

FEBRUARY 19, 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, February 19, 1968 at 7:00 p.m.

PRESENT:

Reeve Emmott in the Chair;

Councillors Blair, Corsbie, Drummond,
Herd, Lorimer, Mercier and McLean;

ABSENT

Councillor Dailly;

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

CARRIED UNANIMOUSLY

* * *

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

The following is a synopsis of:

- (a) the letter embraced by the foregoing resolution;
- (b) the decisions of Council regarding this item and other matters that arose during consideration of the correspondence;

Secretary, Lower Mainland Municipal Association, wrote advising that the Annual General Meeting of the Association would be held on Thursday, March 7, 1968 at "The Chestnuts" in Langley at 8:00 p.m.

COUNCILLORS LORIMER AND McLEAN indicated that they would likely be attending that meeting.

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

CARRIED UNANIMOUSLY

* * *

T A B L E D I T E M S

The following items were then lifted from the table:

(a) Boulevard Parking

Councillor Herd stated that, as directed by Council on February 12th, he had made enquiries of the R.C.M.P. regarding enforcement of boulevard parking regulations and had been told that the police only enforce this regulation whenever complaints are received concerning this type of parking.

Feb/19/1963

Councillor Herd also advised that it had been suggested to him that the question of vehicles parking all day on streets should be reviewed.

He mentioned that the Street and Traffic By-law presently prohibits persons, between the hours of 8:00 a.m. and 6:00 p.m., to park on any street abutting any premises used for residential or commercial purposes for more than three hours unless such premises are the property or residence of such person or the property of his employer.

Councillor Herd pointed out that it had been indicated to him that the problem which precipitated the regulation in the By-law (all-day parking) is almost as common after 6:00 p.m.

He mentioned that the R.C.M.P. felt this regulation should be extended beyond that hour.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DRUMMOND:
"That the recommendation of the Traffic Safety Committee to not pursue the question of amending the Motor Vehicle Act to permit boulevard parking, be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DRUMMOND:
"That the Traffic Safety Committee study the matter of extending the regulation involving all-day parking to determine whether the hour for this regulation should be extended beyond 6:00 p.m."

CARRIED UNANIMOUSLY

(b) Lane access to Lots 335 to 338 inclusive, Block 4, D.L. 126
(Subdivision Reference No. 139/67)

Assistant Municipal Manager reported verbally that the Corporation should abandon the proposed acquisition of a twenty-foot right-of-way from the parcel immediately to the South of Lot 335, Block 4, D.L. 126 at this time so that the developer of the four lots (335 to 338) can proceed. He pointed out that this twenty-foot right-of-way was considered necessary as a means of access to the lane allowance serving the four lots.

Assistant Municipal Manager remarked that, if a problem of rear access occurs later, then steps could be taken by the Corporation to either acquire the twenty-foot strip or arrange for some other means of access to the lane allowance.

MOVED BY COUNCILLOR BLAIR; SECONDED BY COUNCILLOR CORSBIE:
"That Council concur with the course of action outlined by the Assistant Municipal Manager and grant authority to the Chief Building Inspector to issue building permits for the construction of homes on the four lots in question with carports oriented so that they have access to the lane allowance."

CARRIED UNANIMOUSLY

(c) Referral by Regional District of Fraser-Currard of letter from
Deputy Minister of Municipal Affairs concerning miscellaneous regional
matters

His Worship, Reeve Emmott, advised that he had spoken to the Assistant Deputy Minister of Municipal Affairs regarding the question of whether municipalities who are members of various metropolitan agencies would still be able to borrow independently if the legislative enactments proposed in the letter from the Deputy Minister of Municipal Affairs were implemented. The Reeve stated that he had received an affirmative answer to that question.

Councillor Corsbie made reference to the opting out aspect relating to participation in metropolitan government, mentioning that all members of the Fraser-Currard Regional District are to be jointly and severally responsible for the debts of the District.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR LORIMER:
 "That the proposed legislative enactments outlined in the January 29th letter from the Deputy Minister of Municipal Affairs, which relate to the administrative aspects of the forms of metropolitan government mentioned in the letter, be endorsed, and this decision be conveyed to the Regional District of Fraser-Currard, the Greater Vancouver Sewerage and Drainage District, and the Greater Vancouver Water District."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR BLAIR:
 "That the proposed legislative enactments listed in the January 29th letter from the Deputy Minister of Municipal Affairs, which pertain to the borrowing aspects associated with the operations of the metropolitan agencies mentioned in that letter, be endorsed."

