

THE CORPORATION OF THE DISTRICT OF BURNABY

26 February 1971.

MANAGER'S REPORT NO. 15, 1971.

His Worship, the Mayor,  
and Members of the Council.

Gentlemen:

Your Manager reports as follows:

1. Re: Rezoning Reference #24/70  
N. 165.5 feet of Lot 2, except the  
Northerly 123 feet, Block 5, D.L. 32, Pl. 6123

This property is known as 4875 Kingsway and is located on the west side of Nelson Avenue approximately 417 feet north of Kingsway.

The proposed rezoning is from R5 Residential to RMS Multiple Family.

At its September 21, 1970 meeting, Council endorsed a preliminary development proposal for the above property and agreed to consider it under Comprehensive Development District (CD) zoning. At that time, the Planning Department indicated that once detailed drawings had been prepared a further report would be submitted to Council that would include the prerequisites which should be established in connection with this application.

The applicant has now submitted detailed drawings suitable for Comprehensive Development zoning and presentation to a Public Hearing.

It is recommended that this application now be forwarded to a Public Hearing, and that the following be set as prerequisites:

1. Completion of the outstanding subdivision application on the property in order that the site may be created.
2. Submission of a suitable plan of development.

2. Re: Conference - Committee on Municipal and Regional Information Management

The general idea behind this proposition is the co-ordinating of information produced by the use of E.D.P. equipment.

Your Municipal Manager discussed the matter with the Municipal Treasurer, who is responsible for such equipment in Burnaby.

The conclusion was reached that a membership in the Committee should be taken out but that no attendance of a staff member to the March Conference of the Committee be recommended.

If for no other reason it is a very inopportune time to make a staff member available.

3. Re: Borrowing for Local Improvements.

On 8th February, 1971, Council authorized the Treasurer to apply for permission under Section 601(5) of the Municipal Act to borrow for Local Improvements scheduled for initiation in 1971, with the sum involved not to exceed \$3,000,000.

The Municipal Treasurer now advises that he has a Certificate of Approval in this regard issued by the Inspector of Municipalities under date of 19th February, 1971.

Continued....

*Comm  
1/3/71*

*Rec'd*

*Rec'd*

4. Re: Subdivision Reference No. 4/71  
Application of Section 712(2) - Municipal Act.

Subdivision Reference No. 4/71 applies to a block of land on Elwell Street between Canada Way and 6th Street, with the legal description of Lot 8, Block 3, D.L. 90, Plan 555.

It is a rectangular lot approximately 100' x 204' in dimension. The Subdivision Plan divides the property into 2 lots, each 50' x 104' in dimension. These new lots do not meet the requirements of Section 712(1) of the Municipal Act that the frontage of a lot must not be less than 10% of the perimeter.

It is recommended that under authority of Section 712(2) of the Municipal Act, Council waive the requirements of Section 712(1) as it applies to the new lots 142 and 143 to be created by the Subdivision, and that the necessary Resolution be passed.

5. Re: Rezoning Reference No. 42/70.
- a) Parcel "A", Ref. Plan 4157 part south of Plan 4829, except Pcl. 1, Expl. Plan 12354, Blocks 6 and 7, D.L. 4, Plan 845;
  - b) Lot 3, Pcl. 1, Sk. 11653, Block 6, D.L. 4, Plan 845.
- 
- 3687 and 3689 Keswick.

Council gave the above Rezoning Bylaw third reading at its February 1, 1971 meeting. The Planning Department is now working with the applicant towards the fulfillment of the prerequisites. A land exchange is involved in the creation of the site whereby the applicant will dedicate portions of his property for the Stoney Creek Trail Park system and for a westerly extension of Horne Avenue in exchange for a portion of Keswick Avenue as indicated on the accompanying diagram.

Although only a portion of Keswick need be closed as part of this rezoning application the Community Plan adopted for this area proposed the closure of Keswick in its entirety as part of the development of an internal circulation system for the Town Centre which minimizes access to the major regional artery, the Loughheed Highway. Furthermore, the Provincial Department of Highways advises that they could approve the subject rezoning application only on the condition that Keswick Avenue be closed to the Loughheed Highway.

The Planning Department recommends at this time that a road closing for only that portion of road indicated in red be commenced. It is proposed that at some future date the remaining portion of Keswick could be closed and offered for sale to the owner to the east. In order to meet the requirements of the Department of Highways we would recommend that Council authority be given to physically close Keswick to traffic at the Loughheed.

