

DECEMBER 15, 1969

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C. on Monday, December 15, 1969 at 7:00 p.m.

PRESENT: Mayor R. W. Prittie in the Chair;
Aldermen Clark, Dailly, Drummond,
Herd, Mercier and McLean;

ABSENT: Aldermen Blair and Ladner

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CLARK:
"That Aldermen Blair and Ladner be granted leave of absence from this meeting."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN HERD:
"That the Minutes of the meetings held on November 17th, 24th and 28, 1969, plus the Public Hearing on December 8, 1969, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:
"That all of the below listed Original Communications be received."

CARRIED UNANIMOUSLY

Mr. John Anderson submitted a letter commending the Fire Department Inhalator Crew for the manner in which they handled a situation when his neighbour suffered a heart attack.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That a copy of the letter from Mr. Anderson be sent to the Fire Chief for the attention of his staff."

CARRIED UNANIMOUSLY

Mr. J. A. Porterfield submitted a letter:

- (a) outlining an incident that occurred last May 5th when the spraying of weed killer on property adjoining his resulted in some damage to the vegetation on his land.
- (b) suggesting that the licence of the person who did the spraying not be renewed by the municipality until he is able to indicate the will assume full responsibility for any damage caused to property other than that which is sprayed.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN HERD:
"That Item 11 of Report No. 81, 1969 of the Municipal Manager, which deals with the subject of the letter from Mr. Porterfield, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report from the Manager:

(11) Complaint - Porterfield

There is no dispute about the facts of Mr. Porterfield's complaint.

The matter of compensation is one between the two parties involved.

Effective May 1, 1969, the Provincial Government enacted legislation governing the commercial application of pesticides and/or herbicides. Provincial certification for operators is required.

The incident leading to the complaint from Mr. Porterfield occurred early in May, 1969. The sprayer concerned, Mr. Zalinko, was scheduled to take his examination on May 29, 1969.

The municipality has no basis for refusing renewal of Mr. Zalinko's licence providing he holds a valid Provincial Certificate at the time of renewal.

There is no interim licencing of commercial sprayers because all must pass the necessary Provincial examination prior to a licence being issued.

The Assistant Municipal Manager stated that he had learned Mr. Zalinko had obtained the Provincial certification required.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:

"That the Municipal Manager ascertain from the appropriate department of the Provincial Government, including the members of the Legislative Assembly representing Burnaby, what control the municipality can exercise in handling situations such as that described by Mr. Porterfield, the concern being that it is rather regrettable that a person can apparently obtain Provincial Certification for using commercial weed killers and yet the municipality in which such service is performed is unable to effect any control over problems that can develop by the misuse of commercial sprays; and further, that the Manager obtain the opinion of the Municipal Solicitor in regard to the legal position of the municipality in connection with the matter at hand."

CARRIED UNANIMOUSLY

Mr. & Mrs. R. C. Baker submitted a letter asking that a positive indication be provided by the municipality as to its future plan for their property, which is legally described as Lots 9 to 11 inclusive, Block 1, D.L. 79S, Plan 1995.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That Item 17 of Report No. 81, 1969 of the Municipal Manager, which deals with the subject of the letter from the Baker's, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report from the Manager:

(17) Lots 9 to 11 inclusive, Block 1, D.L. 79S, Plan 1995 (Baker)

The Planning Department has provided the following chronological indication of events related to the subject property:

- (a) On March 25, 1967, a letter was received from Mr. Baker offering to sell his property to the municipality in three stages.
- (b) On April 19, 1967, the Parks and Recreation Commission reported that a portion of the properties is contained in a long-range acquisition programme and that, although the priorities of the Commission did not allow acquisition immediately, the Commission would appreciate being notified of any application for subdivision in order that appropriate steps could be taken to protect the properties for future park use.
- (c) On April 27, 1967, the Planning Department reported on three alternative methods of answering the aforementioned letter of March 25, 1967 from Mr. Baker.
- (d) On May 12, 1967, the Planning Department reported on a meeting with Mr. Baker and suggested that the Corporation advance the acquisition priorities in order to preserve the maximum possible use of surrounding municipal property.
- (e) On May 24, 1967, the Municipal Clerk wrote to Mr. Baker advising him that the Council had, on May 15, 1967, declined Mr. Baker's offer to sell and that it was his prerogative to dispose of his property in any way deemed fit, providing it was in accordance with municipal regulations.
- (f) On November 16, 1967, Mr. Brian Prentice wrote, on behalf of Mr. Baker, to the Municipal Clerk acknowledging receipt of the latter's letter and advising that the Baker's did not intend to sell their property at the moment. Mr. Prentice also enquired as to the possibility of rezoning the property to the RMI category.
- (g) On January 2, 1968, the Planning Department wrote to Mr. Prentice advising him that a considerable amount of discussion and research was being undertaken in the central area of the municipality but that none of this work suggested there would be a change in the situation conveyed by the Municipal Clerk in his letter to Mr. Baker of May 24, 1967.

- (h) During 1968 and 1969, one or two verbal enquiries were received regarding the use of the Baker's property for apartment or senior citizens use. The people making the enquiries were advised of the proposed park use of a portion of the property, and of the Council decision of May 15, 1967.

To date, none of the verbal enquiries have been finalized to the point where a report could be made to Council.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DRUMMOND:

"That the Parks and Recreation Commission indicate the priority rating assigned to the portion of the Baker property desired and, in the meantime, it be suggested to the Bakers that they submit a formal application for the subdivision of the properties concerned in order to obtain a positive reaction from the municipality as to its intentions with regard to the future use of their property."

CARRIED UNANIMOUSLY

Mr. and Mrs. W. H. L. Rogers wrote to outline the effect on the development potential of their property at 6596 Marlborough Avenue as a result of recent amendments to the Zoning By-law.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"That Item 18 of the Municipal Manager's Report No. 81, 1969, which deals with the subject of the letter from the Rogers', be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report from the Manager:

(18) Rogers - 6596 Marlborough Avenue

The property in question has not been rezoned to Single Family dwelling, as indicated in the letter. It is still zoned RM3.