CARRIED

AGAINST - COUNCILLORS CORSDIE,
LORIMER AND MERCIER

* * *

R E P O R T S

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

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR LORIMER:
 "That this report be received."

CARRIED UNANIMOUSLY

COUNCILLOR McLEAN LEFT THE MEETING.

MUNICIPAL MANAGER submitted Report No. 11, 1968 on the matters listed below as Items 1 to 12, either providing the information shown or recommending the courses of action indicated, for the reasons given:

(1) Sanitary Sewer for property covered by Subdivision Application 294/67

It was recommended that Council authorize the extension of a sanitary sewer system from its present termination on Brighton Avenue to serve property located on the North side of Government Street approximately 200 feet West of Brighton Avenue that is covered by the captioned subdivision application, at a cost of \$2,100.00.

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

CARRIED UNANIMOUSLY

(2) Sanitary Sewer for property covered by Subdivision Reference No. 231/67 (Greenwood Street and Lougheed Highway)

It was realized that, after the design for the extension of this sewer system that Council authorized on December 14, 1967 was completed:

- (a) it would be necessary to install the sewer deeper than what had been originally anticipated,
- (b) there were construction problems on Lougheed Highway related to this installation;

all of which resulted in the cost of the sewer being increased from \$7,300.00 to \$12,000.00.

It was recommended that Council authorize the expenditure of the additional \$4,700.00 for the sewer in question.

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

CARRIED UNANIMOUSLY

(3) Sidewalks - Subdivision Reference No. 107/67

It was recommended that Council authorize an expenditure of \$1,600.00 at its share of the cost of providing curb sidewalks five feet wide on the street(s) to be created by the subdivision referred to in caption, on the understanding that this would be done in accordance with the policy established last October in connection with the construction of sidewalks in subdivisions.

MOVED BY COUNCILLOR MERCIER, SECONDED BY COUNCILLOR LORIMER:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(4) 1968 Business Tax Assessment Roll

As a result of an appeal by Dominion Stores Ltd. concerning the Business Tax Assessment against its property at 4469 Kingsway, the Municipal Assessor was directed to reduce the annual rental value of the property from \$50,150.00 to \$54,000.00.

The revised totals for the Business Tax Assessment Roll are therefore:

- (a) Annual Rental Value - \$14,398,700.00
- (b) Taxable Value of Personal Property - \$20,051,785.00

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR MERCIER:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(5) House Demolition - Lots "A" & "B", Block 17, D.L. 79, Plan 3574 (4950 Canada Way)

It was recommended that the Land Agent be authorized to invite tenders for the demolition of the old dwelling located on the above described property.

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

CARRIED UNANIMOUSLY

(6) North Road Widening

Because negotiations for the acquisition of portions of the following properties for the above widening project have not been successful, it was recommended that an Expropriation By-law be passed so as to permit the necessary legal survey work in connection with the acquisitions to be done as soon as possible:

- (a) Parcel "G", Expi. Plan 14388 S.D. "C", Block 8, D.L. 4, Plan 845;
- (b) South 99.125 feet of Parcel "C", Ref. Plan 2399, Block 8, D.L.4, Plan 845;
- (c) Parcel "E", Ref. Plan 1206, D.L. 4, Plan 845;
- (d) Lot 2 except West 200 feet, S.D. "C", Block 8, D.L. 4, Plan 7464;
- (e) Lot 5 except West 82 feet, Blocks 1/2/24, D.L. 6, Plan 4155;
- (f) Lot 4, Blocks 1/2/24 in part, D.L. 6, Plan 4155;
- (g) Parcel "C" South 193.25 feet, Block 8, D.L. 4, Plan 845;
- (h) Lot 3, Block 1/2/24, D.L.6, Plan 4155;
- (i) Lot 2, Block 1, D.L. 6, Plan 4155;
- (j) Lot 1 except West 22 feet, Block 1/2/24, D.L. 6, Plan 4155;

It is not intended to serve the Expropriation Notices until the right-of-way is actually required.

In the meantime, negotiations for the acquisition of the portions required, by normal means, will continue.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:

"That the By-law recommended by the Manager be prepared for presentation to Council."