In order to implement the closure the following is recommended:

1. That a resolution be passed by Council to physically close off Keswick Avenue at the Loughheed to satisfy the Department of Highways requirements.
2. That authority be given to introduce a Road Closing Bylaw to close the portion of Keswick indicated on the attached sketch. When the Bylaw is passed it could then be forwarded to the Lieutenant-Governor in Council in Victoria with a petition for title to the closed portion of road. Upon receipt of title to this road the Corporation could then convey it to the applicant as part of the exchange.

Continued....

6. Re: Preliminary Plan Approval Applications  
in the Big Bend Area.  
P.P.A. #1403 - Centennial Auto Supply  
P.P.A. #1405 - Meadowland Peat Limited

The Planning Department has received two applications for Preliminary Plan Approval in the Big Bend area south of Marine Drive, an area in which Council has expressed special concern relative to land uses and environmental control. Particulars of these two applications are as follows:

1. P.P.A. #1403 - 6089 Trapp Road  
Lot 11, Block 9, D.L. 173, Plan 1034.

- a proposal to establish an automobile wrecking yard on a site presently occupied by a single-family dwelling in poor condition. The dwelling is to be converted for office and staff facility use, and the yard fenced for auto storage and wrecking.

- the site is in an M3(a) Zoning District, a category which currently permits such use subject to specific screening conditions across the front of the property. However, because of the topological conditions to the north, this part of the Municipality can be overlooked from the upland residential areas, and the unsightly character of such a development could be cause for concern. It should be noted that several similar establishments are already located in the area.

2. P.P.A. #1405 - 7625 Meadow Avenue  
Lot "B", D.L. 155B and 155C, Plan 18857.

- an application for approval of a 12 foot swing saw and related facilities and structures including a 75 foot log haul to serve a log-cutting operation. This use does not constitute a sawmill in the usual sense, as it processes tree-length logs to be cut and split for firewood. Although the Zoning Bylaw is silent on this particular use, it would appear to be most closely related to the M3 or M3(a) category.

- the site is currently zoned M3 Heavy Industrial, but is in close proximity to an agriculturally-zoned area which permits residential uses. The proposed industrial use must be considered potentially offensive with respect to both unsightliness and noise, although with respect to the latter, the applicant has pointed out that the machine will be used seasonally, operating two to three days a week from August to January.

The properties in question are shown on the attached sketch.

Submitted for the direction of Council.

7. Re: Equestrian Complex.

At its meeting of February 17, 1971, the Parks and Recreation Commission approved the recommendation that no horse traffic be allowed on Avalon Avenue, and directed that Council be asked to pass a bylaw prohibiting such horse traffic. It is the Commission's proposal that horse traffic to and from the proposed Equestrian Complex take place on the Christie Street alignment and that this be developed to a suitable standard for such traffic.

8. Re: Rezoning Reference No. 60/70.

This is a rezoning from Tourist Commercial District (C5) to Multiple Family Residential District One (RM1).

It applies to property known as 5511, 5489, and 5537 Loughheed Highway, and legally described D.L. 125, Pcl. 1, Expl. Plan 9640, Block 4, S.D. 18, Plan 3520; D.L. 125, Block 4, S.D. 19, Pcl. "A" Expl. Pl. 12407, Plan 3520; D.L. 125, Block 4, S.D. 18, Pcl. "A", Expl. Pl. 9640, Plan 3520.

8. Re: Rezoning Reference No. 60/70. (Cont'd)

The Planning Department reports that the prerequisites to this rezoning are nearing completion as follows:

1. The submission of a suitable plan of development showing predominantly three bedroom apartment units with a small number of two bedroom units permitted. Such a plan should include:
  - a) access only from Broadway;
  - b) suitable design, layout, open space and facilities for family living.

The Department is in receipt of a development plan which reflects the above points and which the Department would recommend as a suitable plan. It is held under P.P.A. 1406.

- Re: 60/70  
11/3/71*
2. Consolidation of the subject properties into one site.

A survey plan to this effect has been received. Registration details are forthcoming.

As the prerequisites to the rezoning are nearing completion the Bylaw is returned to Council for third reading, with Reconsideration and Final Adoption to follow when the registration information is received.

9. Re: Rezoning Reference Nos. 38/70 and 76/68.

This is a rezoning from Residential District Four (R4) to Multiple Family Residential District Three (RM3) of property known as 381, 361 and 351 Holdom Avenue, located on the west side of Holdom Avenue from a point approximately 132' north of Hastings Street.

