

JUNE 17, 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, June 17th, 1968 at 2:00 p.m.

PRESENT:

Mayor A. H. Emmott in the Chair;
Aldermen Blair, Drummond, Herd,
Lorimer, Mercier and McLean;

ABSENT:

Aldermen Corsbie and Dailly;

STAFF PRESENT:

Municipal Manager
Municipal Clerk
Municipal Clerk's Assistant

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That the Council resolve into a Committee of the Whole (2:02 p.m.)."

CARRIED UNANIMOUSLY

Item

No.

(1) Reference RZ #30/68

Lots 11 and 12, Block 8, D.L. 151, Plan 2155

(5042 - 5058 Olive Avenue - Located on the East side of Olive Avenue from a point 169 feet South of Kingsway Southward a distance of 128 feet)

The report of the Planning Director on this application to rezone the above described properties from Residential District Five (R5) to MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3) recommended that the application be approved for further consideration and that, as prerequisites to the rezoning being effected, the following be undertaken;

- (a) The consolidation of the two lots into one parcel.
- (b) The dedication of a corner truncation in the North-East corner of the site.
- (c) The submission of an undertaking that all existing improvements on the site will be removed within six months of the rezoning being effected.
- (d) The submission of a suitable plan of development
- (e) The deposit of monies to cover the cost of paving the gravel portion of the adjacent lane.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Planning Director be adopted and the application be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

ALDERMAN LORIMER WITHDREW DURING CONSIDERATIONS OF ITEM No. 1

June/17/68
2:00 p.m.

(2) Reference RZ #39/68 FROM: RESIDENTIAL DISTRICT FIVE (R5)
TO: MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

- (a) Lot "D", D.L. 152, Plan 22031
- (b) Lot "E", D.L. 152, Plan 22031

(6602 and 6692 Lily Avenue - Located on the South-East side of Lily Avenue immediately North of the D. C. Hydro Rail right-of-way separated from this right-of-way only by a twenty foot lane dedication)

The Planner submitted that the subject application while falling in an area where RM3 Multiple Family zoning would be permitted, it would be desirable to institute site assembly in this area to encourage a better form of development.

It is recommended that this application not be favourably considered for the reasons noted above and that the applicant be encouraged to assemble a large through site for a higher density use.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLAIR:
"That the recommendation of the Planner be adopted."

CARRIED

AGAINST -- ALDERMAN HERD

(3) Reference RZ #51/68 FROM: RESIDENTIAL DISTRICT FIVE (R5) TO: MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3) OR GENERAL COMMERCIAL DISTRICT (C3)
Lot "B", Block 5, D.L. 151/3, Plan 16459

(Located on the South side of Grange Street 193 feet East of Pioneer Avenue)

It is recommended that this application for "spot rezoning" to permit either apartment or C3 use not be given favourable consideration and that the applicant be encouraged to assemble land to permit larger scale commercial use.

MOVED BY ALDERMAN CLAIR, SECONDED BY ALDERMAN LORIMER:
"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(4) Reference RZ #32/68 FROM: RESIDENTIAL DISTRICT FIVE (R5)
TO: MULTIPLE FAMILY RESIDENTIAL DISTRICT FIVE (RM5)

North 165.6 feet of Lot 2 except North 123 feet, Block 5, D.L. 32, Plan 6123

(4075 Kingsway - Located between Hiller Avenue and Nelson Avenue approximately 400 feet North of Kingsway)

It was recommended that the subdivision application and rezoning application not be considered for this property until the applicant can demonstrate by means of a comprehensive architectural proposal how the development of the proposed site could be integrated with and related to the development of the remainder of the motel site and the concept set out in the plan for the McMurray Area.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the recommendation of the Planner be adopted."

IN FAVOUR -- HAYOR EMMOTT,
ALDERMEN HERD, McLEAN,
LORIMER AND CLAIR

AGAINST -- ALDERMAN MERCIER AND DRUMMOND

MOTION CARRIED

(5) Reference RZ #43/60

Portion of Lot "A", except Parcel 1, Explanatory Plan 3955, S.D. 1, Block "C", D.L. 94, Plan 5956

(5253 Kingsway, - Located on the North side of Kingsway from a point 160 feet East of Royal Oak Avenue, Eastward a distance of 93.5 feet, to a depth of 348 feet, thence Westward, and having a frontage on Royal Oak Avenue of 130feet approximately midway between Kingsway and Irving Street)

The report of the Planning Director on this application to rezone the above described property from Residential District Five (R5) to Service Commercial District (C4) recommended that this rezoning be advanced for further consideration. It should be recognized that while rezoning may bring the use into conformity, the actual buildings may not conform to the bulk regulations of the by-law.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN BLAIR:
"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(6) Reference RZ #45/60

FROM: SPECIAL INDUSTRIAL DISTRICT (I4)
TO: SERVICE COMMERCIAL DISTRICT (C4)

Lot "C" except Parcel 1, Ref. plan 5269, Block 19, D.L. 97, Plan 3412

(Located on the North side of Beresford Street extending from Gilley Avenue to Randolph Avenue)

The Planner explained the nature of the commercial operation proposed for this property submitting that it was of low intensity and in some respects was almost of a wholesale nature. The purpose of the applicant was to build a wholesale food market on the site where customers would do their shopping from open cardboard cartons placed on shelves.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAH:
"That the application not be favourably considered."

CARRIED

AGAINST -- ALDERMAN HERD AND LORIMER

(7) Reference RZ #42/60

- (a) Lot 4, S.D. 18, Blocks 1 & 3, D.L. 95N, Plan 1830
- (b) Lot 5, S.D. 18, Blocks 1 & 3, D.L. 95, Plan 1830
- (c) Lot 6, S.D. 17, Blocks 1 & 3, D.L. 95, Plan 1414

⁷⁰⁴²
(7026 - 7050 Arcola Street - Located on the South side of Arcola Street from a point 132 feet West of Salisbury Avenue, Westward a distance of 190 feet)

The report of the Planning Director on this application to rezone the above described properties from Residential District Five (R5) to Multiple Family Residential District Three (R13) recommended that the application be approved for further consideration and that, as prerequisites to the rezoning being effected, the following be undertaken:

- (a) The submission of a survey plan consolidating the three lots into one site and dedicating a ten foot truncation from the South-East corner of the property.

- (b) The deposit of monies to cover the cost of constructing and paving the above mentioned corner truncation.
- (c) The submission of a suitable plan of development showing an adequate connection to the storm sewer in the lane to the East.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:
 "That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(8) Reference RZ #50/68

Lot 46, D.L. 29, Sketch 2C068, Plan 3035

(7453 - 14th Avenue - Located on the north side of 14th Avenue approximately 400 feet East of Kingsway)

The report of the Planning Director on this application to rezone the property described above from Residential District Five (R5) to Multiple Family Residential District Three (RM3) recommended that the application not be favourably considered and that the applicant be encouraged to assemble a larger site suitable for RMI Multiple Family development.

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

CARRIED UNANIMOUSLY

ALDERMAN McLEAN WITHDREW FROM THE COUNCIL CHAIR.

(9) Reference RZ #38/68

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

(7455 - 13th Avenue - Located on the north side of 13th Avenue 138 feet East of Kingsway)

The report of the Planning Director on this application to rezone the property described above from Multiple Family Residential District One (RM1) to Multiple Family Residential District Two (RM2) recommended that Council re-affirm that the present RM1 zoning which exists on the property is appropriate.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:
 "That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

ALDERMAN McLEAN RETURNED TO HIS COUNCIL SEAT.

(10) Reference RZ #31/68

- (a) Lots 9 and 10, Block 18, D.L. 29, Plan 10745 (FROM: R5 TO RM1)
- (b) Lot 11, Block 18, D.L. 29, Plan 10745 (FROM: RM2 TO RM1)

(7461, 7469 and 7477 - 13th Avenue - Located on the northerly side of 13th Avenue from a point 100 feet Westerly of Mary Avenue Westerly a distance of 170 feet)

The report of the Planning Director on this application to rezone the above described properties from Residential District Five (R5) (a), and Multiple Family Residential District Two (RM2) (b), to Multiple Family Residential District One (RM1) recommended that the application

June/17/1968
2:00 p.m.

be approved for further consideration and that, as prerequisites to the rezoning being effected, the following be undertaken:

- (a) The submission of an undertaking to remove all existing structures from the subject Lots and from Lot 11 immediately to the West within six months of rezoning.
- (b) The consolidation of the two subject lots with Lot 11 to the West.
- (c) The deposit of monies to cover the cost of providing storm sewer facilities to the site.
- (d) The submission of a suitable plan of development.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(11) Reference RZ #33/68

- (a) Lot 3, Block 6, D.L. 29, Plan 3035 (FROM: R5 TO P3)
- (b) Lots 9, 10 and 11, Ex. E. 15½ feet, Block 6, D.L. 29, Plan 3035 (FROM: C4 TO C2)

(Vacant - Located on the South-West corner of Twelfth Avenue and Kingsway)

The report of the Planning Director on this application to rezone the above described properties recommended that this application be advanced for further consideration on the following basis:

- (a) Rezoning of Lots 9, 10 and 11 from C4 to C2 Commercial;
- (b) Rezoning of Lot 3 from R5 Residential to P3 Institutional;

final approval to be subject to:

- (1) The deposit of monies to cover the cost of providing an adequate storm sewer connection to the site.
- (2) The submission of an undertaking to fill the subject property to grade level.
- (3) The submission of an undertaking that all existing improvements on the site will be removed within six months of the rezoning being effected.
- (4) The submission of a plan consolidating the four lots into a single site.
- (5) The submission of a suitable plan of development which reflects the close proximity of residential development.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CLAIR:
"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(12) Reference RZ #40/68

Portion of Lot "B" except Sketch 10145, D.L. 80, Plan 5296

(Located adjacent to the North-West corner of the Dania Home site (4915 Canada Way) being rectangular in shape and having an average width of 185 feet and a length from North to South of 305 feet)

The report of the Planning Director on this application to rezone the above described property from Residential District Four (R4) to Community Institutional District (P5) recommended that the application be approved for further consideration and that, as prerequisites to the rezoning being effected, the following be undertaken:

- (a) The submission of a suitable subdivision plan showing the separation of the subject property from Lot "D" and the consolidation of that portion with the existing Dania Home site.
- (b) The deposit of monies to cover the cost of providing storm sewer service to the site and, if made necessary by the chosen subdivision pattern, of providing water and sanitary sewer services to the site.
- (c) The submission of a suitable detailed plan of development.
- (d) The dedication of the necessary road allowances on the Easterly boundary of Lot "B".

