

MARCH 28, 1967

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Tuesday, March 28, 1967, at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;  
Councillors Blair, Drummond,  
Herd, Hicks, Lorimer and  
McLean

ABSENT: Councillors Corsbie and Dailly

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:  
"That the Minutes of the meetings held March 6th and 13, 1967, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

Mr. H. Rabinovitch wrote requesting an opportunity to address Council on the question of allowing him to add two more suites to the apartment block at 512 Springer Avenue.

Mr. Rabinovitch was not present.

The following item was then lifted from the table:

Application to rezone Parcel "A", Explanatory Plan 10410, S.D. 15/16, Block 6, D.L. 7452, Plan 1300 from Residential District Three (R3) to TOURIST COMMERCIAL (C5) - Rezoning References No. 34/67 and No. 49/66.

It was mentioned that the Solicitor for the applicant desired an audience with Council.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR LORIMER:  
"That the Solicitor alluded to be heard."

CARRIED UNANIMOUSLY

Mr. Gordon H. Dowling appeared and requested that Council defer action on the rezoning application for one week in order to allow him an opportunity to prepare a case.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:  
"That the rezoning application in question be tabled until the April 3rd Council meeting."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:  
"That a Public Hearing be held on Tuesday, April 25, 1967, at 7:30 p.m. in the Council Chambers to receive representation in connection with those rezoning applications and text amendments which have been approved for further consideration at the Council meetings during the past two months."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 18, 1967

Report No. 18, 1967 of the Municipal Manager, attached to and forming a part of these Minutes, was dealt with as follows:

- (1) Easement - Portion of Lot 193, Block 2, D.L. 86, Plan 1203 (SUAIS)  
SUBDIVISION REFERENCE #22/67

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

CARRIED UNANIMOUSLY

(2) Application to rezone:

- (a) Lot "E", Blocks 43/44, D.L. 30, Plan 7164
- (b) Parcel "H", Explanatory Plan 7297, except Explanatory Plan 14259, S.D. 11, Block 43, D.L. 30, Plan 3036
- (c) Lot 1, Block 44, D.L. 30, Plan 3036
- (d) Parcel "A", Reference Plan 5934, Block 44, D.L. 30, Plan 3036 (MARSHALL HOLDINGS LIMITED - RZ #56/64)

The applicant, Marshall Holdings Limited, submitted a letter providing location information respecting the property under application and a summary of past attempts to develop the property. The following are the points enumerated in the letter from Marshall Holdings Limited regarding the history of its past attempts to develop the property:

- (i) April 1960 - Preliminary plans and sketches for a "satellite" shopping centre to Dominion Stores were prepared by an architectural firm.
- (ii) Between April 1960 and Spring 1962 - Attempts were made by four different independent developers to interest tenants in occupying the property. Dominion Stores also offered assistance and co-operation but all projects were eventually abandoned because no interest could be generated from any source.
- (iii) Between Spring 1962 and Spring 1963 - The property was listed for sale to auto dealers, oil companies, wholesalers, etc., and this proved unsuccessful.
- (iv) Spring 1963 - An option was given to an oil company for the two lots fronting Kingsway for development as a service station. The option was never exercised and was eventually released.
- (v) Fall 1963 - The lot at the corner of Kingsway and 19th Avenue was leased to a used car dealer.
- (vi) Between Fall 1963 and Spring 1964 - Further attempts were made to sell or develop any or all of the lots, but these proved unsuccessful.
- (vii) Spring 1964 - An application to rezone the property for apartment use was made but the Company was informed that all rezoning applications were "frozen" until Council enacted a new zoning by-law.
- (viii) September 11, 1964 - Application was made to rezone the two lots on 19th Avenue for apartment purposes, it being understood that the application would not be considered until the new zoning by-law was in force.
- (ix) August 2, 1965 - The rezoning application was tabled pending discussions between the Planning Director and the owner regarding the best future use for the property.
- (x) August 11, 1965 - A meeting was held with the Planning Director. It was suggested by him that an attempt be made to sell the property as either commercial or apartment use and that, when any

negotiations for sale were taking place, the Planning Director would consider the proposals.

