

SEPTEMBER 23, 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, September 23, 1968 at 7:10 p.m.

PRESENT:

Mayor A. H. Emmott;
Aldermen Blair, Corsbie, Dailly,
Drummond, Herd, Lorimer, Mercier
and McLean.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN HERD:

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

CARRIED UNANIMOUSLY

The following matters were then lifted from the table:

(a) Proposed Retraining Programme of Federal Government

It was mentioned that a resolution was passed at the U.B.C.H. Convention in Vancouver last week in connection with the Winter Works Incentive Programme and that, as a result, a delegation may be attending upon the Federal Government to achieve the end desired by the resolution.

His Worship, Mayor Emmott, stated that the proposal he advanced to Council on September 9th concerning the involvement of the Provincial Government in a scheme to provide Winter Works Employment for Social Assistance cases was discussed with the Minister of Municipal Affairs and will be pursued.

It was suggested to Council that, in view of the proposal of His Worship and the general concern in regard to the question of a Winter Works Incentive Programme, Burnaby should perhaps send a representative with the delegation that may be visiting the Federal Government in Ottawa.

It was understood by Council that His Worship Mayor Emmott would apprise the executive of the U.B.C.H. of the suggestion outlined above.

(b) Rezoning Application #58/68 (A. & W. Drive-Ins Limited - North Road and Lougheed Highway)

Planning Director submitted a report in connection with this rezoning application, advising as follows:

- (a) A meeting was held on September 19th with Mr. Elston of the Department of Highways to discuss the proposed rezoning.
- (b) As is known by Council, the Department of Highways is opposed to the use of the site for a drive-in restaurant but it is prepared to accept some commercial uses of the site.
- (c) It was pointed out to Mr. Elston that, once the property is rezoned, the site could be used for any use permitted by that new zoning category.
- (d) It was added that Council could not specifically exclude any of these permitted uses when rezoning the property.

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- (e) Mr. Elston wishes to analyze the list of permitted uses and proposes to indicate those which he would be prepared to accept on the site.
- (f) Once this has been determined, he will contact Home Oil Distributors Ltd. to determine whether a satisfactory agreement can be reached as to which uses would be acceptable to the Department of Highways from a traffic viewpoint.
- (g) In the meantime, no action should be taken on the rezoning proposal by Council.
- (h) While the basic argument in relation to this application has centered around the question of traffic and traffic circulation, of equal or greater importance is the evolving land use pattern.
- (i) The Council has carefully considered the manner in which it wishes the municipality to grow and has adopted a "Town Centre Core Concept" for three parts of the municipality.
- (j) Each of these cores has been studied in detail and specific guide plans have been adopted in principle for the Brentwood and Kingsway cores.
- (k) The Council has also adopted a general conceptual plan for the North Road Centre and has approved a specific plan for that portion of the Town Centre lying North of Lougheed Highway.
- (l) A plan for the part of the Town Centre South of the Lougheed Highway is before Council this evening.
- (m) The conclusions reached by the Planning Department in its various examinations of the area are set out in that report to be considered later at this meeting.
- (n) The Council should particularly note from that report that there should be no extension of the Commercial zoning on the South side of Lougheed Highway if the municipality is to achieve maximum compatibility between the extensive apartment development and the surrounding environment.
- (o) It is also felt that the favourable consideration of the application at hand will constitute the beginning of "strip" Commercial zoning along the South side of Lougheed Highway, the ultimate result of which will be another "Kingsway" situation.
- (p) In addition, the extension of Commercial zoning on the South side of Lougheed Highway will only serve to dissipate the obvious potential of the "core concept" which Council has been successful in implementing thus far.

The Planning Department concluded by recommending that:

- (1) Council adopt the conceptual plan and report which has been produced for the area, and which is due for consideration later this evening, on the basis of earlier decisions.
- (2) The application to rezone the subject property to Service Commercial District (C4) not be favourably considered.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN BLAIR:

"That the application of Vancouver A. & V. Drive-Ins Limited to rezone the above described property to Service Commercial District (C4) be tabled for one week in order:

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- (a) to permit that Company an opportunity to receive the final reaction of the Department of Highways to the application,
- (b) that Council can first consider the conceptual plan referred to above in the report of the Planning Department

with it being understood that the Planning Director will, in the meantime, confer with Home Oil Distributors Ltd. on the rezoning proposal involving an extension of the Company's Gasoline Service Station site on adjoining land."