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

CARRIED UNANIMOUSLY

(13) Reference RZ #52/68

Lot 121 $\frac{1}{2}$, D.L. 80H, Plan 10063

{3926 Royal Oak Avenue - Located on the East side of Royal Oak 123 feet North of Kincaid Street)

The report of the Planning Director on this application to rezone the above described property from Residential District Two (R2) to Multiple Family Residential District Five (RM5) recommended that the present residential zoning is appropriate and should be retained.

(14) Reference RZ #53/68

Lot 125 $\frac{1}{2}$, D.L. 80H, Plan 10063

(3976 Royal Oak Avenue - Located on the North-East corner of Royal Oak Avenue and Kincaid Street)

The report of the Planning Director on this application to rezone the above described property from Residential District Two (R2) to Multiple Family Residential District Five (RM5) recommended that this application not be given favourable consideration and that Council re-affirm that the present zoning is appropriate.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the recommendations of the Planner as contained in Items 13 and 14 be adopted."

CARRIED UNANIMOUSLY

(15) Reference RZ #44/60

Lot 16, Block 3, D.L. 60, N.W.Ft., Plan 980

(Located on the North side of Linwood Street 160 feet East of Smith Avenue)

The Planner advised that the Corporation was the applicant in this case as the owner of the adjoining lots 15 and 17 had previously made an application to purchase Lot 16 but the Corporation had felt it more prudent to exchange Lot 16 for Lot 15 thereby creating a two lot apartment site for the applicant which would be comprized of Lots 16 and 17.

It was recommended that this application for rezoning from Residential District Five (R5) to Multiple Family Residential District Three (RM3) be advanced for further consideration final approval to be subject to:

- (a) The deposit of monies to cover the construction of the land at the rear of the site.
- (b) The deposit of monies to provide adequate storm drainage for the site.
- (c) The deposit of monies to bring the contliguous portion of the street up to an appropriate standard.
- (d) The consolidation of Lots 16 and 17 into one site.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN McLEAN:

"That this item be tabled to allow the Planning Director to discuss with the owner of Lots 15 and 17 the purchase of Lot 16 rather than the exchange to create a three lot apartment site leaving Lots 12, 13 and 14 to create a second apartment site of equal size."

CARRIED UNANIMOUSLY

(16) Reference RZ #48/60

(a) Parcel "0", Exp1, Pl. 14027 except West 33 feet, Block 9 and 13, D.L. 124, Plan 3343;

(b) South 75 feet of Lot 13, Except West 33 feet, D.L. 124, Plan 3343

(Located on the North-East corner of Dawson Street and Willingdon Avenue)

The Planner advised that the applicant requested the zoning so that he would be permitted to place fuel pumps and dispense gasoline on the site in addition to a proposed automatic car wash. This use is at variance with the current zoning designation in that the retail sale of gasoline is not allowed in an M1 zoning district. The proposed car wash is allowed under M1 or C4 regulations.

It was recommended that the rezoning of these properties from Manufacturing District (M1) to Service Commercial District (C4) not be advanced for further consideration.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:

"That the recommendation of the Planner be adopted."

CARRIED

AGAINST -- ALDERMAN HERCIER.

MOVED BY ALDERMAN HECIER, SECONDED BY ALDERMAN McLEAN:
"That the Planning Director be asked to bring down a report on the location and rezoning criteria for car wash establishments combined with service stations as opposed to separate car wash and service station establishments and specifically indicating why car wash operations are permitted in M1 zones and the dispensing of gasoline is not."

CARRIED UNANIMOUSLY

(17) Reference RZ #37/60 FROM: RESIDENTIAL DISTRICT FIVE (R5)
TO: MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

- (a) Lots 18 and 20, Block 9, D.L. 1161 $\frac{1}{2}$, Plan 1236;
- (b) Lot 19, Block 9, D.L.'s 116/106, Plan 1236

(480 Boundary Road and 3711 - 3713 Pender Street - Located at the North East corner of Boundary Road and Pender Street)

That Council proceed on a one lot depth basis, provided cancellation of the intervening lane is not desired for a better form of development. The one lot depth site formation would carry the following conditions:

- (a) The consolidation of the three lots into one site;
- (b) The deposit of monies to cover the cost of paving the lane abutting the rear of the site;
- (c) The submission of an undertaking to remove all existing structures from the site within six months of rezoning;
- (d) The submission of a suitable plan of development.

(23) Reference RZ #66/68

Lots 14, 15, 16, 17E $\frac{1}{2}$, 17W $\frac{1}{2}$, Block 9, D.L. 1161 $\frac{1}{2}$, Plan 1236

(3723 - 3763 Pender Street - Located on the North side of Pender Street from a point 150 feet East of Boundary Road Eastward a distance of 200 feet)

The report of the Planning Director on this application to rezone the above described properties from Residential District Five (R5) to Multiple Family Residential District Three (RM3) recommended that Council proceed on a one lot depth basis, provided cancellation of the intervening lane is not desired for a better form of development. The one lot depth site formation would carry the following conditions:

- (a) The consolidation of all but the Easterly lot, Lot 13, into one site.
- (b) The deposit of monies to cover the cost of paving the lane abutting the rear of the site.
- (c) The submission of an undertaking to remove all existing structures from the site within six months of rezoning.
- (d) The submission of a suitable plan of development.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DRUMMOND:
"That the recommendations made concerning Items 17 and 23 be adopted and these applications be advanced to a Public Hearing."

June/17/1968
2:00 p.m.

MOVED BY ALDERMAN HERCIER, SECONDED BY ALDERMAN McLEAI:
"That Items 17 and 23 be tabled pending a report on the second stage of the pending Urban Renewal Scheme and that these applications be returned to the Council along with the report in six weeks time."

The tabling motion was not voted upon and the original motion Carried with Aldermen Hercier and Blair voting against.

The Planner undertook to bring in the information requested by Alderman Hercier.

(18) Reference RZ #47/68

Lots 20 and 21, Block 9, D.L. 122, Plan 1308

(Vacant - Located at the North-West corner of Pender Street and Alpha Avenue)

The report of the Planning Director on this application to rezone the above described properties from Residential District Five (R5) to PARKING DISTRICT (P8) recommended that the application be approved for further consideration.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(19) Reference RZ #34/68

Lot 3 except Explanatory Plan 14411, Block 2, D.L. 59, Plan 3798

(2961 Bainbridge Avenue - Located on the West side of Bainbridge Avenue from a point approximately 155 feet South of Loughheed Highway Southward a distance of 104 feet)

The applicant proposed to remove the dwelling from the property and install an employee parking lot with pedestrian access to the main parking lot to the West.

The report of the Planning Director on this application to rezone the above described property from Residential District One (R1) to Parking District (P8) recommended that this application be advanced for further consideration, final approval to be subject to:

- (1) The submission of an undertaking to remove the existing structures within six months of rezoning.
- (2) The submission of a suitable site plan including landscaping details.
- (3) The submission of plans to provide adequate storm drainage.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DRUMMOND:
"That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

(20) Reference RZ #67/68

Lots 7, 8 and 9, Block 33, D.L. 97, Plan 1312
AND Lots 1 to 6 inclusive, Block 32, D.L. 97, Plan 1312

(Vacant - Located on the South side of Irmin Street from a point approximately 210 feet West of Buller Avenue Westward a distance of 594 feet)

The Planner submitted that the Irmin Street - McPherson Avenue site (FP-1E) was among the six locations originally proposed for public housing in the Durnaby Public Housing Study of March 1967 and submitted to the Provincial Government with a proposal for development as a Federal Provincial project under Section 35A of the National Housing Act.

The terrace housing envisaged for the site provides 21 three-bedroom units at R6 densities. In order to provide the necessary degree of flexibility to allow for the implementation of the proposed design the development of the site under the CD (Comprehensive Development) category is proposed.

The consolidation of the nine individual lots into one parcel will be necessary. The proposed design plan for the site will be available for review at the Public Hearing.

Rezoning from Residential District Five (R5) to Comprehensive Development District (CD) is recommended for Lots 7, 8 and 9, Block 33, D.L. 97 and Lots 1 to 6, Block 32, D.L. 97, together with their consolidation into one site.

(22) Reference RZ #69/68

- (a) Lot 53, D.L. 53, Plan 32413
- (b) Portion of Parcel "A", Expl. Plan 9439, Block 25, D.L. 53, Plan 3037

(Vacant - Located on the northerly side of 14th Avenue between 15th Street and 18th Street)

The Planner submitted that the Fifteenth Avenue site (FP-1F) was among the six locations originally proposed for public housing in the Durnaby Public Housing Study of March 1967 and submitted to the Provincial Government with a proposal for development as a Federal Provincial project under Section 35A of the National Housing Act.

The development of the site at R11 (Garden Apartment) densities has been proposed. Although site densities would remain the same, CD (Comprehensive Development) Zoning would provide a greater degree of flexibility in the overall design and layout of the project.

Such zoning should reflect the plans which have been approved for the relocation of Fifteenth Avenue to the South of the present unopened right-of-way. This will add some 46.5 feet to the depth of the three blocks included in the public housing site.

The rezoning of Site FP-1F (Lot 53, Plan 32413; and portion of Lot "A", Exp. Plan 9439, D.L. 53) from R5 Residential District to CD (Comprehensive Development) is recommended.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LORIMER:
"That the recommendations of the Planner as contained in Items 20 and 22 be adopted."