- (xi) December 1965 - The property was sold, subject to it being rezoned for apartment use by March 15, 1966.
- (xii) February 1966 - A meeting was held between the Planning Director, the proposed purchaser-developer and the owner, when preliminary sketches and drawings for a "high-rise" apartment development were produced. A request was made then for rezoning to permit this use and the Planning Director indicated he would not support the application because he would be recommending to Council that the property be rezoned to permit medium density apartment development. The application to rezone was amended at this time to include all four lots for RM5 rezoning.
- (xiii) June 21, 1966 - The proposed rezoning was advanced to a Public Hearing.
- (xiv) July 6, 1966 - The Council considered that the property should be RM4 (medium density). In the meantime, the possibility of selling the property (as per Point (xii) above) was lost as the time limit expired.
- (xv) Late July - early August - Advice was received from a member of the Planning Department that a three-storey frame apartment building could be built on the property with a 1.2 ratio on the basis of the regulations pertaining to the RM4 zoning category.
- (xvi) November 1966 - The property was sold, subject to it being rezoned to RM4 for the construction of a three-storey frame apartment building. It was recognized that, to complete the rezoning, it would be necessary to comply with the prerequisites which Council had attached to the rezoning, i.e., consolidation of the four lots, the dedication of the South-Westerly 16½ feet for the widening of Kingsway, the depositing of a sum to cover the cost of providing the site with a storm sewer, and the submission of suitable development plans. This sale was never completed due to the inability of the purchasers to comply with all the prerequisites.
- (xvii) March 13, 1967 - Another potential purchaser approached the Planning Director to determine what could be done with the property and was advised that Council, that evening, was being asked to effect an amendment to the RM4 zoning regulations which would mean that a three-storey frame apartment building could not be built on the property if it was rezoned to RM4. The potential purchaser stated he had no further interest in the property because he felt it was not suitable as a "high-rise" apartment location.
- (xviii) Others have been contacted in regard to the type of apartment development that would be most suitable for the property and all indicated that a three-storey frame apartment development would be the most suitable.

- (xix) \$8,027.70 has been paid in taxes on the property since 1960.

Marshall Holdings Limited concluded by requesting that the zoning category for the property in question be changed to RM3.

During consideration of the rezoning proposal, it was suggested in Council that possibly the Municipality could acquire the parcels to develop them for a controlled-rental housing project.

Mar/28/1967

It was pointed out that the Housing Committee of Council is presently awaiting a report from the Planning Department on the question of low-rental public housing.

The Planning Director stated that his Department now has the report and it should be submitted to the Committee within the next few days.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:

"That the rezoning proposal at hand be tabled until the meeting to be held on April 10th to allow the Housing Committee to consider the proposal outlined above concerning the possibility of the property in question being developed by the Municipality for a controlled-rental housing project."

CARRIED

COUNCILLORS McLEAN & LORIMER -- AGAINST

(3) Simon Fraser University Site and Control Centre of the B.C. Hydro and Power Authority

When a question was asked as to why this item was before Council, Councillor McLean stated that he had, at the meeting on February 6th, advised that he had been informed the B.C. Hydro and Power Authority was planning to construct a control centre on the site of the Simon Fraser University adjacent to the water tower there at an estimated cost of approximately \$800,000.00.

He added that he felt, if this was to occur, the Municipality should be given the opportunity to offer its opinion on the proposal.

Councillor McLean further stated that, since February 6th, he had endeavoured to obtain a plan of the proposed development but had not met with success.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:

"That Council express concern that one of its members was unable to see the plans for the development of the Control Centre on the site of the Simon Fraser University."

CARRIED UNANIMOUSLY

(4) Miscellaneous Easements - Oakalla Sewer Area

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:

"That authority be granted to acquire the easements outlined in the report of the Manager and the Reeve and Clerk be authorized to execute the documents in connection therewith."