The property is legally described as: Lots 14 to 16 inclusive, Block 77, D.L. 127, Plan 4953.

The prerequisites to the rezonings are completed as follows:

1. Consolidation of the subject properties into one site.  
A survey plan has been received consolidating the subject properties. The new registration number is 7111127E. The new plan number is 38580. The new legal description is Lot "A", Block 77, D.L. 127, Group 1, Plan 4953.
2. Monies be deposited to cover the cost of providing storm sewers to the total site.  
Monies in the amount of \$3,551.60 have been received and are held under Receipt No. A3743.
3. An undertaking be provided that all existing structures on the property will be removed within 6 months of the rezoning being effected.  
A letter to this effect was received on November 7, 1970.
4. That a suitable plan of development be submitted.  
A suitable plan has been received.
5. The dedication of a 10 foot easement along the south property line of Lot 14.  
Council has authorized acceptance of the easement. Documents have been prepared, executed and will be registered before fourth reading.

*Re: 38/70  
11/3/71*

The Bylaw has been given three readings and is now returned to Council for Reconsideration and Final Adoption.

10. Re: Rezoning Reference No. 37/70.

This is a proposed rezoning of the Lake City East area for Comprehensive Development (C.D. Scheme).

The developer of this area now wishes to commence work on Phase II of the overall project and has asked that a Public Hearing be set for the development plan of this Phase. A detailed report on the scheme will be provided to Council by the Planning Department prior to the Hearing, together with plans.

The area involved is shaded on the attached plan.

It is recommended a date be set for the Public Hearing.

11. Re: Government - Winston Area.

A suggestion by the Planner in a Report dated 29th January, 1971, relative to a set-back on Piper Avenue was referred by Council to the Parks and Recreation Commission and the Advisory Planning Commission for comment.

The Parks and Recreation Commission has replied as follows:

"The Municipal Clerk's memo of February 3, 1971, and the Planning Department Report dated January 29, 1971, were received by the Parks and Recreation Commission at its meeting of February 17, 1971.

I have been directed to advise you that the Commission agrees with the establishment of a 100 foot wide building line setback on the east side of Piper Avenue to provide a tie in with Warner Loat Park."

The Advisory Planning Commission has not yet formally replied but a check of the rough minutes of a meeting held 11 February 1971 discloses that a Motion was dealt with as follows:

---Commission supports concept of adequate setback for development on Piper Avenue.

Carried Unanimously.

12. Re: 1971 Local Improvement Program -  
Grange-Dover from Kingsway to Royal Oak Avenue.

Submitted herewith for the consideration of Council is a letter from the Planner in justification of the need for this road improvement.

13. Re: Industrial Zoning Amendments.

Submitted herewith for the consideration of Council is a Report from the Director of Planning on this subject.

Respectfully submitted,

*H. W. Balfour*  
H. W. Balfour,  
MUNICIPAL MANAGER.

HB:ep

Attachs.

*Read to PA  
1/31/71*

*Letter to be sent  
to the  
submitter  
report  
1/31/71*

*Read  
1/31/71*

*Read  
1/31/71*

*This message  
to submit*

14. Re: Federal/Provincial Special Development Loan Fund  
Engineering Design - Phase IV.

Attached hereto is a copy of a list of projects which comprise Phase IV of engineering design on the above program of streets. This is the final phase of the program.

Proposals were invited from two engineering firms considered large enough to handle this work load, which amounts to over \$1,000,000 in total estimate of cost.

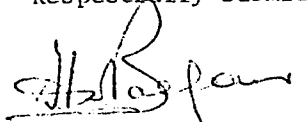
Both firms, recognizing the 31st March 1971 deadline, submitted proposals that payment be made in accordance with Scale of Minimum Fees of the Association of B.C. Professional Engineers, with the maximum fee (exclusive of out-of-pocket and disbursement costs) not to exceed the following:

|  |             |
|--|-------------|
| Brunette and Company Engineering Limited     | \$49,000.00 |
| McElhanney Surveying and Engineering Limited | \$35,700.00 |

It is recommended that authority be granted to enter into an agreement with McElhanney Surveying and Engineering Limited to proceed immediately with the storm drainage and road design of Phase IV.

*Handwritten:*  
1/31/71

Respectfully submitted,



H. W. Balfour,  
MUNICIPAL MANAGER.

HB:ep

Attach.