submissions Council has received in connection with the matter, and on a gradient which would be normal if the road was built without regard for the topography of Hoffars Limited property, to the Northerly limit of the Company's property, with it being understood that:

- (a) the Corporation will be responsible for the construction of the road and that it will not be cul-de-saced at its Southerly extremity.
- (b) if the foregoing arrangement is accepted, Hoffars Limited will be denied the right to have vehicular access to and from Willingdon Avenue."

Mr. W. M. Leckie, Barrister and Solicitor, submitted a letter in connection with the matter at hand in which he made the following points:

- (a) The type of access road outlined in the foregoing motion would be completely unsatisfactory to Hoffars Limited and, possibly, to the Engineering and Planning Departments. The reason is that, without a cul-de-sac, a sharp right turn onto any ramp built by Hoffars Limited would be impossible and, without an 8 percent grade from Dawson Street, the access road would be at too high an elevation above Hoffars property to enable the Company to complete a safe ramp to its property.
- (b) Such an access road would likely be unsatisfactory to Engineering and Planning Departments because they were the first to point out that a cul-de-sac was an absolute necessity. In addition, the safety factor could not possibly meet with their approval.
- (c) The passing by Council of the motion would mean that the Municipality would complete a useless access road which would leave Hoffars Limited with only one access to its property, it being from Alpha Avenue, when both members of Council apparently agree with Hoffars Limited that double access is necessary and desirable.
- (d) Hoffars Limited is forced into the position that, if Council cannot see fit to change the motion to provide for an 8 percent grade (which has always been acceptable to the Engineering Department) and for a cul-de-sac at the South end of the access road, Hoffars Limited must request that Council proceed with the action proposed by the motion even if it means reverting to the October 21, 1968 decision (which at least gave Hoffars Limited double access to this property, unsatisfactory as it may be).
- (e) Hoffars Limited would like to reiterate that it was, at all times up to October 15, 1968, led to believe that the Company and the Municipality were in full agreement as to the access to be provided and the Company has arranged its plans, specifications, financing and a building contract accordingly.
- (f) As regards the allegations of both the Engineering and Planning Departments, it should be made clear that Hoffars Limited has not altered its grade plan since the property was purchased.

Mr. Leckie concluded by urging Council to amend the motion presently before it to provide for an 8 percent grade and a cul-de-sac on the road in question.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CORSBIE:

"That the motion introduced at the December 9th Council meeting, as set out above, be withdrawn."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN MCLEAN:

"That Council accept the postulate of partial responsibility for the provision of reasonable access to the property of Hoffars Limited (which is legally described as Lots 17 to 20 inclusive and Lot 24, D.L. 124, Plan 3343) but, before committing itself to this premise, the Municipal Engineer submit a report indicating:

- (a) the cost of constructing a road through adjacent municipal property (legally described as Lot 14, Except Part on Sketch 9148 and Except Reference Plan 30240, D.L. 124, Plan 3343);

- (b) the gradient which would result if the road was built to recognize the topography of the abutting property of Hoffars Limited;

In order that Council can determine its degree of responsibility in connection with the matter, on the understanding that Hoffars Limited will accept full responsibility for extending the road in question beyond the Southerly limit of the municipal property involved."

CARRIED

AGAINST - Alderman Mercier and Lorimer

It was expected by Council that the Municipal Engineer would consult Hoffars Limited in regard to the possibility of the Company sharing in the cost of constructing the road through the Municipal property.

- (c) Concept of a Comprehensive Apartment Development in the Loughheed Highway-North Road Area.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MCLEAN:

"That the recommendations in the report of the Planning Department be adopted."

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN CORSBIE:

"That the foregoing motion be amended by excluding the 8.1 acre tract at the easterly end of the area involved from the recommendations in the report.