CARRIED UNANIMOUSLY

(21) Reference RZ #68/63

- (a) Lots 1 and 2, D.L. 138, Plan 1256
- (b) Lots 124 and 125, D.L. 138, Plan 26699
- (c) Lot 122 E. 60 feet and Lot 123, D.L. 138, Plan 26699
- (d) Lots 4, 5 and 6, D.L. 138, Plan 1256
- (e) Block 7, D.L. 138, Plan 1256
- (f) Lots "E", "F" and "G", D.L. 138, Plan 12221
- (g) Lot "H" Ex. Expl. Plan 28069, D.L. 138, Plan 12221
- (h) Lot "D", D.L. 138, Plan 12221
- (i) Lots 28E $\frac{1}{2}$, 28W $\frac{1}{2}$, 29E $\frac{1}{2}$, and 29W $\frac{1}{2}$, D.L. 138, Plan 1256
- (j) Lot "C", D.L. 138, Plan 12221
- (k) Lot 33, D.L. 138, Plan 1256
- (l) Lot "I" Ex. Plan 25361, D.L. 138, Plan 1221
- (m) Lot 121, D.L. 138, Plan 25361
- (n) Lots "A" and "B", D.L. 138, Plan 23000
- (o) Lot "J", D.L. 138, Plan 12221
- (p) Block "K", D.L. 138, Plan 12221
- (q) Lots "L" and "M", D.L. 138, Plan 1221
- (r) Lot "H", Ex. Expl. Plan 26234, D.L. 138, Plan 12221
- (s) Lot "I", Pcl. 1 Expl. Plan 26234, D.L. 138, Plan 12221
- (t) Lots "O", "P", "Q" and "R", D.L. 138, Plan 12221
- (u) Lots 42E $\frac{1}{2}$ and 42W $\frac{1}{2}$, D.L. 138, Plan 1256

(Being 37 acres, more or less, South of Curtis Street and East of Phillips Avenue, rectangular in shape and extending from Phillips Avenue to a point approximately 200 feet East of Belmont Avenue and from Curtis Street South to a point midway between Aubrey Street and Kitchener Street).

PROPOSED REZONING OF PHILLIPS-AUBREY AREA FROM SMALL HOLDINGS DISTRICT (A2) TO RESIDENTIAL DISTRICT TWO (R2)

In the section of the municipality covered by the North-East Burnaby Study certain areas were designated for Stage I development in accordance with the general plan. Within these areas Council authorized the Planning Department to consider subdivision applications.

Following a report from the Municipal Manager in October, 1967 on the sanitary sewer construction programme the Council approved construction of the spine sewer across the Municipal Golf Course together with the sewerage of the area East and West of Augusta Avenue and South of Kitchener Street. The Phillips-Aubrey Area, shown on a plan accompanying the Planner's Report fell within the first potential area served by the Golf Course spine sewer.

Council subsequently approved the inclusion of this area within those portions of the municipality designated for Stage I development in the North-East Burnaby Plan. However, the existing zoning is A2 (Small Holdings) with the minimum lot area of one acre.

The recent subdivision activity in this area, based on R2 (Single Family Residential) zone standards, reflects the North-East Burnaby plan for Low Density Residential development in this location.

It was recommended the rezoning of the area outlined on the plan attached to the Planner's Report from A2 (Small Holdings) to R2 (Single Family Residential) be advanced.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN HERCIER;
"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(24) Reference RZ #54/68

- (a) Lot 7, Block 7, D.L. 116/136, Plan 1236
- (b) Lots 8 and 9, Block 7, D.L. 116:1/2, Plan 1236

(3866, 3876, 3886 Albert Street - Located on the South side of Albert Street 50 feet West of Ingleton Avenue)

The report of the Planning Director on this application to rezone the above described properties from Residential District Five (R5) to Multiple Family Residential District Three (RM3) recommended that this property and Lot 10 be advanced for further consideration, final approval to be contingent upon the following:

- (a) The deposit of a plan consolidating the four lots into one site.
- (b) The deposit of an undertaking that the existing improvements will be removed within six months of rezoning.
- (c) The submission of a suitable plan of development.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN HERD:

"That the recommendation of the Planner be adopted, with the requirement that a suitable plan of development be submitted."

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That this application be referred back to the Planning Director for the purpose of discussing with the applicants the possibility of his acquiring Lot 10 for inclusion in the apartment site."

CARRIED UNANIMOUSLY

(25) Reference RZ #52/68

- (a) Lot 11, S.A. 1, Blocks 1 and 2, D.L. 207, Plan 4032
- (b) Parcel "A", Ref. Plan 11756 of Parcel 1 of Lot "A", Plan 4141 and of Lot "B", Plan 5923, Block 1, D.L. 207

(7021 - 7031 Hastings Street - Located on the North side of Hastings Street from a point 195 feet East of Inlet Drive Eastward a distance of approximately 150 feet)

The report of the Planning Director on this application to rezone the above described properties from Community Commercial District (C2) to Multiple Family Residential District Two (RM2) recommended that the application be approved for further consideration and that, as prerequisites to the rezoning being effected, the following be undertaken:

- (a) The abandonment, sale and consolidation of the lane with the adjacent properties into one site.
- (b) The submission of a suitable plan of development.
- (c) The submission of an undertaking to remove existing improvements from the site within six months of rezoning.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:

"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(26) Reference RZ #60/68

Lots 14 and 15, Block 3, D.L. 119E½, Plan 2055

(4441 & 4451 Loughhead Highway - Located on the North side of Loughhead Highway, midway between Willingdon Avenue and Rosser Avenue)

The report of the Planning Director on this application to rezone the above described properties from General Commercial District (C3) to Service Commercial District (C4) recommended that the present zoning is appropriate and should be maintained.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That the application be approved for further consideration and be referred to a Public Hearing."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND

"That the application be tabled pending submission and discussion on an impending consultants report on the Brentwood Town Centre Concept involving property East of Willingdon Avenue including the subject property."

CARRIED UNANIMOUSLY

(27) Reference RZ #63/68

(a) Portions of Lots "A" and "D", Block 2, D.L.'s 44/78/131/136, Plan 6835

(b) Portion of Lot 1, Blocks 1/2, D.L.'s 44/78/131/136, Plan 3049

(c) Lot 25, D.L. 78, Plan 26566

(Located on the East side of Sperling Avenue, from a point approximately 75 feet South of Broadway Southward a distance of 440 feet, a maximum depth from Sperling Avenue of 500 feet, irregular in shape and having an area of 5.5 acres more or less)

The report of the Planning Director on this application to rezone the above described properties from Small Holdings District (A2) to Residential District One (R1) (which applies to the portion lying to the North of the Power Line right-of-way) and to Multiple Family Residential District One (RM1) (which applies to the remainder of the site to the South of the right-of-way) recommended that Council re-affirm the boundaries of land use earlier adopted in the Apartment Study and that the Planning Department be authorized to carry on discussions toward an RG Row Housing development for the area South of the Power Line West of Ellerslie Avenue. The land North of the Power Line should be retained for Single Family development and subdivided in accordance with the plan prepared by the Department.

Mr. Graham Kidd, applicant, appeared and requested an opportunity to address the Council.

MOVED BY ALDERMAN McLEAH, SECONDED BY ALDERMAN HERD:

"That Mr. Kidd be heard."

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:

"That this application be tabled for a period of one week to allow the Planner to discuss the proposed development of this area with the applicant."

CARRIED

AGAINST -- ALDERMAN LORIMER

(28) Reference RZ #70/68

- (a) Portion of Lot 32, D.L. 40, Plan 28710 (From R1 to P8)
- (b) Lot 33, D.L. 40, Plan 28710 (From M1 to M2)

(3625 Brighton Avenue - Located on the South-West corner of Government Street and Brighton Avenue)

The Planner reported that the purpose of the application was actually three-fold. The rezoning of the property under item (a) would legalize an illegal non-conforming use of land for parking with the adoption of the Zoning By-law in 1965 the manufacturing of truck trailers on property under item (b) became non-conforming. If the site in item (b) can be rezoned, the applicant proposed to acquire Lot 34 to the West and have it rezoned to permit expansion.

In conclusion, the Planner advised his Department was unable to recommend either the amendment of the text to permit the use in M1 category or the rezoning of the property to M2 Industrial, with respect to the request on the portion of Lot 32 for parking it was felt that with the existing topography, if properly landscaped and screened, this area could be rezoned for employee parking without offending the residential amenities of the area. This action would free some of the industrially zoned land for expansion which has been permitted in the past by the Board of Variance.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN HERCIER:

"That the rezoning of Lot 33 to M2 (General Industrial District) be approved for further consideration and forwarded to a Public Hearing."

CARRIED

AGAINST -- ALDERMAN HERD AND BLAIR

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:

"That the proposed rezoning of Lot 32, D.L. 40, Plan 28710 from R1 (Residential District One) to P8 (Parking District) be approved for further consideration and advanced to a Public Hearing."

CARRIED UNANIMOUSLY

* * *

HIS WORSHIP, THE MAYOR, then brought forward a report of the Planning Department dealing with an application for rezoning of Lot "A", Blocks 11 and 12, D.L. 40, Plan 14281 from Manufacturing District (M1) to General Industrial District (M2).

The property was owned by the Strongheart Dog Food Company, manufacturers of pet foods.

The report referred to a meeting between the Planner, the Mayor and a representative of the Company at which time the zoning situation on their property was reviewed. The present use of the property was installed in 1960 under the old Zoning By-law when the manufacturing of food products including meat but excluding fish was permitted. With the adoption of the new Zoning By-law in 1965 the use became non-conforming. There is a possibility the property will now change hands and the new firm will continue to manufacture pet food. The new firm intended to include fish in its pet food manufacturing process and the situation has been reviewed in this light. Two possible means of satisfying the request had been examined. One, the possibility of introducing the manufacture of food products including meat and fish as a permitted use in the M1 category. This could not be recommended in view of its universal application in all M1 zones and secondly, zoning of the site to M2 industrial category to permit the processing of meat. Under this approach, the text of the By-law would also have to be amended to remove the restriction on the processing of fish. This possibility could not be recommended in view of the earlier

June/17/1968
2:00 p.m.

decisions made in the Government Road Community Plan to protect the R1 Residential zones by allowing only the lightest industrial zoning to be imposed on adjacent areas.