CARRIED UNANIMOUSLY

*

R E P O R T

MUNICIPAL MANAGER submitted Report No. 60, 1968 on the matters listed below as Items (1) to (16), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Valleyview Community Hall

Only one bid was received for the purchase of the Valleyview Community Hall, and it was from Burnaby Aerie 3170 of the Fraternal Order of Eagles.

The bid was in the amount of \$250.00 and the F.O.E. also agreed to assume the costs of moving the building, and clearing and levelling the site presently occupied by the Hall.

In response to the information sought in the tender call, the Fraternal Order of Eagles indicated the following:

- (a) The building would be^{*}relocated to property at the North-West corner of Douglas Road and Halifax Street.
- (b) The Hall would be used for community activities, public meetings, kindergarten classes, and by Old Age Pension groups, Air Force Cadets, and the activities of the Order.

The Building and Planning Departments have examined the proposal of the Order and, after consultation with them, arranged for revisions

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- (b) prepare complete plans for the redevelopment of the building so that fire, health, zoning and building standards can be properly examined.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Manager be amended by deleting the words "engage the services of a professional consultant to"."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Manager, as amended, be adopted."

CARRIED UNANIMOUSLY

(2) Subdivision Reference Numbers 16/68 and 26/68
Deer Lake Place Area

It was recommended that Council authorize an expenditure of \$1,284.04 as its share of the cost of providing concrete curb sidewalks five feet wide on the streets to be created by the subdivision referred to above.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(3) Drainage - Ashworth Avenue

Pursuant to a decision of Council on July 8, 1968, arrangements were made to construct an open ditch on the easement which exists over various properties between the Northern end of Ashworth Avenue and the Southern end of the lane immediately East of Sperling Avenue South from Walker Avenue, for the purpose of improving drainage in the area.

Municipal crews were dispatched to do the job around August 14, 1968, but they were ordered off the property by the owners. The workers withdrew.

They returned on September 9, 1968 and were once more ordered off the property, and again they withdrew.

It can only be presumed now that the property owners involved are refusing entry to their property because they are prepared to tolerate the drainage problem which exists.

It was being recommended that no further efforts be made to construct the ditch mentioned until the property owners involved signify a desire for this facility.

During the discussion which took place in Council regarding the subject of the report from the Manager, the following points were made:

- (a) The municipality paid \$1.00 for each of the easements involved.
- (b) The easements were for the usual purposes (the containment of storm and sanitary sewer facilities).
- (c) One of the properties which would benefit from the ditch does not have an easement because it is not required.

- (d) The drainage course which the municipality claims existed years ago has been tampered with and is therefore not recognizable as a natural watercourse.
- (e) The easements were acquired when the municipality was installing sanitary sewers in the area.
- (f) The people who gave the easements probably did not realize the full extent of their grant.
- (g) Natural watercourses are determined by examining contour maps which reveal the way water will flow by gravity.
- (h) There are approximately 200 miles of open watercourses in the municipality.

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

CARRIED UNANIMOUSLY

(4) Sidewalks - Canada Way

The initial programme for the construction of sidewalks on Canada Way was completed in time for the opening of school, which was one of the objectives.

Cost estimates proved more than adequate, with the result there is approximately \$25,000.00 left from the appropriation.

The development of Canada Way to final elevation aggravated the problem of bus stops and it is considered that these areas should be improved in the second phase of the sidewalk construction work.

There is also an obviously dangerous situation on that part of Canada Way between Burnaby Central High School and Kincaid Street due to heavy volumes of pedestrians and the curves in Canada Way which interfere with sight limits.

It was being recommended that the amount of \$25,000.00 mentioned above be used for the construction of:

- (a) alighting areas at the bus stops on Canada Way,
- (b) a sidewalk on the South side of Canada Way between Burnaby Central High School and Kincaid Street,

and further that, if some of the \$25,000.00 appropriation still remains after the work just mentioned is completed, a sidewalk be provided on the North side of Canada Way in front of the Dania Rest Home where there is a large concentration of elderly people.

During consideration of the report from the Manager, a discussion took place in Council regarding the question of sidewalks being built along both sides of the entire length of Canada Way.

The Municipal Engineer, in response to an enquiry, stated that there would still be three sections of Canada Way without sidewalks after the work which is the subject of the report from the Manager is completed.

He also indicated that the Department of Highways has been asked to approve the construction of sidewalks along these three sections but, as yet, the response of that Department has not been received.