IN FAVOUR - ALDERMEN LORIMER, CORSBIE, MERCIER, MCLEAN and BLAIR

AGAINST - MAYOR EMMOTT ALDERMEN HERD, DRUMMOND AND DAILLY

MOTION CARRIED

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MCLEAN:

"That the main motion be further amended by requiring that, in addition to the intending developers adhering to the requirements relating to the implementation of the type of development outlined in the report, the following aspects be borne in mind when examining planned development;

- (a) The possibility of the developers sharing in the cost of the pedestrian underpass of Loughheed Highway, as described in the report.
- (b) The dedication, by the developer (s), of land for school/park purposes at the location indicated in the report.
- (c) The encouragement of high quality apartment construction and tasteful landscaping in each of the developments planned.

CARRIED UNANIMOUSLY

A vote was then taken on the original motion, as twice amended, and it was carried unanimously.

ALDERMAN DAILLY LEFT THE MEETING

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:  
"That a Public Hearing be held on December 30, 1968 commencing at 6:30 p.m. to receive representations in connection with a proposal to rezone Lot 10, Block 18, D.L. 29, Plan 10745 to Multiple Family Residential District Two (RM2)

CARRIED UNANIMOUSLY

It was understood that the new members of the Council, who will take office on January 6, 1969, would be invited to attend the Public Hearing on December 30, 1968.

REPORTS

Alderman Blair submitted a report outlining the activities of the Burnaby General Hospital Board.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MCLEAN:  
"That the report from Alderman Blair be received.

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 82, 1968 on the matters listed below as Items (1) to (15), either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Lot 2, Block 5, D.L. 32, Plan 6123 (SURREY MOTOR HOTEL LIMITED)

The Planning Department has submitted a report in connection with the question of dedicating a portion of the above described property for lane purposes, as follows:

- (a) As instructed by Council on October 21, 1968, the Planning Department has considered the possibility of either:
  - (1) Arranging for a wider allowance for the east-west road (lane) that was shown as replacing a portion of Miller Avenue.
  - (2) Creating a lane or road allowance between Miller Avenue and Nelson Avenue on an alignment that would be a westerly extension of Sanders Street.
- (b) These two alternatives were examined in relation to the overall development pattern for the area and it was found that the most desirable proposal would be the first alternative because this would widen the originally proposed 20 foot lane to a 66 foot road allowance along the \_\_\_\_\_ boundary of the subject property. This would provide excellent access from Nelson Avenue to the interior of the block and would permit the closure of Miller Avenue out to Kingsway.

The Planning Department concluded by recommending that alternative (a), as shown in detail on an attached sketch, be accepted but pointed out that the remaining portion of the Lot 2 which is under application to subdivide can only be used in conjunction with the rest of the said Lot 2.

HIS WORSHIP, MAYOR EMMOTT DECLARED A RECESS AT 8:40 P.M.

THE COMMITTEE RECONVENED AT 8:55 P.M.

MOVED BY ALDERMAN MCLEAH, SECONDED BY ALDERMAN HERD:  
That further consideration of the matter at hand be deferred until the December 30th Council Meeting in order to permit Surrey Motor Hotel Limited the opportunity of expressing its reaction to the proposal being advanced by the Planning Department.

CARRIED UNANIMOUSLY

(2) Charge for Water in Swimming Pools

When Council received a letter of protest about the \$10.00 charge that is made for water used in a swimming pool, it directed that this charge be reviewed.

In that regard, the following is being offered:

- (a) The matter of a special charge for water used in private swimming pools arose at a time when there was a great deal of activity in the construction of such pools.
- (b) Originally, a requirement was made that the water service be metered. As a result of a protest over the high cost of water, the Council decided to establish a flat additional charge of \$10.00 per year.
- (c) The situation has now stabilized to a great degree and it is possible to examine the flat rate charge in the light of experience and the development of the modern private swimming pool.
- (d) Flat rate charges are always difficult to justify. They can only be rationalized on a basis of averages. There is no effective means of differentiating between the householder who uses large quantities of water and one who uses very little. Both pay the same flat charge.
- (e) With this overall possibility of disparity, it is difficult to justify the continuance of the special charge for water when there is a swimming pool on the property.
- (f) There are 111 swimming pools in Burnaby.
- (g) When pools are built and pass inspection, the Treasurer is advised and the special charge under Section 41 (c) of the Water Works By-law is placed on the roll.
- (h) The cost of enforcing Section 41 (c) is minimal.