The Planner recommended that the present zoning was appropriate and should be retained.

Mr. Creighton, representative of the Strongheart Company, was present and asked for an opportunity to be heard.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAH:
"That Mr. Creighton be heard."

CARRIED

AGAINST -- ALDERMAN LORIMER

Mr. Creighton advised the plant had been located on the site some eight or nine years ago. With reference to the objection to processing of cat food it was submitted that the process would be a continuation of the present operation. The zoning is desired to bring the plant into a conforming use. The fish food primarily is brought in in a frozen state although fresh fish is brought in in season for processing immediately. There is no waste from this material and hence there is no odor emanating from it. The representative advised that there plant differed from a similar plant in Richmond where complaints had arisen due to a rendering process which gave rise to objectionable odor and the plant had been made to discontinue the operation. No such operation was conducted at the Strongheart Food Plant.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LORIMER:
"That the Planner be asked to review the zoning position affecting the Strongheart Pet Food Plant in view of the processes used by the Plant whereby the food is cooked in sealed cans and no odor emanates from the use of cat food and that such considerations take into account the present situation whereby the processing of fish food is not permitted in the H1 and H2 zones."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

The meeting then adjourned to reconvene following the Regular Council Meeting to be held later in the day.

The Adjourned Council meeting reconvened at approximately 9:15p.m.

(29) The Planner submitted a general report on rezoning applications 46/68, 49/68 and 53/68 dealing with apartment development in the Government Road - Loughheed Mall area. The Planner referred to proposals contained in the apartment study for immediate and future development within this general area and submitted that there was considerable interest in development of these pre-designated areas South of the Loughheed Highway. The Planner recommended that the Council agree to consider development proposals South of the Loughheed Highway and that his Department in addition to examining overall requirements be authorized to work with applicants on suitable plans of development. When these plans have been produced, detailed reports with specific recommendations would be advanced on each of the individual applications.

(29)

(a) Reference RZ #46/68

FROM: SMALL HOLDINGS (A2)
TO: COMPREHENSIVE DEVELOPMENT (C2)

- (a) Lot 1, Block 4, D.L. 4, Plan 11597
- (b) Parcel "A", Sk. 12770, D.L. 4, Plan 4332
- (c) Lot "A" Pt. South of Highway, Except Sketches 11929 and 12770 and Except Part on Plan 21111, Block 3S $\frac{1}{2}$, D.L. 4, Plan 4332
- (d) Block 4A $\frac{1}{2}$ of S $\frac{1}{2}$ except the il. 600 ft., D.L. 4, Plan 045
- (e) The il. 600 ft. of Block 4A $\frac{1}{2}$ of S $\frac{1}{2}$ plus a Portion of Block 4A $\frac{1}{2}$, D.L. 4, Plan 045
- (f) Pl. "A" Ex. Pl. 11637, Block 4E $\frac{1}{2}$, D.L. 4, Plan 045
- (g) Lot 1 Except Part on Plan 21111, S.D. "B", Block 3S $\frac{1}{2}$, D.L. 4, Plan 0913
- (h) Lot "A" Part South of Highway, Sk. 11929, Blk. 3S $\frac{1}{2}$, D.L. 4, Plan 4332

(application for rezoning of a site to be assembled comprising nine parcels of land totalling approximately 15.6 acres. The area lies between the Loughheed Highway and Government Road East of Bell Avenue)

Following very preliminary discussions with the architect and the developer, a preliminary draft of a scheme has been presented which involves a variety of housing forms, ranging from low density town houses to high rise apartments. The overall density on the site is approximately 1.1 F.A.R.

The basic concept of Comprehensive Development involving different forms of housing is consistent with Departmental thinking and should be encouraged. A detailed examination of the layout for the area, the required servicing and proposed densities and the relationships to surrounding development will be necessary before a final report can be submitted to Council.

(b) Reference RZ #49/68

- (a) Lots 1 and 2, S.D. "D", Blocks 2/3, D.L. 2, Plan 11564
- (b) Lot "C", Sketch 10672, Blocks 2/3, D.L. 2, Plan 9510
- (c) Lot 1 Except Parcel "A", Expl. Plan 9829, D.L. 2, Plan 3044

(application for rezoning of a through site fronting on Loughheed Highway and on Rochester Street approximately 370 feet West of North Road, an area slightly over five acres from Small Holdings District (A2) to Multiple Family Residential District (R13))

June/17/1968
2:00 p.m.

The applicant requests rezoning to allow an RM3 apartment complex.

This site falls within that portion of the plan which indicates that either commercial or apartment expansion is possible. Based on our work to date, it appears that Commercial development should be confined to the North side of the Lougheed Highway and that this area should be developed for apartment purposes. With a site of this size, comprehensive development involving varying housing types should be possible but this has not yet been examined or discussed with the applicant. As in the previous application, matters of servicing and road dedication are yet to be resolved.

(c) Reference RZ # 58/68

FROM: SMALL . HOLDINGS DISTRICT (A2)
TO: SERVICE COMMERCIAL DISTRICT (C4)

- (a) Lot 3; S.D. "D", Blocks 2/3, D.L. 2, Plan 11564
- (b) Lot 9, D.L. 2, Plan 26955

(4221 North Road)

There are actually two requests involved in this application. The first involves a slight extension of the service station zoning over a triangular portion of Lot 3 to increase the Lougheed frontage of the site. This request is prompted by the North Road widening and the desire to rebuild on the site. This aspect of the request can be supported as it would improve the situation at this intersection.

The second aspect of their request is to rezone the westerly portion of the Home Oil site and Lot 3 to the North to permit construction of an A & W Drive-in. As noted in our covering report, it is our feeling at this time that further commercial development in this general vicinity should be concentrated on the North side of the Lougheed Highway. While we are not in a position without further study to make a firm negative recommendation, we would not offer any encouragement to the applicant.

A final recommendation will depend upon Council's decision requested in the covering report and upon more detailed area studies which must be made and placed before Council. We would therefore recommend that this application be tabled for more detailed examination.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLAIR:
"That the recommendation as contained in the Planner's general report on these three applications be adopted."

CARRIED UNANIMOUSLY

The Planner was asked to keep in touch with the District of Coquitlam on any matters which relate to these applications and which might affect the District of Coquitlam.

(30) Reference RZ #62/68

- (a) Lot 1, Block "N", D.L. 90, Plan 16923
- (b) Lot 4, Block "N", D.L. 90, Plan 17407

(6650 Canada Way - Located on the North-Easterly side of Canada Way, having a frontage of 188 feet, approximately midway between Berkley Street and Morley Street)

The report of the Planning Director on this application to rezone the above described properties from Residential District Two (R2) to Community Institutional District (P5) recommended that the rezoning application be advanced for further consideration, final approval to be subject to:

- (a) The submission of a survey plan consolidating the subject properties into one site,
- (b) The deposit of monies to cover the cost of paving the lane at the rear of the property,
- (c) The deposit of monies to cover the cost of providing storm drainage to the site,
- (d) The submission of a suitable detailed plan of development showing the proposed alterations, parking, landscaping and integration of Lot 4 into the total site.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CLAIR:
"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(31) 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)

The report of the Planning Director on this application to rezone the above described properties from Residential District Five (R5) to Gasoline Service Station District (C6) recommended that the present residential zoning is appropriate and that the application not be given favourable consideration.

MOVED BY ALDERMAN CLAIR, SECONDED BY ALDERMAN McLEAN:
"That the recommendation of the Planner be adopted."

IN FAVOUR -- ALDERMAN CLAIR, AND
McLEAN
AGAINST -- ALDERMAN HERD, DRUMMOND,
HERCIEU AND LORIMER

NOTICE LOST

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:
"That this application be approved for further consideration and be submitted to a Public Hearing."

CARRIED UNANIMOUSLY

(32) Reference RZ #57/68

- (a) Lot 4, Block 1, D.L. 87, Plan 1494
- (b) Lots 145 and 146, D.L. 87, Plan 30608

(7722 Nursery Street - Located on the South-East corner of Nursery Street and Canada Way)

The report of the Planning Director on this application to rezone the above described properties from Residential District Four (R4) to Residential District Six (R6) recommended that the present zoning is appropriate and should be maintained.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(33) Reference RZ #61/68

FROM: RESIDENTIAL DISTRICT FIVE (R5)
TO: MANUFACTURING DISTRICT (M1)

Portion of Lot "M", D.L.'s 69/70, Plan 24628

(Located between the Gilmore Avenue Diversion and Sumner Avenue from a point approximately 125 feet north of Canada Way northward a distance of 146 feet)

The Planner reported that the area abutting the north side of this property was zoned M1 Industrial and that the subject property had been considered for rezoning under a prior application at which time it was reported that the M1 category was a logical classification for the property and over a period of time the Corporation had worked with the owners toward a reasonable subdivision and land use pattern with one of the prime considerations being creation of adequate sized and reasonably shaped parcels.

The owners have since indicated that several attempts to purchase the lots fronting on Canada Way had been unsuccessful owing to the price consideration. The assembly of the land for a better form of development was still considered to be desirable.