CARRIED UNANIMOUSLY

(5) Agreement with C.N.R. re streets and properties at the South end of the C.N. tunnel

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR DRUMMOND:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(6) Portions of Blocks 14 and 15, D.L. 126 (Subdivision Reference #146/66)

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR McLEAN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(7) Junk Dealers/Auto Wreckers

During consideration of the subject matter of the report, it was mentioned that some Auto Wrecking establishments are not particularly aesthetic and therefore have a detracting effect on not just neighbouring property but the general area in which they are located.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:

"That the report of the Manager be received and the Automotive Retailers' Association be requested to furnish information as to the methods to be employed in encouraging all members of the Association to fully upgrade their operations to make them more attractive in appearance."

CARRIED UNANIMOUSLY

HIS WORSHIP, REEVE EMMOTT, presented a submission from the Chairman of the Junior Sports Stadium Society outlining a proposal to locate a Junior Amateur Sports Stadium in Central Park.

He recommended that Council appropriate \$100,000.00 from the Tax Sale Fund for the use of the Central Park Committee in constructing the Stadium, subject to the approval of the Minister of Municipal Affairs, and that the amount be amortized through an annual allotment within the budget of the Parks and Recreation Commission over an appropriate number of years, with it being understood that the amount will be made available to the Stadium Society as and when the Corporation is satisfied that sufficient commitments have been made to the Society to cover the financing of the Stadium.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DRUMMOND:

"That the recommendation of the Reeve be adopted."

CARRIED UNANIMOUSLY

COUNCILLOR BLAIR LEFT THE MEETING.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR LORIMER:

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

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 44, 1966" (B/L #4972), which covers the proposed rezoning of property located at the corner of Kingsway and 19th Avenue to RM4 (which was the subject of consideration earlier this evening), was tabled because of the action taken this evening in respect of the rezoning proposal.

Mar/28/1967

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:

"That the Council now resolve itself into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 63, 1966" (B/L #5021)."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 63, 1966" (B/L #5021)  
provides for the following rezoning:

Reference RZ #109/66

FROM RESIDENTIAL DISTRICT THREE (R3) TO RESIDENTIAL DISTRICT FIVE (R5)

Lot 1 N $\frac{1}{2}$  except part on Filing 53362, Block 4, D.L. 25, Plan 8301

(Located on the South side of 12th Avenue approximately 363 feet West of Cumberland Street)

Municipal Clerk stated that all of the prerequisites established in connection with this rezoning proposal had been satisfied.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:

"That the Committee now rise and report the By-Law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 63, 1966" be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:

"That:

"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 3, 1967" (B/L #5085),

"BURNABY ROAD ACQUISITION & DEDICATION BY-LAW NO. 7, 1967" (B/L #5087),

"BURNABY EXPROPRIATION BY-LAW NO. 2, 1967" (B/L #5088),

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 8, 1967" (B/L #5091) and

"BURNABY ROAD CLOSING BY-LAW NO. 2, 1967" (B/L #5090)

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:

"That:

"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 3, 1967",

"BURNABY ROAD ACQUISITION & DEDICATION BY-LAW NO. 7, 1967",

"BURNABY EXPROPRIATION BY-LAW NO. 2, 1967",

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 8, 1967" and

"BURNABY ROAD CLOSING BY-LAW NO. 2, 1967"

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR HICKS:  
"That plans and specifications of the work or undertaking pursuant to By-Laws  
Nos. 5085 and 5088 be filed with the Municipal Clerk pursuant to Section 403  
of the Municipal Act."

CARRIED UNANIMOUSLY

THE COUNCIL THEN RESOLVED ITSELF INTO THE POLICY/PLANNING COMMITTEE.

Uses in Institutional (PI) Districts

The Planning Director stated that he had not had an opportunity to complete  
a report which he intends submitting on this matter.

Lane Construction Policy

The Municipal Engineer advised that he required more time to prepare a  
report in connection with this matter.


MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR HICKS:  
"That the above two items be tabled until the next meeting of the Policy/Planning  
Committee."

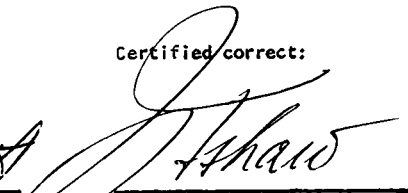
CARRIED UNANIMOUSLY

The meeting then adjourned at 9:30 p.m.

Confirmed:

Certified correct:

  
REEVE

  
CLERK

EW/dew