- (i) The average volume in a residential swimming pool is estimated at 12,000 gallons, which costs approximately \$1.50.
- (j) The majority of pools in use are not drained at any time, certainly not very often. Loss from spillage and evaporation is negligible.

It was being recommended that Burnaby Water Works Regulation By-Law 1963 be amended to remove the special flat charge for water for swimming pools set out in Section 41(c) thereof.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN LORIMER:  
 "That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(3) Easements -

- (a) North 5 feet of Lot 152, D.L. 126, Plan 29569
- (b) Portion of Block 575½, D.L. 135, Plan 3234.

It was being recommended that Council authorize the :

- (a) Acquisition of easements over portions of the above described properties, the first of which is required to contain a water main and the second a storm sewer, for a consideration of \$1,00 each.
- (b) Execution of the documents attending the acquisitions.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN BLAIR:  
 "That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(4) Proposed Rezoning of Gasoline Service Stations in C3 Districts

The Planning/<sup>Department</sup> is herewith submitting a report dealing with the points raised by the North Burnaby Commerce and Community Bureau at the Public Hearing that was held in connection with the captioned matter, as follows:

- (a) The submission from the Bureau agrees with the removal of gasoline service stations from C3 Districts but was opposed to the rezoning of these service stations to other nonconforming categories because:
  - (i) the proposed rezoning would perpetuate the service station use of the sites and create islands in C3 zones which will further retard the development of these areas.
  - (ii) The proposed rezoning discriminates against present non-conforming uses in C3 zones and against other service stations.
  - (iii) Adjacent businesses should have been notified by mail of the intention of Council to rezone and a hearing involving the entire C3 area should have been held.

- (b) The Bureau also submitted that the proposal involving the Petroleum Industry and the Planning Department should not proceed.

It further inquired as to why two Service Stations were not included in the plan.

- (c) The following are the replies of the Planning Department to the points made by the Bureau:

- (a) It is agreed that the proposed rezonings, which are designed to maintain the conformity of existing service stations sites in C3 Districts, will perpetuate the current use of the sites. While this will not create any additional "islands", the proposed rezonings will tend to maintain the 'status quo' for the existing service stations because such facilities will no longer be permitted as a separate use.

The main advantage of the new regulations is that they will provide a greater degree of control over the locations of future service stations within areas designated for high density commercial developments.

The

- (b) Proposed rezonings will not discriminate in anyway against non-conforming uses in C3 zones or against other service stations.

Gasoline Service Stations have, until recently, been a permitted use in C3 districts. Service Stations have located in these districts in the past with the knowledge they would be able to conduct their businesses as a conforming use. The proposed rezonings will merely serve to maintain the conformity of the existing Service Stations by assigning other appropriate categories, such as gasoline service stations districts (C6) to the sites.

- (c) Under the provisions of the Municipal Act, all amendments to the zoning by-law must be preceded by a Public Hearing.

It is also required that advance notice of a Hearing be published in not less than two consecutive issues of a newspaper published or circulating in the Municipality.

These requirements have been complied with in the case at hand.

All interested persons are given the opportunity of appearing and presenting their views. As a matter of fact, the Hearing on December 2nd was the second one which has dealt with the subject.

- (d) The zoning by-law amendment which preceded the proposed Service Station rezonings was originally initiated by Council early in 1966. At that time, the Planning Department was directed to report on the advisability of introducing an amendment to the C3 zone regulations to permit service stations only where they were included in a Shopping Center.