If Council does not wish to retain the assembly of land as a prerequisite, the rezoning of the north 146 feet only should proceed, the remaining 20 feet being consolidated with Lots 14 and 11 fronting on Canada Way. The consolidation of this latter parcel with the six small lots fronting of Canada Way would then be a requirement for any further zoning in this block.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:
"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(34) Reference RZ #56/68

- (a) Parcel "M", S.D. 11, Block 37, D.L.'s 151/3, Plan 2069
- (b) Lot 11 SE $\frac{1}{4}$, Block 37, D.L.'s 151/3, Plan 2069
- (c) Parcel "M", Ref. Pl. 3561, S.D. 11, Block 37, D.L. 151, Plan 2069
- (d) Lot 11 SW $\frac{1}{4}$, Block 37, D.L.'s 151/3, Plan 2069
- (e) Lots 12E $\frac{1}{2}$, 12W $\frac{1}{2}$, 13E $\frac{1}{2}$ and 13W $\frac{1}{2}$, Block 37, D.L.'s 151/3, Plan 2069

(6369 - 6407 Cassie Avenue and 6370 - 6408 Willingdon Avenue - Located between Cassie Avenue and Willingdon Avenue from a point 330 feet north of Haywood Street, northward a distance of 198 feet)

The report of the Planning Director on this application to rezone the above described properties from Residential District Five (R5) to Multiple Family Residential District Three (RM3) recommended that the application be advanced for further consideration, final approval to be subject to the following:

- (a) The consolidation of the lots into one site.
- (b) The submission of an undertaking that all existing improvements will be removed within six months of rezoning.
- (c) The submission of a suitable plan of development.

(35) Reference RZ #55/68

Lots 14A $\frac{1}{2}$, 14E $\frac{1}{2}$, 15A $\frac{1}{2}$, 15E $\frac{1}{2}$, 16A $\frac{1}{2}$ and 16E $\frac{1}{2}$, Block 37, D.L.'s 151/3, Plan 2069

(6426 - 6450 Willingdon Avenue and 6425 - 6457 Cassie Avenue Located between Willingdon Avenue and Cassie Avenue from a point 132 feet North of Haywood Street, Northward a distance of 198 feet)

The report of the Planning Director on this application to rezone the above described properties from Residential District Five (R5) to Multiple Family Residential District Three (M3) recommended that the application be advanced for further consideration, final approval to be subject to the following:

- (a) The consolidation of the subject lots with Lot 17, Block 37, D.L. 151/3, Plan 2069 immediately to the South to include Lot 17 in the site.
- (b) The submission of an undertaking to remove all existing structures from the site within six months of rezoning.
- (c) The submission of a suitable plan of development.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DRUMMOND:
"That the recommendations of the Planner be adopted."

CARRIED UNANIMOUSLY

(36) Reference RZ #71/68

UNDERGROUND PARKING BONUS

The interpretation of the bonus clauses for underground parking has recently been questioned in connection with a proposed apartment project. In this instance, the view was expressed that the provision of more than the required underground parking would make it possible to increase the floor area ratio of the project beyond the amount indicated by the bonus.

While the present wording of the bonus clauses might suggest an "open-ended" interpretation, the original intent of the By-law was to establish a limitation to these bonuses.

In order to give effect to this desired interpretation, and to ensure the maintenance of the established density standards, the addition of the following phrase to the underground parking bonus clauses of the Zoning By-law is recommended: "But in no case shall this amount exceed", followed by the insertion of the appropriate bonus ratio.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the Municipal Solicitor be asked to express a legal opinion on whether or not the Council has the power to require that rentals for parking areas at apartment establishments be included in the normal per suite rental charged."

CARRIED UNANIMOUSLY

* *,*

June/17/1968
2:00 p.m.

The question of rezoning property at the South-East corner of Silver Avenue and Kingsway from C3 General Commercial to M1 Manufacturing was raised. The land affected is owned by Union Oil Company of Canada Ltd., and is legally described "Lot 60 Ex. Explanatory Plan 31337, D.L. 153, Plan 26311.

This action was suggested in the absence of any acceptable plan of development since April 1968 when modification of a plan submitted in February 1968 was to be presented by the Company.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN BLAIR:

"That the rezoning of Lot 60 Ex. Explanatory Plan 31337, D.L. 153, Plan 26311 from C3 General Commercial to M1 Manufacturing, be now considered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN MERCIER:

"That the rezoning of Lot 60 Ex. Explanatory Plan 31337, D.L. 153, Plan 26311 from C3 General Commercial to M1 Manufacturing be approved for further consideration, and be advanced to the Public Hearing scheduled for 7:30 p.m., July 9th, 1968."

MOTION CARRIED

IN FAVOUR -- MAYOR EHOTT
ALDERMAN BLAIR, LORIMER
AND MERCIER

AGAINST -- ALDERMAN McLEAN,
HERD, AND DRUMMOND

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN HERD:

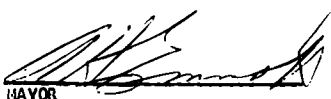
"That a Public Hearing be held on July 9th, 1968 at 7:30 p.m. to deal with those applications within the foregoing group which have been approved for further consideration and advanced to the Public Hearing stage."

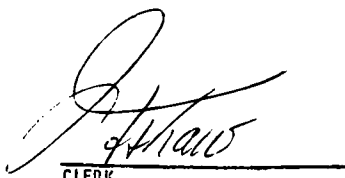
CARRIED UNANIMOUSLY

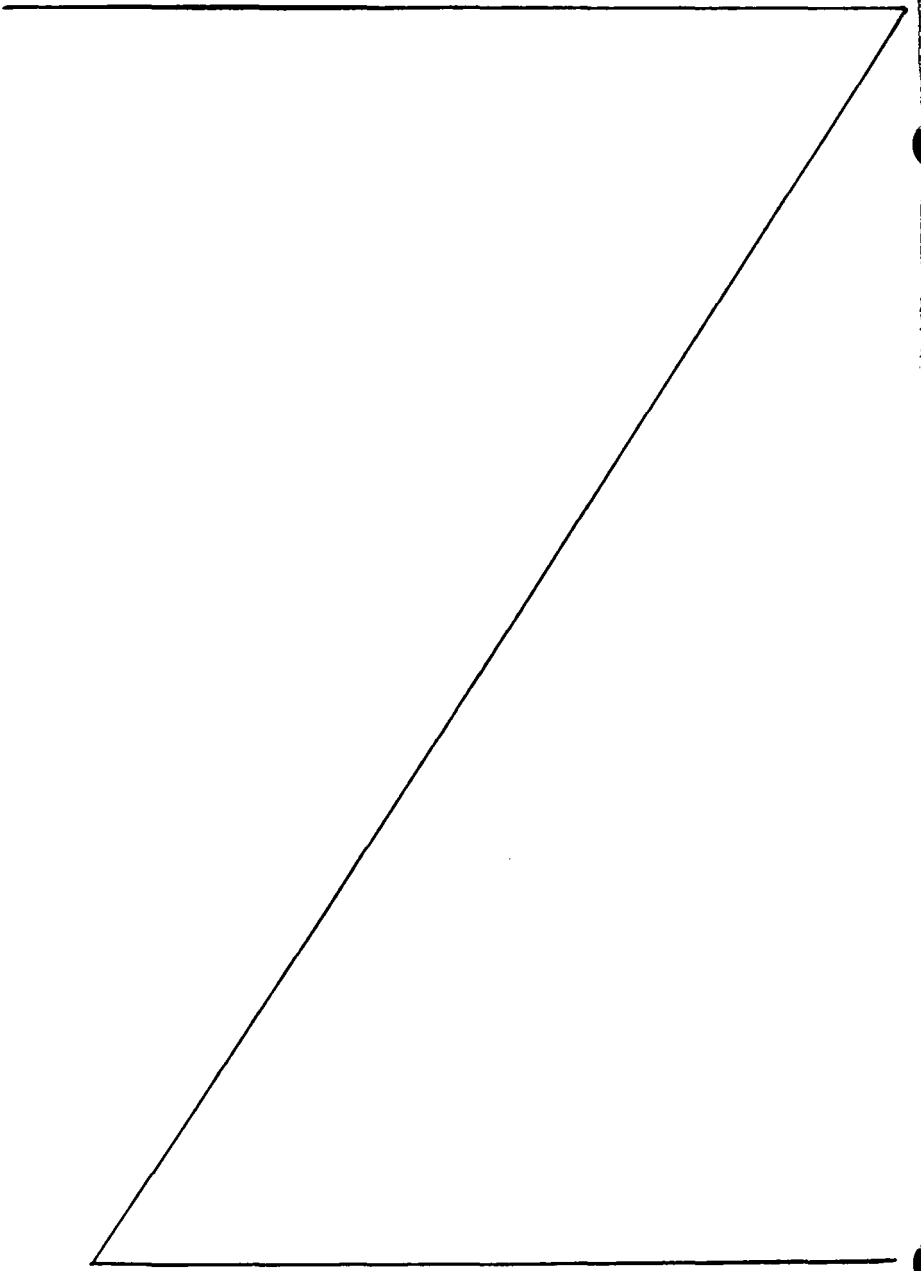
The meeting then adjourned.

Confirmed:

Certified correct:


MAYOR


CLERK



JUNE 17, 1968

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C., on Monday, June 17, 1968, at 7 p.m.

PRESENT: Mayor Emmott in the Chair;
Aldermen Blair (7:20 p.m.),
Drummond, Herd, Lorimer,
McLean, Mercier (7:08 p.m.)

ABSENT: Aldermen Dailly and Corsbie

STAFF PRESENT: Municipal Manager
Assistant Municipal Manager
Planning Director
Municipal Engineer
Municipal Clerk
Deputy Clerk

Reverend F. Ward delivered the Opening Prayer.

HIS WORSHIP, THE MAYOR, declared the week June 16th to 22nd inclusive as "ANTI-LITTER WEEK".

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the Minutes of the meetings of May 27th and 30th be adopted as written and confirmed."

CARRIED UNANIMOUSLY

Delegation

Mrs. J. L. Gladson re widening of Empress Avenue North of Stanley Street

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:
"That the delegation be heard."

CARRIED UNANIMOUSLY

Mrs. Gladson appeared and advised having been in touch with the administration previously with regard to the possibility of acquiring the necessary land to widen Empress Street to its full 66-foot width. Mrs. Gladson enquired whether or not the Council would be prepared to expropriate the necessary land for this widening.

His Worship, the Mayor, advised that unless there was an outstanding reason for acquiring land, the expropriation procedure could not be used.

The delegation was advised that land is normally acquired through the subdivision process and an examination in this instance indicated that this should be the course of action.

The spokesman for the delegation advised that the road had recently been paved and traffic was travelling at higher rates of speed causing a hazard to children in the area because of the narrow road allowance and the existence of a quantity of bush land.