The text of the Zoning By-law was amended to improve development standards by requiring increased site areas in RM3 zones. This amendment was passed after a Public Hearing. As is the case with all text amendments, individual owners are not notified.

The property owned by the Rogers is part of one of the original apartment zones created by Council in 1956.

Through the years, apartment development has taken place in this zone and the Rogers' property, a corner lot, is now isolated, with apartments on two sides and streets on the other two.

Under the By-law in effect at the present time, the parcel has sufficient frontage and area to experience a two-storey apartment development.

Under the By-law which comes into effect on January 1, 1970, which introduces higher site standards as a means of improving the environment in apartment areas, the site will not have sufficient frontage or area for apartment development.

While the property has not been rezoned, the impact of the new By-law will effectively prevent apartment development unless relief is provided.

The solution to the Rogers' problem would appear to lie with the Board of Variance. At such time as the Rogers wish to use their lots for apartment purposes, the Board could consider an appeal on the frontage and area requirements of the By-law.

The Assessment Department is aware of the effects of the Zoning By-law and will be submitting recommendations to the Court of Revision to recognize the situation.

It is possible that up to 30 lots may be affected.

This is one of the few lots zoned for apartment use which has not experienced development. It is an example of the problem which may be created when land is zoned on a wide-spread basis without a particular development proposal.

As Council is aware, the present policy is to rezone upon application and to require consolidation prior to final passage of the Zoning By-law in order to preclude the isolation of individual lots.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DRUMMOND:
"That the Planning Director indicate the possible means of resolving the problems involving the thirty lots referred to in the report of the Manager; and further, he seek the views of the Municipal Solicitor on the question of whether the Board of Variance has the power to grant relaxations of the Zoning By-law insofar as the development of the properties in question are concerned."

CARRIED UNANIMOUSLY

Mr. George Gee, Protem Chairman, Burnaby Citizens' Pollution Control Committee, submitted a letter in which he:

- (a) expressed concern regarding the construction by Standard Oil Company of a tank on its property that will obscure the view of those residing in the McGill Park Area.
- (b) urged Council to determine whether some alternative to this course of action by the Company can be found.
- (c) asked that Council have the Company install pollution control equipment on the Company's open-flame stack.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That Item 19 of the Municipal Manager's Report No. 81, 1969, which deals with the subject of the letter from the Burnaby Citizen's Pollution Control Committee, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report from the Manager:

(19) Proposed Storage Tank - Standard Oil Company

The Company proposes to erect a 20,000 barrel storage tank, on its property, on the border of what will eventually will become Scenic Drive.

Development Permit Approval was granted by the Planning Department on November 19, 1969.

On that date, a Permit was issued for the construction of the foundation for the proposed tank.

Application was then made for a Permit to erect the tank but this is being withheld at this time.

The Fire Marshal's Office has approved the tank, subject to compliance with municipal by-laws.

On the basis of the approvals received, the Company ordered the steel for the tank and it is now on the site.

The location of the tank complies with the requirements of the Zoning By-law.

In designing the tank, the Company was careful to see that it was not higher than the highest of the two tanks to the East and West of it.

In fact, it is the same height as the Easterly of these two tanks.

The 1965 Zoning By-law has effectively taken from six to seven acres of the Company's property out of consideration for use for storage tanks.

With the issuance of the Development Permit and one for the foundation and as the proposed tank meets the requirements of the Zoning By-law, the municipality has no basis now for refusing the Building Permit. To do so would leave the Corporation liable for a damage claim.

Regarding the question of pollution, Standard Oil Company has spent large sums of money to abate land, water, air and noise pollution, and has a constant programme of improvement as new methods are devised.

It was mentioned to Council that Mr. T. S. Bremner, Refinery Superintendent for Standard Oil Company, was present to answer any questions that may be posed in connection with the matter at hand.

Mr. Bremner then spoke and made the following points:

- (a) The Company cannot dig any deeper, if it was thought that lowering the height of the tank might solve the problem, unless blasting was done. Not only would that be considered dangerous and obviously more costly, but a tank deeper in the ground would alter the configuration of the land.
- (b) It is not possible to place the tank on its side. In any event, the tank is about the same width as the height.
- (c) The Company has installed a chain-link fence, with ivy covering it, as a means of improving the appearance of its property.

- (d) Trees could be planted, but this would only add to the problem of not being able to see the Inlet from the area to the South.
- (e) The Company has approximately seven acres to the West of the area under consideration which is undeveloped but that land is involved with a proposal of the municipality concerning the future Scenic Drive road allowance. In any event, that area is not as suitable as the present site for the proposed storage tank.
- (f) The present storage tanks in the area hold 50,000 barrels whereas the one now planned will only hold 20,000 barrels.
- (g) American Petroleum industries are continually researching matters pertaining to pollution in an attempt to devise measures which will minimize the problem.
- (h) There is little land left in the area for more storage tanks, except the seven acres to the West which was mentioned earlier.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the Burnaby Citizens' Pollution Control Committee be advised of the municipality's legal position in regard to the proposed storage tank installation, as indicated in the report of the Manager, and that therefore no action will be taken to prevent this installation."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the Planning Director examine the remainder of the site of Standard Oil Company to determine where there might be other locations considered suitable by the Company for additional tanks of the type currently being built so that possibly the municipality may be able to suggest, in advance, to the Company where such tanks could be positioned so as to be least offensive to the neighbourhood."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN HERD:

"That the Chief Public Health Inspector investigate the complaint regarding the open-flame stack of the Company polluting the air, as more detailed in the letter from the Burnaby Citizens' Pollution Control Committee, and report the results of the investigation."

CARRIED UNANIMOUSLY

Chairman, Planning Committee, Burnaby General Hospital, submitted a letter setting forth the position of the Burnaby General Hospital Board with respect to the progress being made by the Board in implementing a programme for the construction of additional facilities at the Hospital.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That the Notice of Motion from Alderman Clark dealing with the subject of the letter from the Chairman of the Planning Committee of the Burnaby General Hospital Board be brought forward for consideration in conjunction with the submission from the Chairman."