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MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN HERD:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LORIMER:
"That the Municipal Engineer endeavor to obtain from the Department of Highways its approval to construct the three sections of sidewalk on Canada Way to which he alluded this evening."

CARRIED UNANIMOUSLY

- (5) Land Sales - (a) Lots 18 and 19, D.L. 129, Plan 19465
(b) Lots 256, 260 and 261, D.L. 129, Plan 29632

It was recommended that Council authorize the Land Agent to invite tenders for the purchase of the above described properties.

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

CARRIED

AGAINST-- ALDERMEN DRUMMOND
AND LORIMER

(6) Lease - Burnaby Horsemen's Association

Approximately one year ago the Council authorized the leasing of land together with a barn located at the South-West corner of Gilpin Street and Sperling Avenue to the above Association.

The area involved is 2.34 acres and the lease rate is an amount equal to 1/12 of the annual taxes, payable on the first day of each month.

The lease was subject to the lessee installing plumbing facilities on the property, and the occupancy of the barn was restricted to not more than five horses.

These plumbing facilities have been installed in the barn and, so far as is known, the restriction regarding the number of horses that can be kept in the barn has been complied with.

In December of last year, the Corporation granted the Association \$125.00 to assist it with its activities.

The rental for the property has amounted to approximately \$125.00 for the several months it has been used.

In July, 1968, the Council made a further grant to the Association of \$250.00.

The Treasurer advises that repeated billings and calls have been made to collect the rent, but without success. The arrears are now in excess of \$400.00. Since occupying the property, the Association has paid only \$140.32 on the rental charges.

The Association has also appropriated the use of additional property between that under lease and Highway 401 and has placed hog-fuel on it, all without permission.

It was recommended that the lease with the Burnaby Horsemen's Association be cancelled.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERCIER:

"That, before dealing with the recommendation of the Municipal Manager, the Burnaby Horsemen's Association be requested to show cause why the lease it enjoys involving land at the South-West corner of Gilpin Street and Sperling Avenue, which is legally described as Portion of Parcel "G", Ref. Plan 6025, Block 17, D.L.'s 79/85, Plan 536, should not be cancelled and, at the same time, the Association provide Council with a current statement indicating its financial position, with it being made clear to the Association that Council is prepared to cancel the lease if the information desired does not satisfactorily explain the reason for the delinquency on the part of the Association in regard to the matter of the lease rental and the appropriation of land lying beyond that under lease."

CARRIED UNANIMOUSLY

(7) Lot 175 to 178 inclusive and Lot 193, D.L.'s 57/58
SUBDIVISION REFERENCE NO. 292/67

It was recommended that Council waive the provisions of Section 712(1) of the Municipal Act in respect of a subdivision involving the captioned property in order to exempt the subdivider from being required to provide the amount of land prescribed by the said Section as a Highway.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That the owner of Lots 175, 176, 177, 178, 193 and 194, D.L.'s 57 and 58 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 James Davidson and sworn the 3rd day of September, 1968."

CARRIED UNANIMOUSLY

(8) Easement - Portions of Blocks 2 and 3, D.L.'s 57/58,
SUBDIVISION REFERENCE #292/67

It was recommended that Council authorize:

- (a) The acquisition of a number of easements, which are required for sewer purposes as a prerequisite to the finalization of the second phase of a subdivision of the above described properties, over portions of the land involved, as more particularly shown on a plan dated September 4, 1968 prepared by James Davidson, B.C.L.S.
- (b) The execution of the documents required in connection with the matter.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(9) Burnaby Pool Rooms Regulation By-law 1967, Repeal By-law 1960

Burnaby Pool Rooms Regulation By-law 1967 provides for the control of the age of persons who may enter and remain in a pool room. It also controls the hours when pool rooms can be opened, and requires that a person in charge of a pool room must be 21 years of age.

At the last session of the legislature, Section 450N (b) of the Municipal Act was amended to deprive Council of the authority to control the age of persons entering a pool room.

There would be very little left in the By-law after deletion of the reference to the question of the age persons must be before entering a pool room.

These matters (the hours of opening and the minimum age for a person in charge of a pool room) are not controlled in the case of bowling alley operations.

An Amendment has been prepared to completely repeal Burnaby Pool Rooms Regulation By-law 1967. It appears on the Agenda this evening.