The Council, on December 19, 1966, approved for further consideration a proposal of the Planning Department that gasoline service stations and car washing establishments be excluded from C3 districts, except as part of a Shopping Center or a combination with certain other uses. This proposed amendment was advanced to a Public Hearing on January 23, 1967. A Brief from the Petroleum Industry was presented at that Hearing.

As a result of this Brief and subsequent discussions between the Petroleum Industry committee and the Fire Department, a further report was submitted to Council on February 27, 1967. This was followed by Council, on October 21, 1968, approving the amendment to the text of the By-law.

- (c) In a Report from the Planning Department dated February 24, 1967 on the subject of Gasoline Service Stations in C3 districts, it was suggested that the C3 zoning be retained in the case of two existing service stations which were engaged in other non-conforming activities. For this reason, the stations at MacDonald Avenue and Hastings Street and at Rosser Avenue and Hastings Street were intentionally omitted from the list of proposed service station rezonings. These non-conforming activities involve an automotive repair and body shop at the rear of the former site and a U-drive truck and trailer business which is conducted on the latter property.

There may be merit in giving consideration to the rezoning of these sites. While the above mentioned uses could continue to be non-conforming if these sites were rezoned to the Gasoline Service Station (C6) District category, such rezoning would bring the service stations-the major use on each property-into conformity.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN MCLEAN:  
"That the explanations provided by the Planning Department in its report be accepted and consideration of the subject of that report be deferred until deliberation of the amendment to the Zoning by-law covering the proposals at hand.

CARRIED UNANIMOUSLY

(5) Lower Mainland Municipal Association

At a meeting of the Lower Mainland Municipal Association on October 16, 1968, it was agreed that the cost of the reception at the U.C.C.M., hosted by the Association, should be borne by members of the Association on a per capita basis. Vancouver was excluded because of its other costs relating to the Convention.

An account in the amount of \$1,230.36 has now been received from the Association and is being presented to Council for consideration.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:  
"That authority be granted to pay the account mentioned in the report of the Manager.

CARRIED UNANIMOUSLY

(6) Contract - Metropolitan Ambulance Services Limited

Burnaby, with New Westminster and Vancouver, contract with the above Company for ambulance services. This contract expires December 31, 1968.

The contract stipulates that:

- (a) The Company/<sup>is</sup>to provide 24 hour ambulance service in Burnaby.
- (b) The Company/<sup>is</sup>to charge persons picked up in Burnaby at the rate of \$20.00 per call plus \$1.00 per mile.
- (c) The Company/<sup>is</sup>to charge the Municipality a flat \$23.00 for transportation anywhere within Burnaby, Vancouver and New Westminster, or to Riverview Hospital, of persons in receipt of Social Assistance, Old Age Security, Old Age Assistance, Blind Persons Allowances, or Disabled Persons Allowances.
- (d) The Company/<sup>is</sup>to charge the Municipality a flat rate of \$12.00 for the transportation of persons to a hospital or morgue in any one of the three Municipalities.
- (e) The Company/<sup>is</sup>to charge the Municipalities at a flat rate of \$23.00 for transporting persons in custody from the police station to a hospital in Burnaby, Vancouver or New Westminster.
- (f) Burnaby/<sup>is</sup>to pay, in 1968, \$2,450.00 per month for 12 months on the condition that, if an audit shows the Company's losses on its operations in Burnaby are less than \$29,400.00 for the year, the final payment would be adjusted.

There has been a public announcement that the Provincial Government will be making a grant to Municipalities for the purpose of providing ambulance services. For this reason, it is considered that the Municipalities should not make any long term commitment until more is known of the proposed grant and any conditions which may be attached to it.

The Administrators of Vancouver, Burnaby and New Westminster have agreed to recommend to their respective Councils that the existing agreement with Metropolitan Ambulance Services Limited be extended on the same terms and conditions to March 31, 1969.

