

MARCH 4, 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, March 4, 1968 at 7:00 p.m.

PRESENT: Acting Reeve Corsbie in the Chair;
Councillors Blair, Dailly, Drummond,
Herd, Lorimer, Mercier and McLean;

ABSENT: Reeve Emmott

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That all of 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) those letters embraced by the foregoing resolution;
- (b) the decisions of Council regarding these items and other matters that arose during consideration of the correspondence;

A.D.C. Carleton District, Boy Scouts Association, wrote requesting permission to hold a Boy Scout Parade on March 10th between 1:30 p.m. and 2:00 p.m. commencing at Kingsway and Wessex Avenue in Vancouver, thence Easterly along Kingsway to Boundary Road and through the Stone Archway leading into Central Park.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR LORIMER:
"That permission be granted to the Association mentioned to conduct its Parade at the time indicated and along the route outlined, subject to the approval of the R.C.M.P. and to the Provincial Department of Highways having no objection."

CARRIED UNANIMOUSLY

Mr. Henry M. Rosenthal, Social Science Programs, Extension Department, The University of British Columbia, submitted a letter indicating that a tentative course of evening lectures for members of Council has been prepared and will be offered by the University if a sufficient number to justify this action enrolled.

Mr. Rosenthal also asked:

- (a) how many members of the Burnaby Council would be interested in registering for the course,
- (b) whether the Council would be prepared to pay the registration fees of those who would enroll.

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- (c) whether the Port Coquitlam Community Centre would be suitable and convenient for the members of the Council from Burnaby who would register for the Course.

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR McLEAN:
"That those members of Council interested in registering for the Course mentioned in the letter from The University of British Columbia so notify the Municipal Clerk and he, in writing to the University, mention the following points:

- (i) because Council meets every Monday evening, its members would not be able to attend the Course at that time,
- (ii) It is felt the University is in the best position to determine the location for the Course after receiving notification from those interested,
- (iii) the Council would appreciate advice as to the amount of the registration fee before deciding on the question of whether or not the municipality should bear this cost."

CARRIED UNANIMOUSLY

Secretary, Parks and Recreation Commission, submitted a letter outlining the programmes presently being conducted for teenagers in the municipality.

It was pointed out that this information was being conveyed as a result of a suggestion that emanated from a meeting of Council on February 5th concerning the possible provision by the municipality of a "drop-in" type of centre for teenagers.

City Clerk, City of Kamloops, submitted a circular letter inviting Council to send delegates to a Seminar that is being held in Kamloops on March 8th and 9th in connection with the:

- (a) problems of pollution,
- (b) Shuswap Diversion plan.

Municipal Manager stated that the Assistant Municipal Manager, Mr. E. A. Fountain was planning to travel to Kamloops this weekend and perhaps should be considered, in addition to, a member of Council, as a candidate to attend the Seminar.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR LORIMER:
"That Councillor G. H. F. McLean, with Councillor J. D. Drummond as an alternate, plus the Assistant Municipal Manager be authorized to attend the Seminar in Kamloops on behalf of the Corporation."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

T A B L E D M A T T E R

Application to rezone Lots 4 to 7 inclusive and Lots 9 and 10, S.D. 6,
Block 4, D.L. 206, Plan 1323
REZONING REFERENCE #101/67

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That consideration of this matter be deferred until receipt of Item
5 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

* * *

R E P O R T S

Councillor McLean and Mercier submitted a report containing the following
recommendations relating to the establishment of a policy for the
making of grants by Council:

- (1) Grants should not be made to organizations conducting Provincial
or National fund-raising campaigns.
- (2) Grants should not be made to those who are members of the
United Community Services Organization.
- (3) Grants should not be considered for any organization raising
funds on behalf of a commercial group.
- (4) The Grants Committee of Council should be concerned mainly
with local groups seeking non-recurring grants, and provision
should be made for a contingency amount to cover contributions
to such groups.
- (5) Any organization seeking a grant must prepare a budget, and
accompany it with the previous years financial statement,
to be submitted directly to the Grants Committee on or before
the 23th of February each year. The aims and objects of
the applicant should also be provided.
- (6) Any request received after the 28th of February should not
be considered.
- (7) After consideration of the applications by the Grants Committee,
a recommendation should be made to Council in the manner followed
now.