MOVED BY ALDERMAN CONSBIE, SECONDED BY ALDERMAN HERD:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(10) Subdivision Reference No. 258/67
EGLINTON STREET

It was recommended that Council authorize an expenditure of \$600.00 as its share of the cost of providing a concrete curb sidewalk five feet wide on the South side of the street which is being created by the subdivision referred to above.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(11) Miscellaneous Rezoning Applications

Reports of the Planning Department on a number of rezoning applications were being submitted for consideration.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"That these reports be received and dealt with later in the evening."

CARRIED UNANIMOUSLY

(12) Dog Pound

The opinion of the Parks and Recreation Commission with respect to the location of a proposed new Dog Pound on the East side of Sperling Avenue in the vicinity of the Sewage Pumping Station is as follows:

"The establishment of a Dog Pound North-East of the Sewage Pumping Station would have a detrimental effect on existing and proposed parks and/or recreation development in that area so the Commission would recommend an alternative site."

The reports of the Planning Department which Council asked for at its September 16th meeting were being presented.

The reports in question, which are dated November 10, 1967 and August 7, 1968, contained the following information:

November 10, 1967

- (a) An examination has been made of a number of possible locations in the Central Valley for a new Dog Pound.
- (b) In seeking a suitable site, the following four major requirements were considered:

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- (i) The location should not be in conflict with future development plans or proposals.
 - (ii) It should be compatible with existing development in the area.
 - (iii) It should be in a central location which is presently accessible.
 - (iv) The site must have the necessary water and sanitary sewer services available.
- (c) An earlier report suggested the Still Creek area West of Douglas Road as a possible site.
- (d) While municipal property on the North side of Still Creek Street immediately East of Delta Avenue would provide an ideal site from a land use view point, the absence of water and sewer services makes such a location unfeasible for immediate consideration.
- (e) Property at 4937 Regent Street, which lies adjacent to Westminster Avenue, was proposed earlier by the Licence Department; however, this land lies in the path of the projected Springer Avenue - Westminster Avenue connection and can not therefore be considered as a permanent location for a Dog Pound.
- (f) There is a parcel situated on Norland Avenue immediately South of Darnley Street which, in addition to having a peripheral location in relation to the Central Valley area, does not conflict unduly with future plans of land use development.
- (g) This question of conflict is the major objection to locating the Dog Pound in the area East of the Municipal Ice Rink because it has been recommended for future Regional Park Development; moreover, the site mentioned is located within an area where active recreational development is envisaged.
- (h) Development surrounding the Norland - Darnley Site is mainly of an industrial character and the problem of compatibility is therefore much less pronounced than would be the case if the Dog Pound was located within a park, residential or commercial area.
- (i) While future road widening requirements for both Norland Avenue and Darnley Street reduces the overall size of the property involved (Lot 1, Block "E", D.L. 75), sufficient area will remain to serve as an adequate site for a Dog Pound.
- (j) The site is served by a sanitary sewer and water is near at hand on Norland Avenue. Access can be had from that same Avenue.
- (k) In view of the above, it is the recommendation of the Planning Department that consideration be given the use of the property at Norland Avenue and Darnley Street as a site for the Dog Pound and that the property be rezoned to accommodate this use.

August 7, 1968

- (a) The recommendation made in the November 10, 1967 report was being repeated, except that it should include Lot 2 of the same Block.

- (b) The other factors in support of this recommendation that were provided in the November 10, 1967 report are also being reiterated.

During consideration of the foregoing proposal, it was suggested in Council that the views of the Industrial Development Co-ordinator for the Lower Mainland should be obtained on the question of the effect which a Dog Pound might have on the value of adjacent industrially-zoned property.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN McLEAN:

"That the subject of the report from the Manager be tabled for one week to allow for further study."

CARRIED UNANIMOUSLY

With respect to the point made regarding the involvement of the Industrial Development Co-ordinator in connection with the matter of a dog pound, as detailed above, Alderman Lorimer would undertake to obtain the opinion of that Co-ordinator and report the results to Council when the matter of locating a Dog Pound in the municipality is returned for further consideration on September 30, 1968.