The Ambulance Company has signified its acceptance of this extension.

It is being recommended that the course of action indicated be followed by Council

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN BLAIR:  
'That the recommendation of the Manager be adopted.

CARRIED UNANIMOUSLY

(7) Gilpin-Iris-Price-Rowan Area

A report from the Planning Department regarding the future use of the above area is being submitted.

The Planning Director has recommended that Council authorize the acquisition of the land involved but has expressed his main concern as being one of Corporation policy respecting the future land use of the area.

The Manager is not aware of any proposed Civic use of the area and has the opinion that it should be kept in residential zoning with proper provision made for the road which will eventually need to be taken from the Gilpin Street end of the property.

The following is the substance of the report from the Planning Department:

- (a) The area is so located as to provide the key to the extent and nature of Burnaby's Civic Center.
- (b) Long-range plans envisage the area being used for institutional, recreational or cultural purposes and, as is well known, the area is directly affected by major transportation decisions.
- (c) Immediately to the west of Price Street, the Council has authorized the acquisition of certain properties and one has only to examine the Municipal ownership pattern and land use situation in the central area to realize the incongruity of permitting further single family development in the area.
- (d) Until recently, the absence of sanitary sewers has meant that sub-division approvals could not be granted but, with the installation of a sanitary sewer on Gilpin Street, property owners have evinced an interest in selling or developing their land for residential single family purposes.
- (e) Three inquiries were received during 1968 in that regard.
- (f) The Planning Director, as Approving Officer, was faced with two alternatives, they being to either process the sub-divisions under the existing zoning, taking the major road patterns into account as far as possible and hoping that the single family use of the land would not frustrate ultimate Municipal plans, or recognizing the importance of the area, bringing the matter before Council for a decision as to the disposition of the area and its future use.
- (g) The Approving Officer is of the opinion that it would be a mistake to permit single family development at this time because the land will be required for Civic Center purposes long before it is economically feasible to purchase single family homes which may be built at this time.

The Planning Director concluded by recommending that Council authorize negotiations for the acquisition of the area outlined in red for Municipal Civic Center purposes.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER: "That the Land Agent furnish Council with a report "In Camera" indicating the anticipated cost of acquiring the land which is the subject of the report from the Planning Department.

CARRIED UNANIMOUSLY

(8) Freeway-North Road-Wilberforce-Munroe-Whitworth-Burnaby Park Area.

Submitted herewith are sketches showing:

- (a) The land ownership in the area bounded by the Freeway, Elwell Street and Hill Avenue.
- (b) The land ownership of the area bounded by the Freeway, North Road, Wilberforce-Munroe-Whitworth, Burnaby Park.

An application to sub-divide lots 4 and 5, Block A, D.L. 88, Plan 2390 (which is in area A) was refused by the Approving Officer.

The owners of lot 14 and 15, S.D. "A", Blocks 3/4, D.L. 88, Plan 2390 (which also is in area A) have applied for water service to enable them to obtain building permits.

The area is a small isolated and poorly serviced pocket of residentially zoned land containing only 4 buildings. Over 50 percent of the area is Municipally owned.

The area lies within the large tract shown on sketch B that is almost entirely owned by three levels of government. It is therefore ideally suited for land bank or land assembly purposes.

In view of the foregoing, it is being recommended that:

- (a) The Council endorse the principle of gradual acquisition and assembly of undeveloped land within the area outlined on Sketch B for land bank or land assembly purposes.
- (b) Following that action, the Municipality negotiate the acquisition of the aforescribed Lots 4, 5, 14 and 15.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LORIMER: "That the recommendations of the Manager be adopted.

CARRIED

AGAINST - ALDERMAN BLAIR

(9) Allowances

It is being recommended that the following allowances for rebate of penalties and interests on the properties shown, pursuant to Section 411 of the Municipal Act, be granted:

R.V. Scullard,  
5125 Ewart Street,  
Burnaby 1, B.C.