CARRIED UNANIMOUSLY

Dec/15/1969

The following is the submission from Alderman Clark:

"For some time, Council members have been awaiting information that the Burnaby General Hospital expansion plans are going ahead. It is my understanding that our Board is doing everything it can within its power to bring this about.

Various plans of development have been submitted to the B.C.H.I.S. for approval over the last couple of years. The most recent revised plan was forwarded as late as December 2, 1969. To date, approval from Victoria to proceed with sketch plans has not been received. As a matter of interest, these plans have cost our Board \$194,000.00. All these plans have been rejected and there is every possibility that this later plan, in my opinion, might be rejected also.

While the above situation applies to the extended care section of the hospital, it appears that no consideration of the acute care section can be given until the above is under way. It is my belief that these plans should be going forward simultaneously in order to expedite the total proposal. With every ward working to capacity, a kitchen supplying 242 bed meals plus staff cafeteria when it was only designed to handle 108 patient beds, and patients still being kept in the halls, you can see the desperation in the situation. To compound the problem, a "freeze" has been put on the administrators' salaries and the crowded conditions the medical staff have to work in means, in my opinion, that if something is not done soon to relieve the situation, we will have trouble on our hands.

Even if we had approval immediately to proceed with the plans, at least a year-and-a-half will pass before construction of the extended care section could be completed. The way things are developing, it appears it may even be much longer than that before the acute section is even started. At the present rate, our dollar purchasing power is decreasing at at least 10% per year in the construction area. This means, from the time of the By-law until construction completion, if there are no further delays, a time lapse of approximately four years. Our by-law money would only purchase about \$.60 of purchasing power on our 1967 dollar. If we needed 16 million dollars, then we will need 22 million dollars now to put up the same building.

The time has come where I believe we must become directly involved.

I would therefore recommend that this Council write directly to the Minister of Health Services to solicit his support of speedy approval to proceed with the sketch plans. At the same time, a request should be made to begin development of the acute care section. Also, our members on the Regional Board should be charged with the responsibility of seeking the Regional District's support for this action. To date, the Regional District has not provided the leadership I felt they might be able to give and I would suggest that we seriously consider withdrawing and going it alone if action isn't forthcoming soon."

HIS WORSHIP, MAYOR PRITTE, suggested that it would have been helpful if the submission from Alderman Clark had been circulated to all members of Council on the weekend with their agenda rather than just being distributed now.

It was drawn to the attention of Council that the Greater Vancouver Regional Hospital District would be obtaining information at its meeting this week regarding expenditures which have been made by the Regional Hospital District since the Fraser-Burrard Regional Hospital District Hospital Financing By-law No. 2 was passed, in 1967, by the people in the municipalities embraced by the District.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That further consideration of the recommendation contained in the submission from Alderman Clark be deferred until the December 22nd meeting when it is expected that Council's representatives on the Greater Vancouver Regional Hospital District will report the substance of what they receive at the meeting of the District this week relative to the expenditures which have been made by the Regional Hospital District following passage of the Hospital Financing By-law in 1967."

CARRIED

AGAINST -- HIS WORSHIP, MAYOR PRITTE,
ALDERMEN CLARK AND HERD

The following matter was then lifted from the table:

Recast of 1969 Portion of the 1969-1974 Capital Expenditure Programme

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN HERD:

"That the Recast of the 1969 portion of the 1969-1974 Capital Expenditure Programme, as detailed in the report Council received on December 8th, be approved."

CARRIED UNANIMOUSLY

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NOTICES OF MOTION

Alderman Clark submitted the following in connection with Returns from the Election held on December 6, 1969:

"It was apparent that there were some long delays encountered on Election Day, specifically in the reporting of the returns to the Returning Officer.

Results were also known by the Civic Groups well in advance of when they were known in the Municipal Hall.

As many people are affected by long delays such as this, members of the Press and the public at large feel that steps should be taken in the future to expedite the report procedures.

The second point of concern is the extremely large number of spoiled ballots in the School Board Election. It appeared that a great deal of the confusion resulted from the fact that there were two ballots involved, one for the 1-year term and one for the 2-year term, and this fact was not publicized adequately to the voters. The Returning Officer had given instructions that this was to be brought to the voters' attention. However, many people have said that this was not done at the Polling Stations.

Dec/15/1969

THEREFORE I WOULD MOVE that the Returning Officer investigate these problems and that he bring back recommendations to be followed in the future to remedy the above situations."

HIS WORSHIP, MAYOR PRITTIE, suggested that, as in the case of the submission concerning the Burnaby General Hospital, Alderman Clark should have arranged for the distribution of his Brief relative to election returns at the same time as the normal material for the Agenda.

A report written by the Returning Officer and addressed to His Worship, Mayor Prittie, relating to the subject of Alderman Clark's submission was then read. It indicated the following:

- (a) Burnaby's Voters' List numbers slightly over 47,000 and, naturally, the time taken to bring in results is going to be greater than that in other municipalities.
- (b) Another factor is the number of names on each ballot.
- (c) A third factor are the number of ballots.
- (d) Burnaby is the only municipality in the Lower Mainland that operates a progressive tally which is designed to produce an unofficial count in a quicker manner than the official one. It avoids the necessity of candidates or their agents travelling about the various polling stations to obtain the results and report them to their respective headquarters. It is also beneficial to the press.
- (e) Presiding Officers at the various stations have been instructed to clean-up all of the notices and other paraphernalia used in connection with the Election before commencing to count the ballots.
- (f) The chief concern is not speed but accuracy.
- (g) Most of the staff have already spent twelve hours working on the Election and naturally are tired when the crucial part (the counting) begins.
- (h) Some years ago, a shift system was instituted whereby the staff is strengthened at 2:00 p.m. in the afternoon so that there will be some people less weary from the activities of the day that will be able to spur the count.
- (i) An Election is only held on one day each year and it is not always easy to obtain the services of people; notwithstanding, a continuing attempt is made to improve the staff each year.
- (j) Recounts by the Returning Officer from time to time have borne out that the staffs at the stations generally do a good job.
- (k) The possibility of purchasing punchcard voting machines has been examined. These machines cost approximately \$250.00 each, which means a total expenditure, because three would be required at each station, of approximately \$24,000.00.