CARRIED UNANIMOUSLY

(7) Hillview and Sapperton Sewer Contracts
Sewer Spines Nos. 4 and 5, Area Ho. 3

A tabulation of the tenders received for undertaking the above noted sewer projects was submitted, together with a recommendation to accept the tender of H. B. Contracting Limited in the gross amount of \$72,686.44 for the projects by the "unclean street" method.

It was pointed out that the net cost to the municipality of these projects would be \$54,686.44.

The "unclean street" procedure is being recommended because:

- (a) a major portion of the work is to be done either on unopened road allowances or on sparsely developed streets,
- (b) of the limited time to complete the contract.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(8) 1937 Annual Report of Fire Department

The captioned report was submitted for the information of Council.

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR HERD:
"That the report be received."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR MERCIER:
"That the Fire Chief be commended for the excellent manner in which that data in the report was presented."

CARRIED UNANIMOUSLY

(9) Miscellaneous Rezoning Applications

(SEE MINUTE AFTER ITEM 12 OF THE MANAGER'S REPORT FOR DETAILS ON EACH APPLICATION!)

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:
"That the reports be received."

CARRIED UNANIMOUSLY

(10) Section 712 - Subdivision Reference No. 130/67

- (a) Lot 1 of the East 1/2 of Block 1, Plan 5452, D.L. 162
- (b) West 50 feet of Parcel "A", Reference Plan 2046 of the West 1/2 of Lot 2, Plan 450, D.L. 162

Because one of the lots to be created by a subdivision of the captioned property does not comply with Section 712(1) of the Municipal Act (i.e. its minimum frontage is less than one-tenth its perimeter), it was recommended that Council waive the requirements of Section 712(1) insofar as the creation of this lot (26) is concerned.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DRUMMOND:
"That the owner of Lot 1 of the East 1/2 of Block 1, D.L. 162, Plan 5452 and the Westerly 50 feet of Parcel "A", Reference Plan 2046 of the West 1/2 of Lot 2, D.L. 162, Plan 450 be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described as shown on a survey plan prepared by R. A. Baxter, Land Surveyor and sworn the 14th day of November, 1967."

CARRIED UNANIMOUSLY

(11) Sanitary Sewer - Hatton Avenue

Three property owners on the East side of Hatton Avenue South from Kitchener Street have requested the provision of a sanitary sewer in the lane at the rear of their properties.

The cost of constructing a sewer in the lane, using the unit prices in the contract with the Company doing this work in the area (Tide Bay Construction Company) is \$2,468.72. This would be offset by \$2,001.40, which will be the saving in being able to reduce the depth of the sewer to be constructed on Hatton Avenue and shortening and reducing the depth of four house connections. In addition, sewer connections for the houses owned by the three property owners mentioned would be less costly from the lane. The net additional cost in granting the request would therefore be \$307.32.

It was recommended that Council authorize a change in the design of the sewer project for the area by directing that a sewer line be installed in the lane, as requested by the three property owners alluded to, in order that they may be provided with sanitary sewer service in a manner that is deemed most desirable, with it being understood that

Feb/19/1968

the net cost of this will be \$387.32.

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

CARRIED UNANIMOUSLY

(12) (VERDAL ITEM)

Rezoning Application No. 145/66
Lot 60, D.L.'s 151/3, Plan 26311 (UNION OIL COMPANY OF CANADA LTD.)

The Union Oil Company of Canada Ltd. has presented a revised development plan for its property at the South-East corner of Kingsway and Silver Avenue, which is described above.

A cursory examination of the plan shows that it provides for a larger development than that mentioned in a report from the Planning Department dated January 22, 1968. This plan has not yet been examined by the Planning Department and others concerned with the development proposal of the Company.

The following were some of the details relating to the most recent development plan:

- (a) A larger building than that originally proposed is now planned.
- (b) There is to be a five-bay service station area facing Kingsway, with entrances to it from the lane. A two-bay service station area is located behind the other one, and it is here that the diagnostic instruments will be used.
- (c) A twelve-foot wide breezeway will connect the two areas.
- (d) A commercial development having an area of 1,650 square feet is also provided.

Mr. G. C. Alexander, Area Sales Manager for the Company was present and could offer further explanations, if considered necessary.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:
"That Mr. Alexander be heard."