Lot "b" of Lot 4, of Lots 10/18  
Dlk. 2, D.L. 158, NW ¼ of N½ of  
SW¼ Plan 21634

1968 Penalty \$ 30.93

\$ 30.93

MOVED BY ALDERMAN MCLEAN, SECONDED ALDERMAN CORSDIE:  
"That the recommendation of the Manager be adopted.

CARRIED UNANIMOUSLY

(10) Monthly Report of Fire Department

A report from the Fire Chief covering the activities of his  
Department during the month of November 1968 is being  
submitted.

(11) Monthly Report of Chief Licence Inspector

A report from the Chief Licence Inspector covering the  
operation of his Department during the month of November  
1968 is being submitted.

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

A report of the R.C.M.P. covering policing of the Municipality  
during November 1968 is being submitted.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN DRUMMOND:  
" That the above three reports be received.

CARRIED UNANIMOUSLY

(13) Miscellaneous Rezoning Applications

A number of reports from the Planning Department covering  
Miscellaneous Rezoning Applications was being submitted.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MCLEAN:  
"That the reports be received .

CARRIED UNANIMOUSLY

(14) Easements - Portion of Block 57, D.L.135, Plan 3234

It was being recommended that Council authorize the:

- (a) Acquisition of an easement over a portion of the  
above described property, which is required for  
storm sewer purposes, for a consideration fo \$1.00.
- (b) Execution of the documents attending the trans-  
action.

MOVED BY ALDERMAN CORSDIE, SECONDED BY MCLEAN:  
"That the recommendations of the Manager be adopted.

CARRIED UNANIMOUSLY

(15) Supply, Rental and Operation of Dump Trucks

It was being recommended that the tender submitted by H.C. Seifert Trucking Limited for the supply, rental and operation of dump trucks at the rates indicated in an attached tabulation, for the period between January 1, 1969 and December 31, 1969, be accepted.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:  
'That the recommendation of the Manager be adopted.'

CARRIED UNANIMOUSLY

HIS WORSHIP MAYOR EMMOTT stated that an account had been received from Radio NW Limited (CKNW) in the amount of \$85.00 covering a special Burnaby School Choirs programme that is to be held on December 25, 1968.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MCLEAN:  
'That authority be granted to pay the account from Radio NW Limited (CKNW) mentioned by His Worship.

CARRIED UNANIMOUSLY

Planning Director submitted a report in connection with applications which have been received to rezone properties to the RM3 category, advising as follows:

- are
- (a) There are approximately 12 such applications. Of these, half lie within areas which have already experienced RM3 development and which are recommended for development in the apartment study.
  - (b) Over the past several months, concern has been expressed by Council and the Advisory Planning Commission over the character and predominance of RM3 developments.
  - (c) The Planning Department has shared this concern and, on the instructions of Council, is reviewing the zoning regulations and the recommendations contained in the apartment study.
  - (d) At this time, the Department is seeking the direction of Council on the currently outstanding applications.

Reports can either be brought forward on these applications on the same basis as has been done in the past or the reports could be withheld until the review of the apartment study and apartment regulations is complete.

It is expected that this review will be completed within approximately two months.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN HERD:  
'That the Planning Department:

- (a) Withhold reports on all applications for RM3 rezoning which are received between now and the time the Department completes the review of the apartment study and apartment regulations, which is expected to take approximately two months.

- (b) Bring forward reports on all such applications which have been received up to now.

CARRIED

AGAINST - ALDERMAN LORIMER

(13) Miscellaneous Rezoning Applications

The reports of the Planning Department on a number of rezoning applications, which were received earlier in the meeting, were then brought forward for consideration.