COUNCILLOR MERCIER ARRIVED AT THE MEETING AT 7:08 p.m.

Mrs. Gladson advised that one family had been approached by the neighbours and was prepared to convey the necessary land from their property for the sum of \$1.00. Upon enquiring of the spokesman about the attitude of the other property owner, it was left to the spokesman to approach this property owner to determine whether or not the necessary land for widening purposes might be conveyed to the municipality for a nominal sum also.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:

"That the matter of land acquisition for widening Empress Avenue be tabled for a period of one week to allow the spokesman for the delegation now present to approach both owners of land involved in the widening to determine their attitude toward the conveyance of the necessary land for widening to the Municipality for the sum of \$1.00."

CARRIED UNANIMOUSLY

* * * *

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"That the correspondence be received."

CARRIED UNANIMOUSLY

C O R R E S P O N D E N C E

Mrs. Anna S. Franklin wrote enquiring about the possibility of installing sidewalks on Halifax Street from Sperling Avenue to Holdom Avenue and also complaining about the use of Halifax Street by dump trucks travelling along this residential street from early morning.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN McLEAN:

"That the complaint of Mrs. Franklin be referred to the Municipal Engineer to bring down an estimate of the cost of constructing a sidewalk along this portion of Halifax Street and to also report on the use of the street by dump trucks."

CARRIED UNANIMOUSLY

Mrs. J. Sievenpiper wrote suggesting that the Municipality should adopt official colours and suggested that the colour "green" to depict the evergreen nature of the municipality be used.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"That the suggestion of Mrs. Sievenpiper be received and referred to the Publicity Committee for consideration."

CARRIED UNANIMOUSLY

Mrs. Shirley Almaas wrote adding her voice to the growing numbers in favour of banning back yard burning.

The Manager advised that the Fire Chief had reported that his Department makes every effort to control the back yard burning of refuse pointing out that the complete banning of such burning would increase garbage collection requirements and costs.

The Municipal Engineer advised that provision had been made in the Garbage By-Law for additional pick-up in the event the burning situation became acute and it became necessary for the Council to impose a complete burning ban.

It was pointed out that the City of Vancouver was to introduce a complete back yard ban on July 1st of this year and it was thought desirable to wait until a reasonable period had elapsed following such ban in the City to determine the effect.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN HERD:

"That the matter of a complete ban of back yard burning in Burnaby be returned to the Council at the first Council meeting in August 1968."

CARRIED UNANIMOUSLY

G. M. Bull and others wrote requesting that the lane serving their property in the 7700 Block Cumberland Street be either paved or oiled without delay to relieve the dust condition.

The request was considered by the Council in the light of the new maintenance paving programme and in the light of an impending report by the Municipal Engineer on the treatment of lane surfaces.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:

"That the petition be received and the petitioners be advised the matter of lane surface treatment is under investigation and a report is expected shortly, and further, that they would be advised upon disposition of the report."

CARRIED UNANIMOUSLY

The Vancouver Ladies' Pipe Band wrote making an application to hold a Tag Day on June 28th to replace a previous approval granted for June 1st.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:

"That the approval for a Tag Day on June 28th be granted to the Vancouver Ladies' Pipe Band as requested."

CARRIED UNANIMOUSLY

Mr. Lloyd F. Owens wrote with reference to the operation of the dog pound and referred to the nuisance being created in his neighbourhood by the roaming of unspayed females. Mr. Owens suggested that the following might be adopted by the Council to help control this situation:

- (i) Prohibit the harbouring of unspayed females in a residential area; or
- (ii) Establish a much heavier licence fee for unspayed females and rule that these must be boarded in a kennel during the time they are in heat; or
- (iii) Make the owners of unspayed females responsible for paying the Pound fee for dogs they attract, or at least exempt all licensed dogs picked up.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:

"That the matter of the Pound operation be referred for discussion in depth at a Policy/Planning Committee meeting."

CARRIED UNANIMOUSLY

Mr. A. F. Watson wrote with reference to the development of the lane between Leibly and Malvern Avenues advising that the lane in its present condition was unsatisfactory from his own and his neighbours' point of view and asking what plans the Council had for the development of this lane.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN BLAIR:

"That the matter of the development of the lane allowance between Leibly and Malvern Avenues be referred to the Municipal Engineer for report."

CARRIED UNANIMOUSLY

Mr. G. W. Carlisle, Administrator of Regional District of Fraser-Burrard, forwarded a letter from the Honourable Dan Campbell, Minister of Municipal Affairs, dated May 7, 1968, for the Council's consideration. The letter to the Chairman referred to the role of the Regional District of Fraser-Burrard and suggested that functions of the Metro Region which his Department felt were basic, were as follows:

- (i) The supply of water on a wholesale basis.
- (ii) The disposal of waste materials on a wholesale basis and this included both sewage and garbage.
- (iii) The control of air pollutants.
- (iv) The transportation framework for the Metro Region which would include major traffic arteries other than Provincial freeways and some tie-in with transits so that the whole is properly co-ordinated.
- (v) The local responsibility for the provision of public hospitals and whatever ambulatory services are required in connection therewith.
- (vi) Public housing and the assembly of land where required for housing and other public purposes.
- (vii) Regional Parks.
- (viii) Libraries and other cultural facilities related to a Metro Region.
- (ix) Metro or regional land use planning which is a necessary requisite in respect to all the foregoing activities.
- (x) Public Health Services.
- (xi) Certain pooling activities such as debenture sale and debt management and a data processing centre.

It was pointed out that these were services considered a necessary part of the Metro Region but did not necessarily include a complete list. The first and primary consideration is the structure necessary to carry out these functions with powers being added from time to time as the Metro Regional District becomes equipped for the task. The Minister offered to arrange for discussion of the problems of the Board with a Committee of Directors or the Directors as a whole.

His Worship, the Mayor, suggested that the Regional District be asked to organize a meeting of all members of the member Councils of the municipalities forming the Board to meet with the Minister of Municipal Affairs on the subject of the Regional District role.

June/17/1968

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the suggestion be advanced to the Regional District that the District be asked to call a general meeting of all Council members of all the member municipalities and that the Minister of Municipal Affairs be invited to attend and speak to the meeting and discuss problems related to the Regional District."

CARRIED UNANIMOUSLY

Mr. M. J. Monaghan, Special Assistant to the Minister of Transport, Ottawa, wrote with reference to the resolution adopted by the Corporation of the Township of Richmond opposing the imposition of tolls for the proposed bridges on Sea Island. Mr. Monaghan advised that the submission of this Council had been directed for consideration by the officials concerned.

Mr. Frank Richter, Minister of Commercial Transport, wrote with reference to the opposition expressed by the Township of Richmond to the imposition of tolls on the new bridges to Sea Island and advised that the bridges would be completed in three years' time and that tolls would not be collected in the conventional manner. Reference was made to an article in the Vancouver Province to this effect, and the same article suggested that parking rates would be adjusted to take care of the increased cost and other assessments would be made. It was also noted that the bridge presently used to drive to the Airport would still be in existence after the new bridge was built.

Mr. J.D. Baird, Assistant Deputy Minister of Municipal Affairs, wrote with reference to the imposition of a Mobile Home Tax under Section 430 of the Municipal Act. Mr. Baird advised it had been argued by municipal representatives from time to time that owners of Mobile Homes do not contribute to municipal revenue for the services provided for them. Reference was made to the necessity of Mobile Homes to be located in established trailer parks and that rental charges for space can run from \$30.00 upwards per month which rates permit the operator of a trailer park to recover amounts he is obliged to pay to the municipality for real property taxes, business licence fees or business tax.

Reference was made to the fact that Mobile Home owners were in no different position than those renting a suite in an apartment building and indirectly contributing to municipal revenue and that, during this difficult period of acute residential housing shortage, municipalities should not be embarking on tax measures affecting owners of Mobile Homes. It was noted that no benefit was available by way of a home owner grant any more than there was for the apartment dweller who rents.

Mr. Baird advised that, if certain municipalities fail to give more sensible consideration to the problem, it was obvious that the Provincial Government would have no alternative but to consider limitations, if not prohibition, of this taxing power.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN BLAIR:

"That the submission of Mr. Baird be tabled for a period of one week pending discussion of the trailer court situation as affecting Burnaby Municipality with the Assistant Deputy Minister of Municipal Affairs in Victoria later this week."

CARRIED UNANIMOUSLY

It was reported that His Worship, the Mayor, and Alderman Lorimer were proceeding to Victoria for this purpose.

Executive Director, Lower Mainland Regional Planning Board, submitted notice of a General Board Meeting at the Surrey Municipal Hall on June 20th at 7:30 p.m.

Mr. C. T. Partington, Secretary, Lower Mainland Municipal Association, submitted notice of meeting of their Association at Centennial Arena, White Rock, on July 11th, at 8:00 p.m.

A. E. Austin & Co. Ltd. wrote on behalf of their clients:

Miss M. L. Bisailon - owner of Lot "B", D.L. 83
(5988 Gilpin Street), and

Mr. & Mrs. F. M. Innes - owner of Lot 20, D.L. 83
(5926 Gilpin Street),

submitting another application for subdivision of this property according to Subdivision Guide Plan from A1 to R1. The Agents submitted review information on offers to sell these properties to the Municipality without receiving in return any written communication of offer by the Municipality. Under these circumstances, the Agents were re-submitting the application to subdivide the property. These properties were situated in the alignment of the most Western route for the major road around Deer Lake.

The Manager read a report from the Land Agent setting out the position of his Department on this matter.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:

"That written offers for the properties of Miss Bisailon and Mr. and Mrs. Innes be made to these respective owners by the Land Agent."