CARRIED UNANIMOUSLY

Mr. Alexander stated that the value of the building permit being sought for the development was \$125,000.00. He hastened to add that the Company would be expending other reasonably large sums of money in installing valuable equipment. In that regard, he remarked that the latest development plan in no way reduces the amount of equipment that had been originally envisaged for the diagnostic automotive service centre.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That the Chief Building Inspector be instructed to issue a building permit to the Union Oil Company of Canada Ltd. to cover its development on property described as Lot 60, D.L.'s 151/3, Plan 26311, which is located at the South-East corner of Kingsway and Silver Avenue, in accordance with the revised plans received by the Municipal Manager on February 19, 1968, subject to the approval of the Planning Department."

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR CORSBIE:
 "That the foregoing motion be tabled for a period of one week in order to permit the Planning Director an opportunity to examine the plan of the Union Oil Company of Canada Ltd. for the development of its property at the South-East corner of Kingsway and Silver Avenue; and further, that Department contact representatives of the Company for the purpose of endeavouring to achieve a suitable plan of development for the subject property in keeping with the stated intentions of the Company at the time the site was rezoned."

CARRIED
 AGAINST- COUNCILLORS BLAIR, HERR
 AND MERCIER

The reports of the Planning Department on miscellaneous rezoning applications, which were mentioned earlier under Item 9 of the Municipal Manager's Report, were then considered.

(9) Miscellaneous Rezoning Applications

Item
NO.

1. Reference RZ #110/67

Lot 1, Sketch 12927, Block 2-Pt. D.L. 216, Plan 11055

(700 Inlet Drive - Located on the South-West corner of Barnet Road and Inlet Drive)

The report of the Planning Director on this application to rezone the above described property from Gasoline Service Station District (C6) 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) A sum be deposited to cover the cost of paving the lane adjacent to the property.
- (b) An undertaking be given that all existing improvements on the parcel will be removed within six months of the rezoning being effected.
- (c) The submission of a suitable plan of development reflecting the proximity of adjacent residential land use.

3. Reference RZ #8/68

Portion of Block "V", D.L.'s 215/216/217/218, Plan 20422

(Being the South-East corner of the Shell Oil refinery site located in North Durnaby)

The report of the Planning Director on this application to rezone the above described property from Manufacturing District (M1) to HEAVY INDUSTRIAL DISTRICT (H3) recommended that the application be approved for further consideration.

5. Reference RZ #17/68

Lots 2/3, except South 14 feet, Block "P", D.L. 127/13/4, Plan 1254

(5220 and 5232 Hastings Street - Located on the South side of Hastings Street from a point 83 feet East of Springer Avenue Eastward a distance of 186 feet)

The report of the Planning Director on this application to rezone the above described properties from Residential District Four (R4) 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 two lots be consolidated into one site.
- (b) The North 20 feet of the two parcels be dedicated for road widening purposes.
- (c) The submission of a suitable plan of development for the site.
- (d) An undertaking be given that all existing improvements on the parcels will be removed within six months of the rezoning being effected.

7. Reference RZ #114/67

Lots 2, 3 and 4, Block 26, D.L. 32, Plan 7911

(5075 - 5095 Irving Street - Located on the North side of Irving Street from a point approximately 300 feet West of Royal Oak Avenue Westward a distance of 150 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) A plan consolidating the three lots into one site be deposited.
- (b) The North 12 feet of the properties be dedicated for road purposes.
- (c) A sum be deposited to cover the cost of building the unconstructed portion of Ilwaco Street adjacent to the site to a paved standard.
- (d) A sum be deposited to cover the cost of providing adequate storm drainage facilities to the site.
- (e) An undertaking be provided that all existing improvements on the parcels will be removed within six months of the rezoning being effected.
- (f) The submission of a suitable plan of development for the site.

8. Reference RZ #4/68

(I) Lots 26, 28 and 29, S.D. "B", Pt. Blk. 47 & 49, D.L. 151/3, Plan 1935

(II) Lot 27, Blk. 49, D.L. 151/3, Plan 1935

(6687 and 6715 Silver Avenue, 4321 and 4329 Imperial Street - Located on the North-West corner of Silver Avenue and Imperial Street)

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) A plan consolidating the four lots into one site be deposited.
- (b) A sum be deposited to cover the cost of paving the adjacent lane.
- (c) An undertaking be given that all existing improvements on the parcels will be removed within six months of the rezoning being effected.
- (d) The submission of a suitable plan of development for the site.