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR BLAIR:
"That the report of Councillors McLean and Mercier be tabled for one
week in order to permit each member an opportunity to study the subject
matter of the report."

CARRIED UNANIMOUSLY

COUNCILLOR MERCIER suggested that, when the report is returned to
Council for further consideration, it be dealt with on a point-to-point
basis.

ACTING REEVE CORSDIE brought forward a request of Branch "C" of the
B. C. Motels and Resorts Association that the Corporation insert an
advertisement in the Guide to Motels - Hotels Brochure.

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Acting Reeve Corsbie mentioned that the cost of this advertisement would be \$500.00, plus an amount for any new art work, composition or separations that may be connected with the preparation of the brochure.

He added that the Association would be producing 100,000 copies of the brochure for \$6,500.00.

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR BLAIR:
"That the Council agree to insert the advertisement mentioned by Acting Reeve Corsbie, on the understanding that the cost of it will be \$500.00 plus a sum to cover any new art work, composition or separation relating to the preparation of the brochure."

CARRIED

AGAINST - COUNCILLORS McLEAN,
MERCIER AND DAILLY

MUNICIPAL MANAGER submitted Report No. 15, 1968 on the matters listed below as Items 1 to 9, either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Protection for Street Lights

The Municipal Engineer has furnished data on the economics of the municipality installing protective devices for street lights.

In that regard, the conclusion has been reached that it would be uneconomic to provide such devices from the point of view of both the municipality and the B. C. Hydro and Power Authority.

It was added that there is a study being made at the present time to determine the merits of changing all existing incandescent street lighting to the mercury vapour type. If this is found to be feasible, it could reduce the high breakage rate being caused by the incandescent type of street lights.

Because it has been noticed that 40% of the street lights broken last occurred on that portion of Gilpin Street between Royal Oak Avenue and Willingdon Avenue, a standing work order has been prepared for the installation of protective "baskets" for these lights.

During discussion on the foregoing report, a suggestion was made that the incidence of vandalism relating to street lights might be minimized if the police were to make more frequent patrols to areas where such vandalism occurs quite often in an attempt to apprehend the persons breaking the lights.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR BLAIR:
"That the report of the Manager be received, with it being understood that the Engineering Department, in collaboration with the R.C.M.P., would give the suggestion just recited attention."

CARRIED UNANIMOUSLY

- (2) (a) Lots 9 S $\frac{1}{2}$ and 10, D.L. 35, Plan 2301
(b) Lot 9 N $\frac{1}{2}$, D.L. 35, Plan 2301

It was recommended that a By-law be prepared to enable the Corporation to acquire the South 20 feet of the Lot 10 described under (a) above for the widening of Moscrop Street in return for the municipality conveying the South 20 feet of the Lot 9 described under (b) in caption.

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

CARRIED UNANIMOUSLY

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(3) Lot 26, S.D. "B", Blocks 47/49, D.L.'s 151/3, Plan 1936

It was recommended that the action of the Land Agent to sell the captionally described property to Den-Ton Holdings Limited for the sum of \$17,200.00, be ratified.

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

CARRIED UNANIMOUSLY

(4) Interim Financial Statements

The Municipal Treasurer has reviewed the Interim Financial Statements that are submitted to Council every four weeks and, as a result, has devised a report which he feels provides more meaningful information than that found in previous Interim Financial Statements.

Examples of the new statements were furnished to the members of Council, along with an explanation as to the purpose of these statements.

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR BLAIR:
"That the form of the new Interim Financial Statements presented this evening be approved and these types of statements be submitted at four-week intervals in place of those where were formerly presented."

CARRIED UNANIMOUSLY

(5) Rezoning Application No. 101/67
Lots 4 to 7 inclusive and Lots 9 and 10, S.D. 6, Block 4, D.L.
206, Plan 1323

The report of the Planning Department dated November 17, 1967 on this application to rezone the captionally described properties to Multiple Family Residential District Three (RM3) was brought forward.