CARRIED UNANIMOUSLY

Mr. Leigh Hill, Burnaby-Seymour Liberal Association, wrote requesting permission to conduct a parade on June 22nd along a route in North Burnaby.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That the Burnaby-Seymour Liberal Association be granted permission to conduct the parade on the date and along the route mentioned in the letter, subject to the approval of the R.C.M.P., and the Provincial Department of Highways having no objection to the use of any arterial highways that may be involved."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:

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

CARRIED UNANIMOUSLY

* * *

T A B L E D I T E M S

- (a) Cancellation of Cambridge Street between Ellesmere Avenue and Holdom Avenue

It was reported that the report anticipated from the Municipal Solicitor concerning the differences between road abandonment and Plans Cancellation Act procedures was not yet available.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN MERCIER:

"That this item be tabled for a further week."

CARRIED UNANIMOUSLY

(b) Proposed Senior Citizen's Housing (Item #20 of Manager's Report No. 37, 1968 - Tabled from June 10th meeting)

A letter from the New Vista Society on this subject was also tabled from the same meeting.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN MERCIER:
"That authority be granted to proceed with this project in accordance with the report presented to the Council jointly by the Planning Director and Mr. Peter Smith, Architect."

CARRIED UNANIMOUSLY

(c) Inter-Urban Tram - Kingsway and Edmonds Street (retabled from June 10th meeting)

This matter was tabled pending the return of His Worship, the Mayor, and it was reported that the fence which would be adequate to protect the tram would cost in the neighbourhood of \$1,000.00.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That the historic tram situated on the municipal site at Edmonds be removed and destroyed."

IN FAVOUR -- ALDERMEN HERD AND
MERCIER

AGAINST -- MAYOR EMMOTT
ALDERMEN BLAIR,
LORIMER, DRUMMOND,
AND McLEAN

MOTION LOST

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LORIMER:
"That an amount not to exceed \$1,000.00 be spent on the provision of a chain-link fence of adequate dimensions to protect the historic tram."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:
"That the original motion be tabled and a request be advanced to the Parks and Recreation Commission that the Commission attempt to re-locate the historic tram at Edmonds to another suitable location within the municipal parks system."

CARRIED UNANIMOUSLY

* * *

RETURNING OFFICER for the vote taken on the "Burnaby District Improvement Loan Authorization By-Law 1968" (By-Law No. 5335) submitted the following return with respect to the election held on June 13, 1968:

"I, EDWARD A. J. WARD, the duly appointed Returning Officer for the vote on "BURNABY DISTRICT IMPROVEMENT LOAN AUTHORIZATION BY-LAW 1968", do hereby proclaim that the vote for and against the said By-Law at the poll that was taken on June 13, 1968, was as follows:

IN FAVOUR -- 3
AGAINST -- 2
REJECTED -- 0

THREE-FIFTHS REQUIRED -- 3 "

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That the Return submitted by the Returning Officer be received."

CARRIED UNANIMOUSLY

* * * *

REPORT OF THE TRAFFIC SAFETY COMMITTEE

(1) Section 13(5) of the Street and Traffic By-Law

The Committee reported on a previous submission to the Council with regard to the term "one-half ton carrying capacity" contained in the captioned Section of the Street and Traffic By-Law and that the wording "6,000 pounds gross vehicle weight" be introduced in place of the current wording.

The Council questioned the adequacy of the 6,000-pound limitation and the Committee reviewed the proposal and concluded that the proposed regulation:

- (a) would be more or less consistent with that in effect in Lower Mainland municipalities;
- (b) will allow for realistic enforcement;
- (c) is extensive enough to permit the parking of some classes of commercial vehicles not regarded as types that cause a nuisance.

The Committee reaffirmed the original recommendation that the existing wording be deleted and replaced by the new wording, i.e. "6,000 pounds gross vehicle weight".

During discussion, it was suggested that the 6,000-pound gross vehicle weight was insufficient and that since this new proposed regulation was aimed at permitting the modern camper unit to park on a street, the weight factor should be extended to 7,000 pounds to meet the common weight of a modern camper.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the report be received and referred back to the Traffic Safety Committee for review of the 6,000-pound gross vehicle weight limitation proposed in the report."

CARRIED UNANIMOUSLY

ALDERMAN MERCIER WITHDREW FROM THE COUNCIL CHAMBER

(2) No. 32 Bus Route

The Committee reported on a proposed change by the B.C. Hydro and Power Authority to No. 32 Grandview Highway Bus Service, which under the new arrangement would operate via Spruce Street, Canada Way and Norland Avenue, which would result in the elimination of service on Canada Way from Spruce Street to Douglas Road and on Douglas Road from Canada Way to Sprott Street. Six new bus stops would be created and three would be discontinued by the route changed. The Committee agreed with the bus route change including the elimination of the bus stops, and recommended that the request of B.C. Hydro and Power Authority be approved.

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

CARRIED UNANIMOUSLY

(3) Northside of 7600 Block Edmonds Street

The Committee reported on a request for parking control in the 7600 Block Edmonds Street which investigation disclosed was justified and it was recommended that a one-hour parking limit between 9 a.m. and 6 p.m. be instituted on the North side of the 7600 Block Edmonds Street.

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

CARRIED UNANIMOUSLY

ALDERMAN MERCIER RETURNED TO THE COUNCIL CHAMBER

* * *

MUNICIPAL MANAGER -- REPORT NO. 39, 1968

(1) Park Development In the Stoney Creek Area

The Manager reported that, during budget discussions of the Parks and Recreation Commission 1968 Budget, two questions arose to which Council desired answers:

- (i) When the Municipality sold land in this area, was it a condition of the sale that a portion of the proceeds be set aside for the future development of parks in the Stoney Creek area?
- (ii) What are the Intentions of the Parks and Recreation Commission with respect to the future development of land in the Stoney Creek area for park purposes?

With regard to Question (i), the Manager reviewed the sale of property legally described Lot "A", D.L. 10, Plan 3321 to Lake City Industrial Corporation along with other lands, with the proceeds of the portion in question of the said Lot "A", to be earmarked for park purposes. The files did not reveal that the value attributed to the Parks' portion of the sale should be earmarked for park purposes except for one inter-office letter between the Property Manager and the Clerk which indicated that the portion was 7.46 acres valued at \$3,500.00 per acre, thus the total value of Park property disposed of at that time was \$26,110.00.

The property was not formally dedicated for park purposes and the consent of the appropriate Department in Victoria to the sale was not necessary. The entire proceeds were deposited into the Tax Title Property Fund.

The Manager referred to changes in policy adopted by the Council in 1959 which overcame the problem of setting aside moneys for park purposes.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

With regard to Question (ii), the Parks and Recreation Commission, through the Land Agent, is endeavouring to purchase a 4.5 acre site in the Lyndhurst - Cameron area.

(2) Local Improvements - 3900 Block McGill Street

The Manager reported on a complaint of Mr. C. H. Lees, 3975 McGill Street, about the design employed in the construction of pavement and curbs in this Block on McGill Street.

The Manager reviewed the history of an existing 4-foot sidewalk constructed 40 years ago when there was no concern for future design and elevation of the street. The complaint was that the newly constructed pavement and curbs did not appear to lie in complete harmony with the old sidewalks. The Manager explained that the Engineer had advised that the balancing of cuts and fills along the street which was normal practice in constructing new streets was made difficult in the case of sidewalk alignment under these circumstances as the cutting and filling process in some instances would result in destruction of the sub-grade.

A further question was raised about the curb returns at Madison and Ingleton where they enter Eton, and it was submitted that the curb returns were situated to permit a 28-foot wide pavement on the streets which is the standard residential street width.

Instructions had been issued to correct a swoop up from the old sidewalk to meet the new curb as the existing rise was found to be too severe.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN HERD:
"That the report be received and the actions of the Manager concurred in."

CARRIED UNANIMOUSLY

(3) Request of Burnaby Y.M.C.A.

The Manager reported on a request from the Burnaby Y.M.C.A. to use the Valleyview Community Centre from July 8th to August 16th in connection with their summer activities.

The Manager advised arrangements had been made to call tenders for removal of the building immediately after it is vacated by the present tenants at the end of June, so that the property could be developed as a parking lot.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the Burnaby Y.M.C.A. be advised of the situation as related in the Manager's report with the suggestion that the Y.M.C.A. contact the Parks and Recreation Commission to determine the possibility of using the James Cowan Centre or some other park facility for their purpose."

CARRIED UNANIMOUSLY

It was tacitly agreed that there would be no objection to the Burnaby Y.M.C.A. using the Valleyview Community Centre so long as it remained in position and so long as there was no interference with the Corporation's plans to remove the building.

(4) Municipal Cafeteria

The Manager recommended that the agreement for operation of the Municipal Cafeteria by Mrs. Lily M. Hurley be renewed and that the Mayor and Clerk be authorized to sign the necessary documents.

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

CARRIED UNANIMOUSLY

(5) Empress Avenue North of Stanley Street

The Manager reported on the petition submitted by 22 residents on Empress Avenue to have a 264-foot portion of this Avenue widened from 33 to 66 feet. The Manager submitted that it was desirable that this be done but that the owners of two large parcels of land involved had been contacted to determine their attitude toward conveying the necessary

land for the widening strip to the Municipality for \$1.00 and that one owner agreed to convey whereas the other did not.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
"That the report be received."

CARRIED UNANIMOUSLY

(6) Subdivision Reference #158/67 - D.L. 175

The Manager reported that Subdivision #158/67 is for the subdivision of Lot 2, Block 2, D.L. 175, Plan 9315, and that three of the lots created by the subdivision cannot meet the requirements of Section 712(A) of the Municipal Act which requires that a lot have a frontage of not less than 10% of its perimeter. Section 712(b) of the act empowers Council to waive the requirements of Section 712(A).

It was recommended that the requirements of Section 712(A) of the act be waived as they apply to Subdivision No. 158/67.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN McLEAN:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(7) Acquisition of Easement - D.L. 158

The Manager recommended that authority be granted to acquire an easement from Thomas Sidney and Phillis UMPLEBY for storm sewer purposes over the North 5 feet of Lot 7 and the East half of Lot 6, Block 1, D.L. 158, Plan 3210, for a consideration of \$1.00 plus restoration of the Easement area.