9. Reference RZ #10/68

- (i) Parcel "C", Ref. Plan 1533, S.D. 4, S.W. $\frac{1}{4}$, Block 37, D.L. 151/3, Plan 2069
- (ii) Parcel "D", Ref. Plan 19401E and Lot 45 $\frac{1}{2}$ of N.W. $\frac{1}{4}$, Block 37, D.L. 151/3; Plan 2069
- (iii) Parcel "A", Ref. Plan 516, S.D. 4, Block 37, D.L. 151/3, Plan 2069
- (iv) Parcel "B", Ref. Plan 1531, S.D. 4, Block 37, D.L. 153, Plan 2069

(6258 and 6246 Willingdon Avenue, 6241 and 6257 Cassie Avenue - Located between Willingdon Avenue and Cassie Avenue from a line 109 feet South-West of Beresford Street South-Westerly a distance of 124 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 four lots be consolidated into one site.
- (b) An undertaking be given that all existing improvements on the parcels will be removed within six months of the rezoning being effected.
- (c) The submission of a suitable plan of development for the site.

A question arose as to whether a portion of the properties should be acquired for the eventual widening of Willingdon Avenue.

The Planning Director stated that it was proposed to acquire land on the West side of the existing Willingdon Avenue for its widening.

It was understood by Council that the Planning Director would indicate why the West side of Willingdon Avenue was selected as the location for the acquisition of land for the widening of the street.

10. Reference RZ #11/68

Lots 4 and 6, Block 26, D.L. 151/3, Plan 4798

(4909 and 4969 Bennett Street - Located on the North side of Bennett Street from a point approximately 143 feet East of Nelson Avenue, Eastward a distance of 100 feet)

The report of the Planning Director on this application to rezone the above described properties from General Commercial District (C3) to PARKING DISTRICT (P8) recommended that the application be approved for further consideration and that the Planning Department be authorized to meet with the applicant for the purpose of discussing the matter of including Lot 5, Block 26, D.L.'s 151/3, Plan 4793 in the development planned for the subject properties and the land immediately to the North.

11. Reference RZ #12/60

Lot "A" N $\frac{1}{2}$ except Explanatory Plan 16862, Block 0, D.L. 00, Plan 4954
(5366 Spruce Street - Located on the South side of Spruce Street from a point approximately 593 feet East of Royal Oak Avenue Eastward a distance of 65 feet)

The report of the Planning Director on this application to rezone the above described property from Small Holdings District (A2) TO RESIDENTIAL DISTRICT TWO (R2) recommended that the application be approved for further consideration. It was added that the provision of services to the property will be required in connection with the subsequent subdivision of the property.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HERD:
"That the recommendations of the Planning Department on the foregoing rezoning applications be adopted and each one of the proposals be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

2. Reference RZ #1/68

Lot 5 except Explanatory Plan 14411, Block 2, D.L. 59, Plan 3790
(3011 Bainbridge - Located on the West side of Bainbridge Avenue approximately 370 feet South of the Lougheed Highway)

The report of the Planning Director on this application to rezone the property described above from Residential District One (R1) to PARKING DISTRICT (P8) recommended that the application not be favourably considered at this time but that, if Council is prepared to entertain the matter of land on the West side of Bainbridge Avenue (which is where the subject property is located) being used for parking purposes, the applicant for the rezoning should be requested to demonstrate how his proposal relates to his long-range land use plans in order that this may be considered in conjunction with municipal objectives for the area.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:

"That, before Council deals with the foregoing rezoning proposal, the Planning Department contact the applicant for the rezoning to determine how his proposal relates to his long-range land use plans in order that this may be considered in conjunction with municipal objectives for the area."

CARRIED UNANIMOUSLY

4. Reference RZ #14/60

Lots 8 and 9, Block 2, D.L. 119E½, Plan 2355

(1731 Willingdon Avenue - Located on the South-West corner of Halifax Street and Willingdon Avenue)

The report of the Planning Director on this application to rezone the properties described above from Residential District Five (R5) to GENERAL COMMERCIAL DISTRICT (C3) recommended that the application not be approved at this time because the plan of the applicant does not provide a development that is considered sufficiently intense for land in the area. In elaboration, the Planning Department explained that the municipal objective for the future use of land on both sides of Buchanan Street between Willingdon and Rosser Avenues (which is where the subject properties are located) is to create a concentrated commercial development under the C3 category. He added that, as an encouragement for the assembly of land to accommodate this type of development, it is felt Buchanan Street should be eliminated.