The recommendation in that report was that Council indicate to the applicant that the use of land between Sperling Avenue and Clare Avenue North from Frances Street for RM2 purposes would be considered if Lot 8, S.D. 6, Block 4, D.L. 206, Plan 1323 was included in the development proposal. and Lot 4 excluded.

It was added that if such a site could be created there would be no need to dedicate and construct the North-South lane which separates Lots 5 to 7 from Lots 8 to 10.

In support of its recommendation, the Planning Department pointed out that:

- (a) Lot 4 lies within an area that is felt should ultimately be developed for commercial purposes in conjunction with land fronting on Hastings Street.
- (b) Lot 8, being of minimal size, could not support a proper apartment development by itself.
- (c) It is more desirable to have a large regular-shaped site (this means Lots 5 to 10 inclusive) for development as an apartment site in order to ensure maximum compatibility with the residential property to the South.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR MERCIER:
"That the recommendations contained in the November 17, 1967 report of the Planning Department on this rezoning application be adopted."

CARRIED UNANIMOUSLY

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- (6) (a) Portion of Lot 128, S.D. 25, Block "A", D.L. 83, Plan 4678
(GRANITE DEVELOPMENTS LTD, CHOI AND HIP)
(b) Portion of Lot 24, D.L. 83, Plan 1267 (FISHER)

It was recommended that Council authorize the acquisition of easements over the properties described, as more particularly detailed in the report, for sewerage and drainage purposes, and that authority also be granted to execute the documents in connection therewith.

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

CARRIED UNANIMOUSLY

(7) Student Housing - Simon Fraser University

A report of the Planning Department on a proposed student housing development at Simon Fraser University indicated that four bachelor, 148 one-bedroom and 62 two-bedroom units were planned in this development.

The Department also offered the following additional information on the proposal:

- (a) The land involved is zoned Small Holdings (A2), which does not permit the proposed development.
- (b) The sizes of the proposed units are at variance with the minimum standards in the Zoning By-law, although they meet the CMHC floor area standards.
- (c) The standards prescribed by the By-law have been accepted by apartment developers in the municipality.
- (d) Similar standards are in effect in most other Lower Mainland municipalities.
- (e) The requirements for student housing that would be located in a Regional Institutional District (P6) in conjunction with the University are felt to have been met by the proposal ^{because} facilities for group entertainment, cultural and recreational activities in close proximity to the proposed campus living quarter are provided.

The following recommendations were submitted in connection with the matter at hand:

- (i) That the Simon Fraser University site be rezoned from Small Holdings (A2) to Regional Institutional District (P6) but, because there is some uncertainty as to the final boundaries for the site, only the developed campus area which lies within the peripheral road serving the University be included at this time.
- (ii) That Section 506.1 of the Zoning By-law, which permits dormitory units in Regional Institutional Districts, be amended to read:

"Residential accommodation, when located on the same site as the institution which it serves, provided that student accommodation shall comply with the following minimum floor areas:

- (a) bachelor - 350 sq. ft.
- (b) 1 bedroom - 500 sq. ft.
- (c) 2 bedroom - 750 sq. ft. "

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During discussion, it was mentioned that the Student Housing which was recently built at Totem Park for students attending the University of British Columbia provided units with the same minimum floor area listed above.

The Planning Director was asked to determine whether the sizes of the suites that were provided in the Totem Park development are considered adequate for the needs of the tenants.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DRUMMOND:
"That a Public Hearing on the proposed amendments to the Zoning By-law that were just approved for further consideration be held on Monday, March 18, 1968 commencing at 7:00 p.m."

CARRIED UNANIMOUSLY

(8) James Street East of Olive Avenue

has

The Planning Department/reported that it would appear the captioned portion of James Street can be considered redundant, and could be abandoned and sold to the Intending developer of apartments on Lots 9 and 10, Block 8, D.L.'s 151/3, Plan 2155 for use in conjunction with his proposal for these properties.

The Manager recommended that Council authorize the preparation of a By-law to abandon the portion of James Street in question, on the conditions that:

- (a) The Corporation bears the cost of the abandonment.
- (b) A twenty-foot easement is retained by the municipality to contain utilities that are located on the road allowance.