(11) Acquisition of Easements - S.D. Reference No. 289/67

The Manager recommended that easements be acquired in connection with the subdivision of Lots "C", "G" and "F", Block 1, D.L. 87, Plan 5630 from L. Montgomery and Sons, Realtors, Vancouver. No consideration is payable, and these were to be tri-party easements required for B.C. Hydro, B.C. Telephone Service installations and drainage purposes.

(12) Acquisition of Easements - S.D. Reference No. 66/68

The Manager recommended that easements be acquired from Thomas Allan and Ivy FENNELL and Gordon LEWIS and Dorothy Pauline HOWARD over Lots 80 and 81 of Subdivision of Lots 14 and 15, Blocks 17 and 18, D.L. 34, Plan 1355. The location of the easements is the 15 feet on the North end of Lots 80 and 81, required for sewer purposes. No consideration was payable.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the recommendations of the Manager concerning an acquisition of easement in D.L. 158 and in connection with Subdivision Reference #289/67 and #66/68 be adopted."

CARRIED UNANIMOUSLY

(8) Demolition of Buildings

The Manager recommended that the Land Agent be authorized to have Corporation-owned buildings situated at 6137 Gilpin Street demolished in view of the sub-standard condition of the dwelling.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMEN DRUMMOND:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(9) System 360 Model 20 Computer

The Manager reported that the Corporation is presently renting its Computer, exclusive of peripheral equipment, for \$2,465.00 per month. The rental arrangement was made at time of installation because of a combination of total cost plus the feature of advances in this field of computers which could be taken advantage of by a rental system.

"International Business Machines now has a plan called the Government Instalment Payment Plan whereby accumulated rentals to date are applied as a downpayment to the purchase of this equipment, and from July 1, 1968, there would be 55 monthly payments of \$2,034.26 and a final payment of \$2,011.84 plus a monthly maintenance charge of \$228.50. This maintenance charge includes labour and parts."

This means that the Corporation could become the owner of the equipment after 56 months and save \$202.24 while doing so. The total savings would amount to over \$11,000.00.

"If, during the 56 month period the Corporation decides to abandon the installation, or to convert to some other system, it may do so by stopping payments and at that time have the privilege of carrying on from month to month by paying normal rental. Also, if it should decide to add to the system, it would pay normal rentals on the additions to the system until such a time as it had built up sufficient to represent a downpayment for the purchase of additions to the equipment, at which time it would enter into an instalment payment plan to acquire those additions."

The Corporation is permitted, under the Municipal Act, to enter into such an agreement for this term and it appears to be an excellent opportunity to acquire the equipment at a substantial saving in money and without incurring any risk. I.B.M. will undertake to maintain the equipment for an indefinite period at whatever rates may apply.

The Manager recommended that the Corporation enter into a Government Instalment Payment Plan with International Business Machines to purchase the System 360 Model 20 Computer, effective 1st July, 1968.

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

CARRIED UNANIMOUSLY

(10) "Drop-In Centre" - North Burnaby

The Manager referred to a letter received by Council on May 21st from the Lochdale Parent-Teachers' Association expressing support for the establishment of a "Drop-In" centre for teenagers in North Burnaby. The Parks and Recreation Commission advised that programmes were presently being arranged for various teenage activities in several areas throughout Burnaby. In the North area, Burnaby Heights, Burnaby North and Kensington Schools would be used and plans were under way for the possible lease of a Christian Education building in North Burnaby.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LORIMER:
"That the information submitted by the Parks and Recreation Commission be received."

CARRIED UNANIMOUSLY

(13) Austin Road - North Road to Lougheed Highway

The Manager submitted the Treasurer's report pursuant to -
Section 601 of the Municipal Act, re a Local Improvement work on Austin Road.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the information be received."

CARRIED UNANIMOUSLY

(14) Purchase of Garbage Trucks

The Manager submitted a report on tenders received for three refuse collection units complete with Packer Unit. Bidders were asked to submit prices on four types of Packer bodies, Heil, Leach, Garwood and Gallion. The Manager advised that each of these units had been inspected by the Engineering Department and that the Engineer strongly favoured the Heil unit in spite of its price coming in the second highest. This unit provides extras which are important to the operation of the unit. The six Heil Packers now in service are giving excellent service.

The Manager recommended that the tender of Fogg Motors Limited for the supply of three Ford C-8000 trucks complete with Heil Mark II Refuse Collection Box at a unit price of \$19,898.00 plus Provincial 5% Tax be accepted. (Total purchase price including tax is \$62,678.70).

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That this item be tabled for a period of one week."

CARRIED UNANIMOUSLY

(15) Fire Department

(16) Licence Department

(17) R.C.M.P.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DRUMMOND:
"That the reports of the Fire Department, Licence Department and R.C.M.P. covering the respective activities of their Departments for the month of May be received."

CARRIED UNANIMOUSLY

(18) Rezoning Applications

These rezoning application reports were considered earlier in the day at an adjourned Council meeting together with a group of similar applications previously submitted.

(19) Lot Sizes in Two-Family Zones

The Manager reported that a Special Committee of Council had met to discuss the question of lot sizes in two-family zones, the subject of a report of the Planner dated May 24, 1968. The recommendations of the report which appeared on Pages 4 and 5 were approved by the Committee with the exception of Item 3 - In this case, the Committee recommends that the minimum lot width for conversions in R5 Zones be reduced to 45 feet, with a corresponding lot area requirement of 5,400 square feet.

The Manager advised that the recommended Items 4 and 5 will require amendments to the Building By-Law while Items 1, 2 and 3 will require to be advanced to a Public Hearing for further consideration as Zoning By-Law amendments.

Following are the recommendations submitted by the Planner:

- (i) Any reduction in standards for two-family development be limited to the conversion of existing single family houses which were constructed prior to the adoption of the Zoning By-Law in June, 1965.
- (ii) The conversion of single family houses for two-family accommodation at reduced standards be permitted only in R5 zoned areas.
- (iii) Conversions in R5 Zones be confined to existing developed lots which have a minimum width of 50 feet and an area of not less than 6,000 square feet.
- (iv) Ceiling heights as set forth in the 1965 edition of the National Building Code be accepted, without distinction as to whether the habitable room occurred on a basement, main or attic floor.
- (v) The Building By-Law be clarified to require one-hour fire separation between floors in a two-family dwelling when one dwelling unit is located above the other.
- (vi) The existing coverage, setback and off-street parking standards for two-family dwellings in R5 Zones be maintained for conversions.
- (vii) Nothing contained in this report should relieve the necessity of compliance with all Municipal By-Laws with respect to the provision of necessary services and utilities to meet the requirements of a particular use on a lot.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"That the recommendations of the Planner and Chief Building Inspector as contained in the report be adopted and that the proposed amendment to the Zoning By-Law resulting therefrom be approved for further consideration and submitted to a Public Hearing."

CARRIED UNANIMOUSLY

(20) Banks Acting as Collection Agents for the Municipality

The Manager recommended that the Hastings and Kensington Branch of the Royal Bank of Canada be approved as a Collection Agent for Municipal Accounts for the Municipality.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(21) Prospectus for Co-operative Research In the Field of Public Works

The Manager referred to the submission of the American Public Works Association pertaining to contributions for research projects which was received by Council on 10th June, 1968. It was submitted that the Municipal Engineer advises that none of the projects are of particular interest to Burnaby and it was recommended by the Manager that no action be taken.

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

CARRIED UNANIMOUSLY

* * * *

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

B Y - L A W S

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That leave be given to introduce "BURNABY ZONING BY-LAW 1965,
AMENDMENT BY-LAW NO. 2B, 1968" (#5327) and that it be now read a
First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

This By-Law provides for the following clause to be added to the
height exemption regulation, Section 6.4 (Supplementary Regulations -
Height of Buildings and Structures):

Reference RZ #35/68

*(1) "Notwithstanding Clause (1), aeriels, antennae and masts
may only be erected in an A, R or RM District as a non-
commercial accessory to a residential use building. Such
structures shall be limited to a height of 50 feet above
ground level."

(11) PLUS the addition of the word "Antennae" in the uses
permitted section (502.1) pertaining to ADMINISTRATIVE
AND ASSEMBLY DISTRICT (P2).

The Clerk referred to an advice from the Planning Director indicating
that this by-law contains a new regulation in the P2 (Administration
and Assembly District) which will permit antennae to be erected within
this District. The earlier recommendation for amendment to Section
6.4 of the Zoning By-Law concerning height of antennae*(1) would remain
unchanged In view of the latest decision of the Council as a result of
representations made by the amateur radio group.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LORIMER:
"That the Committee do now rise and report the By-Law complete as
amended."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LORIMER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LORIMER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 28, 1968" (#5327 - RZ #35/68) be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:

"That:

"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 1, 1968" (#5351) and

"BURNABY DISTRICT IMPROVEMENT LOAN AUTHORIZATION BY-LAW 1968" (#5335)

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:

"That:

"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO.1, 1968" and "BURNABY DISTRICT IMPROVEMENT LOAN AUTHORIZATION BY-LAW 1968"

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

CARRIED UNANIMOUSLY

* * * *

THE MANAGER reported that improvement work on North Road was ready to proceed, financing had been arranged, and the Deputy Minister of Highways advised that his Department was ready to go to contract for improvement of the section of North Road from Highway 401 to Sullivan Street.

The Manager reported having discussed with the Deputy Minister of Highways the possibility of extending the work to Clark Road with the same contract rates to apply to complete the underground jobs for this portion.

The Manager recommended that municipal participation in this extended project be approved on the condition that the Provincial authorities and Coquitlam authorities also approved.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DRUMMOND:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

* * * *

A QUERY was raised in Council concerning the drainage problem affecting the "FISHER" property at 5718 Gilpin Street, and the question of generally reviewing the drainage problems within the broad area should be reviewed in relation to the subdivisions which would occur in the said broad area.

June/17/1968

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the Manager be directed to review the drainage problems in the broad area in the vicinity of the "Fisher" property at 5718 Gilpin Street in relation to current subdivision applications or potential subdivision applications within this area including the "Fisher" property."

CARRIED UNANIMOUSLY

* * * *