(13) Winter Works Incentive Programme

In response to a request of Council for an indication of the effect the Federal Government's decision to cancel the Winter Works Incentive Programme would have on Burnaby, the following information is being supplied:

- (a) That Government's share of the programme was 50% of the wages of the men specially engaged for Winter Works Projects.
- (b) The share of the Provincial Government for these projects was 25% for the years 1959/60 to 1963/64, and 50% for those used who were on Social Assistance. After 1963/64, Provincial aid was restricted to workmen from the welfare rolls.
- (c) Between the periods mentioned, 206,845 man-days of work were produced by the Programme, and the work done cost \$13,623,959.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(14) Parking Study

The Planning Department has, as directed by Council, begun to examine parking problems in Industrial, Commercial and Multiple Family areas, and proposes to make two special surveys by means of questionnaires.

The survey for apartment areas will involve the following:

- (a) Members of the Planning Department will contact the managers of specially selected apartment buildings and distribute questionnaires to the occupants of each suite in the buildings.
- (b) A special questionnaire will be given to each Apartment Manager. The information sought on this questionnaire will pertain to the building, as distinct from the tenants.

- (c) Each building manager will be asked to collect the questionnaires from the tenants and give them to staff from the Planning Department.

It is proposed to execute this study during the next week.

The surveys of the industrial and commercial areas will be carried out within the next month.

The information gleaned from all surveys will be correlated with field data that is collected by Planning Department staff during the surveys.

Good advance publicity would greatly assist in obtaining response to the surveys. The Planning Department is prepared to supply any further information desired by the news media.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That the report of the Manager be received and the Planning Department supply each member with sample copies of the questionnaires the Planning Department intends to use in its surveys."

CARRIED UNANIMOUSLY

(15) Contract - Hoymac Contractors Ltd.

The above Company was awarded a contract on June 24, 1968 for the construction of sanitary and storm sewers for the sum of \$119,442.50.

The Municipal Engineer is particularly anxious to proceed at this time with storm drainage works in the Bryant-Russell and Douglas Road areas as part of Local Improvements. These works were not included in the contract with Hoymac Contractor's Ltd. The amount involved in undertaking these works is approximately \$52,000.00.

It is considered that a minimum of three weeks tendering time could be saved if the project were added to the contract with the Company.

The prices of the Company are the lowest the Corporation has enjoyed in the last three tender calls and the Engineer doubts they could be improved by inviting tenders for the work at this time of the year.

The Company's execution of its existing contract has been very satisfactory.

It was being recommended that Council approve an extension of the contract with Hoymac Contractors Ltd. to cover the sanitary and/or storm sewer works referred to above.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(16)

Rezoning Application No. 58/68 (A. & W. Drive-Ins Ltd. - North Road and Loughheed Highway)

(This item was dealt with at the beginning of this meeting under "Tabled Matters")

(11) Miscellaneous Rezoning Applications

The reports of the Planning Department on a number of rezoning applications, which were received earlier in the meeting, were then brought forward for consideration.

The following is a list of those reports and the actions taken by Council in connection with them:

(1) Reference RZ #76/68

Lots 14 and 15, Block 77, D.L. 127, Plan 4953

(Located on the West side of Holdom Avenue approximately 132 feet North of Hastings Street)

The Planning Department recommended that, if Council wishes to permit development in the area-designated as suitable for future apartment use, Lots 14 to 17 inclusive, Block 77, D.L. 127, Plan 4953 be favourably considered as a minimum site for Multiple Family development.

It was further recommended that the following prerequisites be established in connection with that rezoning proposal:

- (a) That the four lots be consolidated into one site.
- (b) That an undertaking be given that all existing structures on the properties will be removed within six months of the rezoning being effected.
- (c) That a sum of money be deposited to cover the cost of providing storm sewer service to the site.
- (d) That a suitable plan of development for the property be submitted.

It was added that, if Council wishes to only approve the less desirable alternative of the "two lot" site, then there should be an additional prerequisite involving the dedication and construction of a 20-foot wide "L"-shaped lane, as more particularly described in the report.

During discussion on the subject matter of the report from the Planning Department, consideration was given by Council to the general question of apartment development in the area West of Capitol Hill School.

It was pointed out that ^{the} area seems eminently suited for Multiple Family development, perhaps even the "high-rise" type, because there are adequate services and community facilities nearby.