(1) The 1969/70 Election was conducted in a satisfactory manner. A result was complete around midnight, or shortly thereafter, when a count of more than 11,000 ballots, representing 55,000 votes, were returned. The tallying of the Aldermanic ballot with nine names, School Trustee (two-year term) with seven names, and the School Trustee (one-year term) plus the Mayorly and Sunday Sports and Entertainment ballot, were bound to take time if an accurate result was to be produced.

His Worship, Mayor Prittie, then asked the members of the press in attendance if they wished to offer any comments on the matter under consideration.

Mr. M. Hesketh of CKNW stated that he has covered many Municipal Elections over the past few years and, in his opinion, Burnaby is the best insofar as obtaining results are concerned.

He added that Burnaby is regarded as being a model and that, in his capacity, he wished other municipalities would adopt Burnaby's system for producing election returns.

Mr. Hesketh also pointed out that the City of Vancouver does not have an unofficial return, such as Burnaby, and this means that members of the news media must somehow obtain their own results.

Mr. Hesketh also made reference to the Municipality of Surrey where it is also difficult to obtain any meaningful results in a reasonable time.

Mr. R. Anderson of CKVH indicated that he broadcast live at ten to ten on December 6, 1969 when only two polls out of thirty-three were heard from in Burnaby whereas most other municipalities had either complete returns or almost complete ones by that time.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:
 "That the Returning Officer investigate the problems outlined above in the report of Alderman Clark and submit recommendations aimed at remedying these situations in the future."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR PRITTIE, DECLARED A RECESS AT 9:00 P.M.

THE COMMITTEE RECONVENED AT 9:15 P.M.

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Alderman Dailly Introduced the following proposal:

"WHEREAS there is a great demand for more units of housing in apartments;

AND WHEREAS our municipality is becoming a highly concentrated area for apartments;

AND WHEREAS more and more there is a great need for family type units to include children;

AND WHEREAS our Zoning By-law does not require play areas INSIDE the apartment;

AND WHEREAS this condition is a desirable amenity to parents with young children;

THEREFORE BE IT RESOLVED that the Burnaby Apartment Zoning By-law be amended to include inside playing areas for children."

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CLARK:
"That the above proposal involving play areas in apartments be referred to the Planning Director for consideration and report."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:
"Whereas the problem of air pollution is growing worse every year in the Burnaby North area;

And Whereas a large portion of the air pollution is contributed by the oil refineries in Burnaby North and Port Moody;

And Whereas a meeting of the representatives of the oil companies in question and the full Council is long overdue;

Therefore be it resolved that the motion to allocate the sum of \$75.00 to host a luncheon with the oil companies' representatives be reconsidered and that the Mayor be asked to call a special meeting of Council with the oil companies' representatives in attendance to discuss and resolve the refinery air pollution problems facing the residents of our municipality."

IN FAVOUR -- ALDERMEN DAILLY, MERCIER
AND DRUMMOND
AGAINST -- MAYOR PRITTIE
-- ALDERMEN CLARK, HERD,
AND McLEAN

MOTION LOST

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R E P O R T S

HIS WORSHIP, MAYOR PRITTIE, announced that there would be no meeting of Council on Monday, December 29, 1969.

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

CARRIED UNANIMOUSLY

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ADVISORY PLANNING COMMISSION submitted a report, advising as follows:

(1) Prospectus

It was the concensus of opinion that the proposed Prospectus of Burnaby, which was prepared by the Planning Department, was an excellent document and that the Department should be complimented.

However, before the Commission is in a position to make constructive comments on the actual contents of the Prospectus, it was felt that each member should have an opportunity to review the document in detail.

The Commission next meets regularly on January 8, 1970 and it was being recommended that acceptance of the Prospectus by Council be deferred until after the Commission has had the opportunity to review the document.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:
"That the recommendation of the Commission be adopted."

CARRIED UNANIMOUSLY

(2) Promotional Brochure

The Commission was of the opinion that, while the Prospectus was an excellent document, it could in no way be construed as replacing a requirement for a much more elaborate Promotional Brochure.

It was felt that the Prospectus is ideal as a "hand-out" pamphlet for local consumption but would not be suitable for distribution on a world-wide basis as a means of attracting new industrial or residential development to Burnaby.

The Commission was therefore recommending that Council consider the advisability of publishing an attractive and informative Promotional Brochure, suitable for world-wide distribution, and that adequate provision be made in the 1970 Budget to permit the preparation and publication of such a document.

It was being further suggested that organizations such as the Burnaby Chamber of Commerce, the B. C. Hydro and Power Authority, and other similar agencies, could make a worthwhile contribution to such a publication.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DRUMMOND:
"That the matter of developing the Promotional Brochure of the type envisaged by the Advisory Planning Commission be referred to the Special Committee of Council investigating the question of establishing the position of Development and Communications Officer for consideration of all ramifications of the matter, including the approximate cost of producing the brochure; and further, the Planning Director provide the Committee with particulars of this cost situation, with it being understood that the Planning Director will contact the Greater Vancouver Regional District to determine the type of brochure produced for the District by the Bond dealers for possible guidance as to form."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 81, 1969 on the matters listed below as Items (1) to (19), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Lot 10 W½, S.D. 18, Block 2, D.L. 25W, Plan 2125

It was being recommended that the Land Agent be authorized to offer the above described property, which is located on the South side of 14th Avenue between Newcombe and First Streets, for sale by public tender.

Planning Director stated that his Department was in the process of preparing an inventory of Corporation property to determine what should be done with such land in terms of disposal and that he would be reporting on the matter shortly.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:

"That action on the recommendation of the Manager concerning the subject Lot 10 W½ be deferred pending receipt of a report from the Planning Director on the matter mentioned by him this evening."