He also recommended that, upon completion of the abandonment procedures, the parcel involved be sold to the developer of the aforescribed Lots 9 and 10 for the sum of \$24,600.00, subject to consolidation of all the land concerned.

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

CARRIED UNANIMOUSLY

(9) Rezoning Application No. 27/68

Lots 27 and 28, S.D. "A" to "C", Block 1, D.L. 745 1/2, Plan 4422

has

The Planning Department/submitted a report on an application to rezone the above described property to Residential District Five (R5), confirming that which the Planning Director stated at the Council meeting on February 26th.

The recommendation of the Planning Department was that the rezoning of the two lots to the category mentioned be advanced to a Public Hearing.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:
" That the report of the Planning Director be received."

CARRIED UNANIMOUSLY

Mar/4/1963

UNSCHEДУED ITEMS FROM MEMBERS OF COUNCIL

COUNCILLOR LORIMER mentioned that there have been a number of incidences lately where people allow burning refuse in their outdoor incinerators to smolder, thus causing a smoke and odour nuisance.

He suggested that concern regarding this situation should be publicised, along with the regulations connected with outdoor burning, in an attempt to eliminate the practice.

It was understood by Council that the Municipal Manager would take appropriate steps to cope with the situation described by Councillor Lorimer.

COUNCILLOR LORIMER stated that the owner of property known as 5718 Gilpin Street had, a short time ago, given the Corporation an easement for the purpose of accommodating storm drainage waters and, because the facility provided was not enclosed by the municipality at the time of obtaining the easement, the owner was now being required to pay the cost of installing a pipe three feet in diameter as a condition of subdividing his property.

The Council understood that the Planning Director would be submitting a report on the matter outlined by Councillor Lorimer indicating the course of action that was considered most appropriate.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

* * * *

B Y - L A W S

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:
"That leave be given to introduce "BURHARDY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 4, 1963" (#5279) and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECEIVED

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:
"That "BURNADY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 4, 1968"
(#5279) be now read a Third Time."

CARRIED UNANIMOUSLY

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 "BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO.
69, 1967" (#5252)."

CARRIED UNANIMOUSLY

This By-law provides for the following rezoning:

Reference Rezoning No. 94/67

FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING DISTRICT (P3)

Portions of the Remainder of Parcel 1, Ref. Plan 12170 and
of Remainder of Parcel "B" (52220C), Block 29, D.L. 93, Plan 573

(7587 Royal Oak Avenue - Located on the West side of Royal Oak
Avenue approximately midway between Watling Street and Rumble
Street)

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

During consideration, a suggestion was made in Council that land should
be acquired from the rear of the site so that the properties fronting
on Rumble Street (principally the drug store) can have access to the
rear of their properties. The specific suggestion was that this land
be acquired for lane purposes.

The Council understood that the Planning Director would discuss this
proposal with the applicant for the rezoning, and report the results.

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

CARRIED
AGAINST- COUNCILLOR DRUHHOFD

THE COUNCIL RECEIVED

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

CARRIED
AGAINST-COUNCILLOR DRUMMOND

COUNCILLOR LORIMER LEFT THE MEETING.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:

"That:

- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 2, 1968" (#5273)
- "BURNABY EXPROPRIATION BY-LAW NO. 1, 1968" (#5273)
- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 3, 1968" (#5280)
- "BURNABY LOCAL IMPROVEMENT FRONTAGE TAX BY-LAW NO. 1, 1968" (#5282)
- "BURNABY STREET LIGHTING FRONTAGE TAX BY-LAW NO. 1, 1968" (#5283)

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:

"That:

- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 2, 1968" (#5273)
- "BURNABY EXPROPRIATION BY-LAW NO. 1, 1968" (#5273)
- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 3, 1968" (#5280)
- "BURNABY LOCAL IMPROVEMENT FRONTAGE TAX BY-LAW NO. 1, 1968" (#5282)
- "BURNABY STREET LIGHTING FRONTAGE TAX BY-LAW NO. 1, 1968" (#5283)

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 DAILLY:

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

CARRIED UNANIMOUSLY