It was suggested that, if the area was to be developed for Multiple Family purposes, consideration should be given the relocation of the part of Capitol Drive that traverses the North-West corner of the area.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CORSGIE:

"That, in the light of the interest shown in the application to rezone the above described Lots 14 and 15, the Planning Department review the question of Multiple Family development in the area West of Capitol Hill School and, in doing so, bear in mind those points made this evening."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:
"That the Planning Department also provide Council with a progress report indicating the extent of Multiple Family development in the municipality since the adoption of the Apartment Location Policy."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CORSBIE:
"That the application to rezone Lots 14 and 15, Block 77, D.L. 127, Plan 4953 to Multiple Family Residential District Three (RH3) be held in abeyance until the Planning Department reports on the subject of both the foregoing resolutions."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR EHMOTT, LEFT THE MEETING.
ACTING MAYOR MERCIER ASSUMED THE CHAIR.

(2) Reference RZ # 78/68

- (a) Lots 8 and 9, S.D. 20, Block 1, D.L. 205, Plan 10371
- (b) Lot 19 1/2, Block 1, D.L. 205, Plan 3328

(Located on the North side of Hastings Street approximately 80 feet East of Foll Avenue)

The Planning Department recommended that the application to rezone the above described properties to Service Commercial District (C4) be approved for further consideration and, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The three lots be consolidated into one parcel.
- (b) A portion of the North-Easterly corner of the site be dedicated as a right-of-way for Scenic Drive.
- (c) An undertaking be given that all existing improvements on the properties will be removed within six months of the rezoning being finalized.
- (d) Suitable evidence be produced that the site can be properly sewered and drained.
- (e) A suitable plan of development for the property be submitted.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CORSBIE:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(3) Reference RZ #86/68

Lot 6, S.D. 18, Blocks 1 and 3, D.L. 95, Plan 1880

(Located on the South side of Arcola Street 330 feet West of Salisbury Avenue)

The Planning Department recommended that the rezoning of the above described property to Multiple Family Residential District Three (RH3) be approved for further consideration and, as prerequisites to the rezoning being effected, the following be undertaken:

- (a) The subject property be consolidated with the three lots lying to the East.
- (b) A ten-foot truncation be dedicated from the South-East corner of the consolidated site.
- (c) A sum of money be deposited to cover the cost of paving the truncation mentioned under (b) to the standard required by the Corporation.
- (d) A suitable plan of development for the site, which shows an adequate connection to the storm sewer in the lane to the East, be submitted.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:
 "That the recommendation of the Planning Department be adopted."

CARRIED

AGAINST -- ALDERMAN LORIHAR

(4) Reference RZ #83/68

Block 14, Sketch 6217 and the North part shown on Sketch 6223,
 D.L. 741 $\frac{1}{2}$, Plan 2603

(Located at the North-East corner of Douglas Road and Norland Avenue)

The Planning Department recommended that the application to rezone the above described property to General Industrial District (I2) be approved for further consideration; and further, that all the property presently zoned Neighbourhood Commercial District (C1) on the East side of Douglas Road North of Norland Avenue be likewise rezoned.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:
 "That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(5) Reference RZ #81/68

Lot 5, D.L. 73, Plan 29441

(Located at the North-West corner of Woodsworth Street and Westminster Avenue)

The Planning Department recommended that the rezoning of the above described property to Administration and Assembly District (P2) be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) A suitable plan of development for the site be submitted.
- (b) An undertaking be given that the three streets abutting the site will be constructed to municipal standards.

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

CARRIED UNANIMOUSLY

(6) Reference RZ #33/68

Lots 3, 4 and 5 except Explanatory Plan 14411, Block 2, D.L. 59, Plan 3798

(Located on the West side of Bainbridge Avenue approximately 156 feet South of Loughheed Highway)

The Planning Department recommended that the rezoning of the above described properties to Parking District (P0) be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The submission of a suitably detailed plan of development which reflects the proximity of adjacent residences and gives special attention to the landscaping and screening of the areas that are to be paved.
- (b) The abandonment of the North-South lane allowance to the West, and the dedication of a lane allowance 20 feet wide from the South side of Lot 5, with all costs in connection therewith being assumed by the applicant.
- (c) The consolidation of the three parcels with the lane allowance to the West that is to be abandoned and with the site of the applicant to the West of that.
- (d) The submission of an undertaking that the dwellings on Lots 3 and 5 will be removed within six months of the rezoning being completed and the one on Lot 4 will be removed within two years from the date of the rezoning.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

(7) Reference RZ #46/68(A)

Lot "E", Block 5, D.L. 4, Plan 1339B

(Located on the South side of Loughheed Highway between Keswick Avenue and Bell Avenue)

The Planning Department recommended that the disposition of this application await a decision on a report from his Department entitled "Concept of a Comprehensive Apartment Development in the Loughheed Highway - North Road Area)

The Planning Director was present and mentioned that he was submitting the "Concept" report mentioned above.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:

"That the subject rezoning application plus the "Concept of a Comprehensive Apartment Development in the Loughheed Highway - North Road Area" report be tabled for two weeks."