CARRIED

AGAINST -- ALDERMEN HERD AND
MCLEAN

(2) Fraser River Flood Control Programme

Canada and the Province of British Columbia signed an agreement on May 24, 1968 which provides for the construction of flood control works in the Lower Fraser Valley and for a review of previous studies of potential reservoir development in the upper reaches of the Fraser River Basin.

The agreement will be carried out jointly by the two senior governments over a ten year period with the Federal and Provincial Governments and local authorities sharing the total cost of the protective works.

The two senior governments each will contribute up to \$18,000,000.00 toward the total programme

Although the original concept was to protect land in the Lower Fraser Valley from inundation by the spring freshet of the Fraser River, the scope of the agreement has been broadened to provide a comprehensive flood control programme for the area and now included rehabilitation of existing dykes, construction of new dykes, increased river bank protection and improvements to internal drainage facilities.

Any municipality, dyking district, or other local body, wishing to participate in the programme for the construction of flood control works must initiate action by making formal application to the Province of British Columbia.

The applicant must be prepared to operate and maintain the completed works.

The application will be referred to a Joint Programme Committee which will assign a priority to the application, review engineering and economic feasibility and, if satisfied, arrange for final design and cost estimates at no cost to the applicant.

Results of final evaluation of the project will be submitted to a Joint Advisory Board for approval.

At this stage, the Province may enter into an agreement with the municipality which will specify the share of costs to be borne by the municipality. It will also outline the responsibilities of the municipality in the operation and maintenance of the works.

The local cost-sharing formula is:

- (a) Five percent of construction costs of bank protection work.
- (b) Ten percent of construction costs of dyking work, including flood boxes and culverts.
- (c) Twenty percent of construction cost of internal drainage works, including interceptor ditches and pumping stations.

The minimum contribution shall be ten percent of the total construction cost.

There is a small area in the South-East corner of Burnaby containing approximately 150 acres that is protected by 1.2 miles of dykes and a pump house on the Southern part of Meadow Avenue. These works were constructed in 1949 after the 1948 Fraser River Flood.

The Municipal Engineer proposes to carry out an investigation of the condition of the existing dyking system. The time appears to be opportune to have the entire Big Bend Area examined within the new Fraser River Flood Control Programme.

It was being recommended that the Corporation make application to the Water Resources Service, Department of Lands, Forests, and Water Resources, Province of British Columbia, to consider implementation of flood control works in what is generally referred to as the "Big Bend" area, as provided for in the Federal-Provincial Agreement dated May 24, 1968 covering a plan for flood control in the Fraser Valley.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(3) Lake City East - Western Pacific Projects Ltd.

The Planning Department has reported as follows in connection with a proposal of Western Pacific Projects Ltd. for a comprehensive housing development in the area from Gagliardi Way Eastward to the Stoney Creek Ravine:

- (a) The area involved is bounded by Lougheed Highway, the Lake City spur track, Gagliardi Way and the proposed Como Lake Road extension plus the proposed park - school site adjacent to Stoney Creek.
- (b) At the time Gagliardi Way was established as a major access to Simon Fraser University, the area lying to the East was designated for residential use.
- (c) This was reflected in the revised Simon Fraser Townsite Plan which introduced in this general area the concept of a major town centre in the vicinity of the Lougheed Mall, surrounded by residential developments of varying densities.

- (d) The Simon Fraser Townsite Plan recommended, for the area, a residential use of predominantly single family residences and some medium density apartments.
- (e) Following adoption of this plan, apartments were built North of Lougheed Highway, the Lougheed Mall has been completed, and the rezoning for 850 housing units South of Lougheed Highway has recently been approved.
- (f) Western Pacific Projects Ltd. has been studying the development of the area between Gaglardi Way and Stoney Creek for some time. As early as 1967, a subdivision plan was prepared dedicating roads in the area and defining the park-school site, as recommended in the revised park and school reports. These reports recommended a 24-acre site to accommodate an elementary school adjacent to a secondary school. The elementary school was required primarily to serve the area involved in the proposal. The minimum elementary and secondary school requirements were estimated at 16 - 17 acres. A park-school playfield facility was also suggested to serve the North-East Burnaby District.
- (g) The Company has always agreed, as a part of the original "Lake City" plan, to dedicate a portion of the Stoney Creek Ravine for park-trail purposes.
- (h) The contours of the site range from a 300-foot high to a 200-foot low. The highest point of the site is located between Gaglardi Way and the existing North-South road dedication. The area slopes down from this point toward Gaglardi Way, the rail spur and Stoney Creek, with a relatively flat plateau on the Southern and Eastern portions of the site. The Eastern portion is the future park-school site.
- (i) The area which is mainly zoned R2 is undeveloped and the Company has arranged with the B. C. Hydro and Power Authority to relocate two major power lines which traverse the site.
- (j) Substantial changes in the road pattern for the area are proposed. Examples are a relocation of Lougheed Highway and the construction of an interchange with Gaglardi Way, the construction of the Como Lake Road extension and an interchange of this road with Gaglardi Way.
- (k) A preliminary sketch of a comprehensive scheme has been submitted which shows approximately 1,520 units in a variety of housing forms. The proposal suggests approximately 360 high-rise units, 920 units of a medium density type and 240 semi-detached or court house type units. The proposed suite mix is approximately 40% bachelor and 1-bedroom units, 35% 2-bedroom units and 25% 3-bedroom units. The area North of the existing East-West road dedication is proposed for family accommodation, with the exception of the proposed high-rise buildings.
- (l) The area to the South of the East-West road dedication and further bounded by Stoney Creek, Lougheed Highway and the spur track, is proposed as a "Young People's Community". This would imply a development providing accommodation which would cater specifically to the housing needs of younger people, bachelors and occasionally young families, all probably belonging to higher-income groups who can afford an environment with a very high level of recreational amenities. This would include a central recreational complex providing swimming pools, gymnasiums, saunas, hobby rooms, etc.