The Planning Director was in attendance and stated that perhaps the entire area should be rezoned to Comprehensive Development District (CD) so that Council could have control over the type of development that could be placed on the property.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HERCIER:

"That the Planning Department submit a report on the Comprehensive Development District (CD) proposal for the area earlier mentioned and, in the meantime, further consideration of the rezoning application at hand be deferred."

CARRIED UNANIMOUSLY

6. Reference RZ #5/60

Lots 95 and 96, D.L. 130, Plan 31497

(Located on the South side of Broadway immediately East of Holdom 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 the application not be approved because the property does not lie within an area that has been designated for future apartment use.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CORSDIE:

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

CARRIED
AGAINST - COUNCILLORS HERD AND
HERCIER

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR LORNIER:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR LORNIER:

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

CARRIED UNANIMOUSLY

Feb/10/1968

BY - LAWS

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR LORIMER:

"That the Council do now resolve into a Committee of the whole to consider and report on:

"BURIADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 60, 1967" (#5204)

"BURIADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 60, 1967" (#5251)"

CARRIED UNANIMOUSLY

"BURIADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 60, 1967" (#5204)
this By-law provides for the following rezoning:

Reference RZ #37/67

FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)
TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Parcel "A", Skatch 12037, R.S.D. 1/17, S.D. "B", Block 1,
D.L. 175 1/2, Plan 11511

(7670 Joffre Avenue - Located on the North-East corner of
Joffre Avenue and Southwood Street)

"BURIADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 60, 1967" (#5251)
this By-law provides for the following rezoning:

Reference RZ #37/67

FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)
TO RESIDENTIAL DISTRICT FIVE (R5)

Parcel "A", Skatch 12037, R.S.D. 1/17, S.D. "D", Block 1,
D.L. 175 1/2, Plan 11511,

(7670 Joffre Avenue - Located on the North-East corner of Joffre
Avenue and Southwood Street)

Municipal Clerk read a letter he had received from the Planning Director advising that the applicant for this rezoning, The Polish Veteran's Association, was requesting that, if the property cannot be developed to accommodate three houses, it be rezoned to Administration and Assembly District (P2).

The Planning Director pointed out, in the letter which the Clerk read, that Council had held a Public Hearing on a proposal to rezone the property to P2 at which there was considerable opposition.

He advised that, following that hearing, the Polish Veteran's Association had asked for the property to be rezoned to a residential category, with the result Council felt there was merit in advancing to a Public Hearing a proposal to rezone the property to Residential District Five (R5).

The Planning Director indicated that the Polish Veteran's Association does not desire this rezoning and would like to have the entire question of zoning for the property clarified.

Municipal Clerk also read the letter that the Planning Department had received from the Polish Veteran's Association which, in essence, was summarized by the Planning Director in his report.

During discussion in Council, it was suggested that the return to the owner if he sold the property would be the same irrespective of whether it was to be developed as two lots for duplexes or three lots with single family homes.

The Council felt that, though the Polish Veteran's Association indicated in its letter that it did not wish R5 rezoning, the Association may not be aware that the yield to it would be the same whether the property was developed for duplex or single family purposes.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CONSDIE:
"That the Planning Director contact the Polish Veteran's Association to apprise it of the situation outlined above concerning the yield to the Association in the event the subject property was developed for some type of residential use for the purpose of obtaining the reaction of the Association to this point, with it being indicated to the Association that the Council supports duplex development of the property."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR LORNIER:
"That the Committee do now rise and report progress on the By-laws."

CARRIED UNANIMOUSLY

THE COUNCIL RECEIVED

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DRUMMOND:
"That:
"BURNABY ROAD CLOSING BY-LAW NO. 1, 1968" (#5274)
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 1, 1968" (#5276)
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 2, 1968" (#5277)
be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That
"BURNABY ROAD CLOSING BY-LAW NO. 1, 1968" (#5274)
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 1, 1968" (#5276)
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 2, 1968" (#5277)
be now finally adopted, signed by the Reeve and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1967" (#5203) be now reconsidered."