The following is a list of those reports and the actions taken by Council in connection with them:

(1) Reference RZ #100/68

Parcel 1, Explanatory Plan 9426 except Plan 25974, S.D. "C", Block 1, D.L.'s 78 and 131, Plan 7071

(Located between Broadway and the Lougheed Highway approximately 126 feet West of Eilerslie Avenue)

The Planning Department recommended that the application to rezone the above described property to Multiple Family Residential District One (RM1), be approved for further consideration and, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The submission of a suitable subdivision plan reflecting the R2 and RM1 developments for the subject property plus:
  - (i) Lots "A" and "B", Block 2, D.L.'s 44/78/131/136, Plan 6835
  - (ii) Lot 1, Blocks 1/2, D.L.'s 44/78/131/136, Plan 3049
  - (iii) Lot 25, D.L. 78, Plan 26566
- (b) Money be deposited to cover the costs of providing adequate storm drainage and sanitary sewer facilities for the entire site.
- (c) Money be deposited to cover the cost of constructing and paving, to municipal standards, those roads and/or lanes that are created by the subdivision plan referred to under (a) above.
- (d) The submission of a suitable plan of development for all structures proposed to be built in the area designated for RM1 development, including the depicting in detail of the development of the land occupied by the Power Line Right-of-way as a fully and appropriately landscaped "green belt".

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CORSBIE:  
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(2) Reference RZ #102/68

Lots 24 to 27 inclusive, Block 2, D.L. 28, Plan 24032

(Located at the North-West corner of 6th Street and 11th Avenue)

The Planning Department recommended that the application to rezone the above described properties to Service Commercial District (C4), not be approved because it was felt the use of the property as a used car lot conflicts with surrounding development.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:

"That the recommendation of the Planning Department be adopted."-CARRIED UNANIMOUSLY

(3) Reference RZ 106/68

Lot 21, S.D. 's 2/3, Block 3N½, D.L. 131, Plan 19510

(Located on the East side of Moore Avenue, 132 feet North of Karen Street)

The Planning Department recommended that the application to rezone the above described property to Residential District Four (R4), not be approved because the area in which the lot is located is predominately Single Family in character and therefore duplex use of the parcel is considered to be incompatible.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(4) Reference RZ #108/68

Lot 18, Block 18, D.L. 29, Plan 19194

(Located on the North side of 13th Avenue, 138 feet East of Kingsway)

The Planning Department recommended that the application to rezone the above described property to Multiple Family Residential District Two (RM2), not be approved because it felt the property involved was more suited for low-density apartment use (which is what would be experienced if developed under the present RMI zoning category).

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(5) Reference RZ #104/68

Lot 4, Block 4, D.L. 68, Plan 980

(Located on Boundary Road, 87 feet South of Laurel Street)

The Planning Department recommended that the rezoning of the above described property to Parking District (P8), be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) A suitable plan of development for the property be submitted.
- (b) An undertaking be given that all existing structures on the property will be removed within six months of the rezoning being effected.
- (c) A sum of money be deposited to cover the cost of paving the lane at the rear of the property.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DRUMMOND:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY



(6) Reference RZ #113/68

Lot 3, Block "N", D.L. 90, Plan 16923

(Located at the North-East corner of Canada Way and Mayfield Street)

The Planning Department recommended that the application to rezone the above described property to Residential District Five (R5), not be approved because of an understood desire of Council to retain the area in which the lot is located for single family use, as was indicated by a decision MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN: of Council in Aug, 1967 to "That the recommendation of the Planning Department be adopted." rezone the area to the R2 category

FOR F.VOUR- MAYOR EMMOTT, ALDERMEN BLAIR AND McLEAN

AGAINST - ALDERMEN CORSBIE, DAILLY DRUMMOND, HERD, LORIMER, AND MERCIER

MOTION LOST

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That the rezoning of the subject property to Residential District Five (R5) be approved for further consideration and advanced to a Public Hearing, with it being suggested to the owner-applicant that he give consideration to orienting the duplex he plans to build on the property in such a way that access will be from the Mayfield Street side of the site only because of the heavy volume of vehicular traffic on Canada Way and the nuisance and potential hazard of this traffic conflicting with any that may be exiting from his property."