- (m) The overall density of the proposal would be a maximum of 22 units per acre, with a somewhat lower density for the family accommodation areas and higher density for the proposed "Young People's Community".
- (n) A variety of housing forms, such as high rises, court houses, semi-detached units and terraced apartments are introduced. The various clusters separated by substantial green areas, with the major open space and recreational facilities, are at the highest points of the site. An elaborate system of walkways connects the open spaces and provides the necessary links between the residential areas and the proposed park-school site, recreation areas and other communal facilities. Pedestrian underpasses are introduced into this open space and walkway system to provide a separation between pedestrians and vehicles.
- (o) Access to the area will be obtained by a new road bridging Stoney Creek, a link with Lake City and the new Como Lake Road extension. An additional connection could be established to the South with Government Street. The road pattern of the proposal is basically a ring road following the contours of the site and connected to the major collectors, which will be located in the existing dedication. Residential feeder roads and cul-de-sacs are attached to this system.
- (p) The proposal is situated outside the areas recommended for apartment development in the apartment studies. The Simon Fraser Townsite Plan indicated that, because of the proximity of the area to the Loughhead Mall, a somewhat higher density than the single family type could be considered. The gross density of the proposal is low and reflects the density allowed under the R41 category.
- (q) It is recognized that the proposed density is higher than was previously anticipated for the area. However, in view of the following considerations, it appears that an increase in density to 20 - 22 units per acre could be acceptable:
 - (i) The location of the site in this general area would permit the introduction of an major housing scheme of the proposed magnitude without creating conflicts with adjacent land uses.
 - (ii) The traffic generated by the development would not by itself create major circulation problems in this general area.
 - (iii) The size of the site (70 acres) makes it extremely suitable for a comprehensive housing development.
 - (iv) The area is under single ownership.
 - (v) The area is completely undeveloped.
 - (vi) The area is in close proximity to the Loughhead Mall and to future school and recreational facilities.
 - (vii) The proposed accommodation is, to a large extent, family-oriented.
 - (viii) The plan is of a comprehensive nature.

- (r) The preliminary plan indicates a concept with interesting characteristics and a high environmental quality. The introduction of residential clusters of higher density creates large areas of open space that will be developed for recreational purposes. The development has a coherent structure and is related to topography and landscape. The existing major growth will be maintained and integrated in the green space areas. A high standard of municipal control and enforcement will be required to ensure that these desirable characteristics are carried through to completion.
- (s) The minimum elementary and secondary school site requirements are estimated to be from 16 to 17 acres. The land designated for elementary and secondary school site purposes is owned by the Company. The proposed development will result in a substantial enrolment of elementary school pupils, and it is anticipated therefore that the proposed elementary school will serve only this particular development.
- (t) The development of the area would, of course, be premature without school facilities and other services, particularly in view of the existing apartment potential closer to the Lougheed Mall. It seems therefore that, although purchase of the school site has always been proposed, it is reasonable to look for a substantial contribution from the developer to the elementary school site, as established by Council for development South of Lougheed Highway near the Lougheed Mall. In fact, if the School Board is unable to provide these facilities due to the current financial situation, the responsibility for providing the elementary school facilities may rest completely with the developer.

The Planning Department was recommending that Council agree to consider a development proposal for the area and authorize the Department to work with the developer in the preparation of a suitable plan of development which reflects the objectives and criteria indicated in the report.

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

CARRIED UNANIMOUSLY

- (4) Lots 1 and 2, Block 49, D.L. 30, Plan 4497
REZONING REFERENCE #47/69

The Council, when dealing with a report of the Planning Department on September 29th relating to the above rezoning application, felt that the dedication of the South 16½ feet of the properties for the widening of Kingsway would make the site rather small for RM3 development.

It was suggested that the Planning Department examine the possibility of relocating Sylvan Drive to permit the creation of a larger site.

The Planning Department has reported as follows on this suggestion:

- (a) The costs of relocating Sylvan Drive would be approximately \$17,000.00.
- (b) Contact has been made with an agent who is attempting to assemble land to the East along 16th Avenue to bring about the creation of larger sites.

- (c) The original applicant has now indicated he is not interested in purchasing Sylvan Drive and wishes to proceed with the rezoning of the two lots.
- (d) While the relocation of Sylvan Drive and the assembly of a larger site is a desirable goal, it is recognized that Lots 1 and 2 do create a site which meets the by-law minimums.
- (e) In view of the fact the relocation of Sylvan Drive would be expensive and that the applicant has no interest in acquiring the road, it was being recommended that the earlier recommendations of the Planning Department be considered.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
 "That the recommendation contained in the report be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
 "That the meeting extend beyond the hour of 10:00 p.m."

CARRIED

AGAINST -- ALDERMEN CLARK AND
 DRUMMOND

(5) Lots 16, 17 and 18, D.L. 126, Plan 3473
SUBDIVISION REFERENCE NO. 163/69

It was being recommended that Council authorize an extension of the sanitary sewer system a distance of approximately 350 feet to serve the land covered by the above subdivision, which is located West of Springer Avenue and South of Parklawn Drive, at an estimated cost of \$5,000.00.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
 "That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(6) Ornamental Street Lights

It was being recommended that the tender of Norburn Electric Ltd. in the amount of \$38,072.10 for the installation of approximately 69 ornamental street light standards, including luminaires, lamps, photo cells, duct work and connections to the B. C. Hydro and Power Authority facilities on portions of 10th Avenue, 15th Avenue, Moscrop Street and Wayburne Way, be accepted.

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

CARRIED UNANIMOUSLY

(7) Lots 20 and 21, Block 9, D.L. 122, Plan 1308

It was being recommended that a request of McCan Franchises Ltd. to sub-let half of the above described properties to Norburn Electric Ltd. for off-street parking purposes be granted.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN HERD:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(8) 6189 Gilpin Street

The above dwelling, for which authority was sought to demolish it on November 14, 1969, is a one storey structure with concrete foundation and a stucco exterior. It has approximately 700 square feet of floor space, with four rooms, a dinette and a bathroom. The basement ceiling height is 6 feet 4 inches and the age of the building is 50 years. The elevation of the floors vary by better than 6 inches.