CARRIED UNANIMOUSLY

(8) Reference RZ #82/68

Lot 53, D.L. 4, Plan 31308

(Located on the West side of North Road between Government Street and the Westward extension of Austin Road)

The Planning Department recommended that the application to rezone the above described property to General Commercial District (C3) be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The submission of an undertaking that all existing structures on the property will be removed or demolished within six months of the rezoning being effected.
- (b) The submission of another undertaking that the development of the applicant will be connected to the storm and sanitary sewer facilities on North Road within six months of the rezoning being completed.
- (c) The submission of a suitable plan of development for the site that will:
 - (i) include particular reference to the traffic flow patterns at the Austin Road - North Road intersection.
 - (ii) reflect in the design the ultimate abandonment of the North Road - Government Street intersection.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

A suggestion was made that the land in the triangular area bounded by North Road, Government Street and Loughheed Highway should be rezoned to permit Commercial development.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN McLEAN:
"That consideration be given the suggestion just outlined at the time the "Concept of a Comprehensive Apartment Development in the Loughheed Highway - North Road Area" report is being deliberated."

CARRIED UNANIMOUSLY

(9) Reference RZ #84/68

Parcel "A", Reference Plan 13585, Block 5, D.L. 162, Plan 450

(Located on the South side of Marine Drive between Royal Oak Avenue and Gilley Avenue)

The Planning Department recommended that the application to rezone the above described property to permit its development for Multiple Family purposes not be approved because the current zoning is considered appropriate and it is not felt to be desirable to allow isolated apartment development in the area in which the property is located.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILY:
"That this rezoning application be held in abeyance until after receiving the progress report from the Planning Department dealing with the question of apartment development in the municipality since the introduction of the Apartment Location Policy."

CARRIED

AGAINST -- ALDERMAN LORIMER

(10) Reference RZ #75/68

Lot 2, Block 2, D.L. 30, Plan 3036

(Located at the South-West corner of Fulton Avenue and Vista Crescent)

The Planning Department recommended that the application to rezone the above described property to General Commercial District (C3) be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The submission of a suitable plan of development for the site.
- (b) The submission of an undertaking that the existing improvements on the property will be removed within six months of the rezoning being completed.

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

CARRIED UNANIMOUSLY

(11) Reference RZ #80/68

Lot 2, Expl. Plan 31328, Block 17, D.L. 79N, Plan 1386

(Located on the North-East corner of Ledger Avenue and Canada Way)

The Planning Department recommended that the application to rezone the above described property to Administration and Assembly District (P2) be approved for further consideration and that, as a prerequisite to the rezoning being effected, a suitable plan of development for the site be submitted.

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

CARRIED UNANIMOUSLY

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ALDERMAN McLEAN stated that he had learned the question of locating public kindergartens in the municipality was being reviewed by the Burnaby School Board.

He suggested that the Board should be including Council in these considerations because of the costs involved in providing such facilities and the consequent need for Council to take that into account when determining budget allotments.

He pointed out that, in the last few years, a number of private entrepreneurs have invested substantial sums in kindergartens due to the absence of them in the public school system.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSDIE:
"That the Burnaby School Board be requested to meet with Council for the purpose of discussing the question of public kindergartens."

CARRIED

AGAINST -- ALDERMEN DRUMMOND
AND DAILLY

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Sept/23/1968

ALDERMAN BRUSHWOOD then presented the following Notice of Motion:
"That the Planning Department study the feasibility of establishing temporary zoning categories to permit mobile homes to be located in industrial areas."

It was directed by Council that this Notice of Motion be placed on the Agenda for the September 30, 1963 meeting of Council for consideration.

HOUSING COMMITTEE submitted a report dealing with a proposed senior citizens housing development on Kingsway at Edmonds Street, advising as follows:

- (a) At the direction of Council, arrangements were made to engage an Architect to prepare preliminary design plans and estimates for development of this project under the provisions of Section 16A of the National Housing Act.
- (b) A brief description of the proposal was prepared and circulated to eight architects who had previously expressed interest in the project.
- (c) All of these architects made submissions and were interviewed.
- (d) It was concluded that the partnership of R.F. Harrison and Z. Kiss had the most suitable experience for the senior citizens housing project in question.