CARRIED UNANIMOUSLY

(7) Reference RZ #114/68

Lot 3 except Parcel "A", Explanatory Plan 12790, Block 17, D.L. 29, Plan 9850

(Located on the North side of 12th Avenue 173 feet East of Kingsway)

The Planning Department recommended that the application to rezone the above described property to Multiple Family Residential District Four (RM4), not be approved because it felt the site was more suitable for development for low-density apartment purposes and not the type that would be permitted by the RM4 zoning category.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(8) Reference RZ #112/68

Lot 197, D.L. 132, Plan 32202

(Located on the South side of Winch Street approximately 406 feet West of Sperling Avenue)

The Planning Department recommended that the application to rezone the above described property to Multiple Family Residential District Three (RM3), not be approved because the area in which the lot is located is predominately single family and two family in character and therefore apartment use would be incompatible.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:  
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

\* \* \*

B Y - L A W S

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:  
"That leave be given to introduce:  
"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 6, 1968"  
"BURNABY LEASE AUTHORIZATION BY-LAW NO. 1, 1968"  
"BURNABY LEASE AUTHORIZATION BY-LAW NO. 2, 1968"  
and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:  
"That the By-laws be now read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:  
"That the Council do now resolve into a Committee of the Whole to consider and report on the By-laws."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:  
"That the Council do now rise and report the By-laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:  
"That:  
"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 6, 1968"  
"BURNABY LEASE AUTHORIZATION BY-LAW NO. 1, 1968"  
"BURNABY LEASE AUTHORIZATION BY-LAW NO. 2, 1968"  
be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN HERD:  
"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. 41, 1968"."

CARRIED UNANIMOUSLY

This By-law provides for the following rezoning:

Reference RZ #64/68

- (a) Lots 1 and 2, Block 3, D.L. 91, Plan 2297
- (b) Lots 19 and 20, Block 2, D.L. 91, Plan 534

(6785 and 6745 Canada Way - Located on the Southerly side of Canada Way between Formby Street and Ulster Street)

Deputy Municipal Clerk stated that the Planning Department had reported that all prerequisites established by Council in connection with this rezoning proposal have been satisfied.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN HERD:  
"That the Committee do now rise and report the By-law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN HERD:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 41, 1968" be now read a Third Time."

CARRIED UNANIMOUSLY

\* \* \*

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That:  
"BURNABY PARK DEDICATION BY-LAW 1950, AMENDMENT BY-LAW 1968"  
"BURNABY SECURITY ISSUING BY-LAW 1968"  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 82, 1968"  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1967" RZ #143/66  
be now reconsidered."

CARRIED UNANIMOUSLY

Deputy Municipal Clerk stated that he had received advice from the Municipal Treasurer that the Department of Municipal Affairs had indicated Council could give Burnaby Security Issuing By-law 1968 final passage this evening because the approval of that Department would bear the date of December 16, 1968.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That:  
"BURNABY PARK DEDICATION BY-LAW 1950, AMENDMENT BY-LAW 1968" #5437  
"BURNABY SECURITY ISSUING BY-LAW 1968" #5455  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 82, 1968" #5459  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1967" #5059  
be now finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

Dec/16/1968

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:  
"That the meeting which was scheduled for Tuesday, December 17,  
1968 at 7:30 p.m. to discuss Regional matters be postponed until  
Monday, December 23, 1968 at 7:00 p.m."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:  
"That any motions passed this evening tabling matters for one  
week be changed to "two weeks"."

CARRIED UNANIMOUSLY

The meeting then adjourned.

Confirmed:

Certified correct:

\_\_\_\_\_  
M A Y O R

  
\_\_\_\_\_  
DEPUTY CLERK

EW/nc/hb