The estimated cost of repairing the dwelling to bring it into compliance with minimum by-law regulations is \$1,145.00 which does not include the cost of levelling the floors.

The Chief Building Inspector has recommended demolition of the building.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That authority be granted to demolish the buildings at 6189 Gilpin Street."

CARRIED UNANIMOUSLY

(9) Social Service Per Capita Assessment

The Municipal 20% share of Social Assistance payments is recovered by the Provincial Government by the imposition of a per capita charge monthly.

Advice has now been received from the Government that the projection is that the costs will rise by approximately \$5,000,000.00 over and above its estimates for the period between April 1st, 1969 and March 31, 1970, which represents a monthly per capita of 90¢ instead of the 84¢ which has been charged since April, 1969.

This increased cost has developed through increased case loads, plus an increase in allowances to individuals. As well, higher costs are shown for medical coverage, drugs, optical, dental services, and the maintenance of dependent children in care.

The Provincial Government has decided to recover the deficit at the rate of 6¢ per month over the seven months commencing November 1, 1969. In addition to recovering the deficit, the municipality will need to pay the actual increase in the per capita rate during that time.

For 1969, it will be necessary to provide an additional \$22,407.00 in the Budget of the municipality.

The increase also represents an additional cost in 1970 of \$53,777.00.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(10) Miscellaneous Equipment

It was being recommended that the following tenders be accepted for the equipment indicated:

- (a) One Ford C6000 Truck - Fogg Motors Ltd. -- \$8,613.33
- (b) One Huber M 650 Maintainer Grader - National Machinery Co. Ltd. -- \$14,252.70
- (c) One Myers TC 60-10 LD sewer cleaning machine, truck mounted - Apollo Industrial Supply Ltd. -- \$12,708.15

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN HERD:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(11) Complaint - Porterfield

(This item was dealt with previously in the meeting)

(12) Estimates

It was being recommended that the Special Estimates of Work in the total amount of \$16,220.00 be approved.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CLARK:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(13) Revenue and Expenditures

It was being recommended that the statements covering Revenue and Expenditures for the period between January 1st and November 23, 1969 be approved.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN DAILY:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(14) Street Lights

It was being recommended that Council authorize the installation of the street lights listed in the report of the Municipal Engineer.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DRUMMOND:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(15) Monthly Report of Building Department

A report of the Chief Building Inspector covering the operations of his Department for the period between November 10th and December 5, 1969 was being submitted.

(16) Monthly Report of R.C.M.P.

A report from the R.C.M.P. covering the policing of the municipality during the month of November, 1969 was being submitted.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the above two reports be received."

CARRIED UNANIMOUSLY

(17) Lots 9 to 11 inclusive, Block I, D.L. 79S, Plan 1995 (Baker)

(This item was dealt with previously in the meeting.)

(18) Rogers - 6596 Marlborough Avenue

(This item was dealt with previously in the meeting.)

(19) Proposed Storage Tank - Standard Oil Company

(This item was dealt with previously in the meeting.)

*

ALDERMAN HERD suggested that an opening should be provided in the median on Willingdon Avenue South of Kingsway so as to allow Southbound motorists on Willingdon Avenue to turn left sooner than they can now.

It was pointed out that the Traffic Safety Committee had, earlier this year, considered the matter introduced by Alderman Herd and had submitted a report to Council.

The Municipal Engineer was asked to advise Council on December 22nd as to the opinion of his Department on the suggestion advanced by Alderman Herd.

*

PLANNING DEPARTMENT submitted a report outlining a situation which has developed in connection with a comprehensive development scheme known as Villa Montecito - Lakewood Village involving portions of Block 10, D.L. 136, and a portion of D.L. 137.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That the report of the Planning Department be tabled until the December 22nd meeting but, in the meantime, the Planning Director:

(a) feel free to advise the developers of this action.

(b) obtain an opinion from the Municipal Solicitor as to the legal position of the Corporation in regard to the matter."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

B Y - L A W S

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:
"That leave be given to introduce "BURNABY CAB AND COMMERCIAL
VEHICLE BY-LAW 1951, AMENDMENT BY-LAW 1969" #5637 and that it
now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:
"That "BURNABY CAB AND COMMERCIAL VEHICLE BY-LAW 1951, AMENDMENT
BY-LAW 1969" be now read a Third Time."

CARRIED UNANIMOUSLY

*

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:

"That:

"BURNABY PREPAYMENT OF TAXES BY-LAW 1969" #5635

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1969" #5476

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 54, 1968" #5400

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:

"That:

"BURNABY PREPAYMENT OF TAXES BY-LAW 1969"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1969" RZ 125/68

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 54, 1968" RZ 63/68(a)

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

CARRIED UNANIMOUSLY

*

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DRUMMOND:

"That leave be given to introduce:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 77, 1969" #5626

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 78, 1969" #5627

and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DRUMMOND:

"That the By-laws be now read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DRUMMOND:

"That the Council do now resolve into a Committee of the Whole to consider and report on the By-laws."

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 77, 1969 provides for the following proposed rezoning:

Reference RZ #34/69

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

(i) Lots 13/14/15, S.D. 18, Blocks 1/3, D.L. 95N, Pl. 1880

(ii) Lot 18, S.D. 17, Blocks 1/3, D.L. 95N, Plan 1414

(7007 - 7025 - 7041 - 7057 Balmoral Street -- Located on the North side of Balmoral Street from a point 132 feet West of Salisbury Avenue Westerly a distance of 264 feet)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 78, 1969 provides for the following proposed rezoning:

~~Reference is made to the minutes of the Public Hearing held on the 11th day of December, 1969, at the Public Office of the City of Burnaby, British Columbia, at which time the following proposals were presented for consideration:~~
FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIFAMILY (RM3)
RESIDENTIAL DISTRICT THREE (RM3)

- (i) Lots 6, 7, 8 and 9, R.S.D. "A", S.D. 19/20, Blocks 1/3, D.L. 95N, Plan 1264
- (ii) Lots 10 and 11, Block "A", D.L. 95, Plan 1264
- (iii) Lot 17, S.D. 17, Blocks 1/3, D.L. 95, Plan 1414
- (iv) Lots "A" and "D", R.S.D. 16/18, S.D. 18, Blocks 1/3, D.L. 95N, Plan 12331
- (v) Lot "B", S.D. 16/18, Block 18, D.L. 95, Plan 12331
- (vi) Lot "C", S.D. 16/17, Block 18, D.L. 95, Plan 12331

(6950 - 7064 Elwell Street inclusive -- Located on the South side of Elwell Street from a point 132 feet West of Salisbury Avenue Westward a distance of approximately 462 feet)

Planning Director stated that, since his Department was opposed to the above two rezoning proposals, it did not recommend prerequisites.