The Committee recommended that Council engage the partnership of R. S. Harrison and Z. Kiss to prepare preliminary design plans and cost estimates in sufficient detail to accompany an application to the Provincial Government under Section 16A of the National Housing Act for the development of a senior citizens housing project on a site at Kingsway and Edmonds Street.

The Committee added that, if Council concurs with the recommendation, it is intended to proceed as quickly as possible with the project in order to bring the proposal to fruition.

During discussion on the subject of the report from the Housing Committee, it was suggested that provision should be made in the development for some means of enabling the occupants of the building planned to safely cross Kingsway.

Proposals that were advanced in that regard were:

- (a) An underpass or overpass of the street.
- (b) A skyway ramp from the Second Floor of the building across Kingsway to the North side.

MOVED BY ALDERMAN BRUSHWOOD, SECONDED BY ALDERMAN CORSBIE:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERR, SECONDED BY ALDERMAN BRUSHWOOD:
"That the Planning Director discuss the proposals recited above, plus any other suitable ones that came to mind, for the crossing of Kingsway by occupants of the senior citizens housing development planned for the site of the former Municipal Hall."

CARRIED UNANIMOUSLY

ALDERMAN CORSBIE reported verbally that:

- (a) An additional \$20,000.00 is needed to give the parking lots and driveways serving the Junior Amateur Sports Stadium in Central Park a gravel dressing.
- (b) Some concern has been expressed that, without this treatment, the areas mentioned will become muddy during the winter.
- (c) The Vancouver Parks Board is prepared to contribute \$5,000.00 and the Central Park Committee \$10,000.00 toward the sum required.
- (d) There are no funds in the budget of the Parks and Recreation Commission to permit the work outlined to be done.

He indicated that a request had been made that Burnaby match the contribution from the City of Vancouver.

He suggested that Council could arrange to transfer \$5,000.00 to the Parks and Recreation Commission on the same basis that was used when the grant of \$50,000.00 was made earlier this year to the Junior Amateur Sports Stadium Society.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:

"That the Parks and Recreation Commission be informed that the sum of \$5,000.00 will be loaned to the Commission on the same basis that was arranged when a \$50,000.00 grant was made earlier this year to the Junior Amateur Sports Stadium Society."

CARRIED

AGAINST -- ALDERMAN BLAIR AND DRUMMOND

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ALDERMAN LORIMER suggested that the seating in the Council Chamber should be of a design which would be more comfortable.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN DRUMMOND:

"That the Municipal Manager submit a report on the question of more comfortable seating being provided in the Council Chamber for the public."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:

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

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR EMMOTT, RETURNED TO THE CHAIR.

ACTING MAYOR HERCIER RETURNED TO HIS SEAT AS A MEMBER OF COUNCIL.

A Public Hearing was then held in connection with Durnaby Highway Exchange By-law No. 3, 1968.

This By-law provides for the disposition of a portion of Lakedale Avenue South from Lougheed Highway in exchange for other nearby land.

The object of the exchange is to cul-de-sac Lakedale Avenue at a point approximately 150 feet South of Lougheed Highway.

No one appeared in connection with the subject of the By-law.

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BY - LAWS

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That leave be given to introduce "Durnaby Pool Rooms By-law 1967, Repeal By-law 1968" #5409 and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That "Burnaby Pool Rooms By-law 1967, Repeal By-law 1968" be now read a Third Time."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LORIMER:
"That "BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 2, 1968" #5389 be now reconsidered."

CARRIED

AGAINST -- ALDERMAN HERD

Sept/23/1968

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LORIMER:
"That 'BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 2, 1968' be now finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED

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AGAINST - ALDERMAN HERD

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LORIMER:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1968"	#5363
"BURNABY ROAD CLOSING BY-LAW NO. 6, 1968"	#5405
"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1968"	#5387
"BURNABY EXPROPRIATION BY-LAW NO. 7, 1968"	#5406

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LORIMER:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1968"
"BURNABY ROAD CLOSING BY-LAW NO. 6, 1968"
"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1968"
"BURNABY EXPROPRIATION BY-LAW NO. 7, 1968"

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN BLAIR

"That plans and specifications of the work or undertaking pursuant to By-law No. 5406 be filed with the Municipal Clerk pursuant to Section 483 of the Municipal Act."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:

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

CARRIED UNANIMOUSLY