CARRIED UNANIMOUSLY

This By-law provides for the following rezoning:

Reference RZ #92/67

FROM RESIDENTIAL DISTRICT FOUR OR FIVE (R4 OR R5), OR SINGLE HOLDINGS DISTRICT (A2) TO RESIDENTIAL DISTRICT TWO (R2)

(The area bounded by Louheed Highway on the South and Broadway on the North, between a line following the Eagle Creek Ravine on the East and a line approximately 940 feet West of Phillips Avenue on the West)

Mr. G. L. Crompton and four other property owners in the subject area submitted a petition protesting the rezoning of their land to Residential District Two (R2).

It was pointed out in Council that the land of the petitioners, except for one of them, lay in the area West of Phillips Avenue.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERCIER:
"That this By-law be abandoned."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HERCIER:
"That leave be given to introduce "DURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1968" (#5201) and that it be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HERCIER:
"That the Council do 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 rezoning:

Reference RZ #92/67(b)

FROM RESIDENTIAL DISTRICT FOUR OR FIVE (R4 OR R5), OR SMALL HOLDINGS DISTRICT (A2) TO RESIDENTIAL DISTRICT TWO (R2)

(The area roughly bounded by Loughheed Highway, Phillips Avenue, Eagle Creek Ravine and Broadway.)

It was directed by Council that those who submitted a petition in connection with Durnaby Zoning By-Law 1965, Amendment By-law No. 64, 1967" be requested to indicate to the Planning Department the zoning category desired for their properties.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DRUMMOND:
"That the Committee do now rise and report progress on the By-law."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

COUNCILLOR McLEAN RETURNED TO THE MEETING.

His Worship, Reeve Emmott, then proclaimed the period between February 10th and 25, 1968 as Brotherhood Week.

COUNCILLOR DRUMMOND LEFT THE MEETING.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAID:
"That "BURMADY ROAD CLOSING BY-LAW NO. 10, 1967" (#5216) be now
reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That "BURMADY ROAD CLOSING BY-LAW NO. 10, 1967" (#5216) be now
finally adopted, signed by the Reeve and Clerk and the Corporate
Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That the Council now resolve itself into the Policy/Planning Committee."

CARRIED UNANIMOUSLY

* * *

P O L I C Y / P L A N N I N G C O M M I T T E E

HASTINGS - SPERLING AREA STUDY

COUNCILLOR BLAIR LEFT THE MEETING.

A report of the Advisory Planning Commission on this subject was read.

In its report, the Commission indicated that, with some reservations,
it approved the plan of the Planning Department for the Hastings-
Sperling area.

The point of particular concern to the Commission was the proposed
use of land north of Frances Street between Grove and Duncan Avenues
for Multiple Family purposes, particularly the Multiple Family Residential
District Three (R13) type. In that regard, the Commission advised
that restraint should be exercised when considering the development
of land under the R13 category within those areas that have been
designated for apartment use. In particular, the Commission suggested
that there is not only a preponderance of this type of apartment
development but the quality and standard leaves a great deal to be
desired.

Feb/19/1968

The Commission concluded by reporting that it approved in principle the development proposals contained in the report of the Planning Department on the Hastings-Sperling area, subject to the Planning Department preparing specific plans for the area lying North of Frances Street between Grove and Duncan Avenues.

The Commission recommended that Council direct the Planning Department to determine which areas within those already designated for future apartment use should be developed with quality and/or high density apartments, including the preparation by the developer of detailed plans.

COUNCILLOR DRUMMOND RETURNED TO THE MEETING.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HERCIER:

"That the proposals outlined in the report of the Planning Department entitled "Hastings-Sperling Area Study" be approved in principle."

CARRIED UNANIMOUSLY

The attention of Council was drawn to the plan in the report "Hastings-Sperling Area Study" on which a street "Ellesmere" was shown. It was pointed out that this should be "Ellesmere Avenue".

It was understood that the Planning Department would arrange to make this change in the plans that form a part of the report.

Councillor Lorimer stated that the Planning and Engineering Departments have submitted their reports on the question of mobile homes but there is still a need to collate the information before he could present a report on the matter to Council.

His Worship, Reeve Emmott introduced Mr. J. McKeown, the new Industrial Commissioner for the Industrial Development Commission of Greater Vancouver.

The Council then sat "In Camera".