It was understood by Council that, in view of the statement by the Planning Director, he would indicate whether the Planning Department wishes to recommend the attachment of prerequisites to the two rezoning proposals.

MacCarthy Agencies Ltd. submitted a letter in connection with both of the above rezoning proposals, advising as follows:

- (a) The Planning Director, in his reports to Council on the matters, indicated he had no objection to the ultimate extension of apartments into the areas concerned.
- (b) The Apartment Study confirms that all facilities (schools, parks and collector roads) are adequate for both the immediate use and future expansion areas.
- (c) The Council should only determine the overall perimeter of what is to be the apartment zone in each district and, if such zone has the necessary community facilities, then no attempt should be made to ascertain which areas within the zone should be for immediate or future use. Only the forces of economics can govern the time use. An example of this situation is the only area left in the Middlegate District that is designated for immediate apartment use but has not yet experienced such development due to the economics of the situation.
- (d) Of all the property owners at the Westerly ends of Elwell and Balmoral Streets, only one made representations at the Public Hearing and his concern was that his property be rezoned as well.

The Council, during consideration of the foregoing rezoning proposals, took into account the representations which were made at the Public Hearing, as gleaned from the minutes which were at hand.

APPROVED AND PASSED

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DRUMMOND:
"That the Committee do now rise and report progress on the By-laws."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

*

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:
"That leave be given to introduce "BURNABY ZONING BY-LAW 1965,
AMENDMENT BY-LAW NO. 79, 1969" #5628 and that it now be read a First
Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #75/69

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL
DISTRICT THREE (RM3)

Lots 3 to 10 inclusive, Block 41, D.L. 30, Plan 3036

(7418, 7424, 7432 Nineteenth Avenue, 7365, 7385 Humphries
Avenue and 7425, 7419, 7411 Eighteenth Avenue -- Located
between Eighteenth and Nineteenth Avenues South-West
from Humphries Avenue a distance of approximately 280 feet)

Bradford Holdings Ltd., the applicant for the rezoning proposal
at hand, submitted a letter advising that all on-site parking
for the apartment planned would be underground.

The Company added that the rental for the parking spaces would be
included in the rental for the apartment suite.

*The Council, during consideration of the foregoing rezoning
proposals, took into account the representations which were
made at the Public Hearing, as gleaned from the minutes which
were at hand.*

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN McLEAN:
"That the Committee do now rise and report progress on the By-law."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

*

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That leave be given to introduce:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 80, 1969" #5629
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 82, 1969" #5631
and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the By-laws be now read a Second Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

The Council, during consideration of the foregoing rezoning proposals, took into account the representations which were made at the Public hearing, as gleaned from the minutes which were at hand.

Burnaby Zoning By-law 1965, Amendment By-law No. 80, 1969 provides for the following proposed rezoning:

Reference RZ #77/69

FROM RESIDENTIAL DISTRICT FIVE (R5) TO SERVICE COMMERCIAL DISTRICT (C4)

Lots 2 and 3 except part on plan with By-law 30078, D.L. 94, Plan 440: - that portion 105 feet in depth North from a line parallel to and situate 125 feet North of Kingsway

(5633 - 5667 Kingsway -- Located on the North side of Kingsway midway between Elgin Avenue and Dufferin Avenue with a frontage on Kingsway of 262 feet)

Burnaby Zoning By-law 1965, Amendment By-law No. 82, 1969 provides for the following proposed rezoning:

Reference RZ #70/69

FROM RESIDENTIAL DISTRICT FIVE (R5) TO GENERAL INDUSTRIAL DISTRICT (M2)

Lot "B", Block 2, D.L. 69, Plan 3691

(3785 Myrtle Street -- Located on the North side of Myrtle Street between Esmond and Smith Avenues, having an area of 2.2 acres)

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the Committee do now rise and report progress on the By-laws."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

*

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:
"That leave be given to introduce:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 83, 1969" #5632
and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #76/69

FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO SERVICE COMMERCIAL DISTRICT (C4)

Parcel "B", Ref. Plan 15504, Block 38, D.L. 159, Plan 930

(5730 Marine Drive -- Located on the South side of Marine Drive from a point approximately 776 feet West of Byrne Road, Westward a distance of 201 feet with an area of .5 of an acre)

Planning Director stated that, since his Department was opposed to the above rezoning proposal, it did not recommend prerequisites.

It was understood by Council that, in view of the statement by the Planning Director, he would indicate whether the Planning Department wishes to recommend the attachment of prerequisites to the rezoning proposal.

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

CARRIED
AGAINST -- MAYOR PRITIE

THE COUNCIL RECONVENED.

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

CARRIED
AGAINST -- MAYOR PRITIE

*

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILY:
"That leave be given to introduce:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 81, 1969" #5630
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 84, 1969" #5633
and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILY:
"That the By-laws be now read a Second Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 81, 1969 provides for the following proposed rezoning:

Reference RZ #79/69

FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARK AND PUBLIC USE DISTRICT (P3)

Lot 50, D.L. 53, Plan 32413

(Vacant property located between Nineteenth and Eighteenth Streets North of 14th Avenue with an area of 2.63 acres)

Dec/15/1969

BURNABY ZONING BY-LAW 1965, AMEDDMENT BY-LAW NO. 84, 1969 provides for the following proposed rezoning:

Reference RZ #80/69

FROM HEAVY INDUSTRIAL DISTRICT (M3) TO PARK AND PUBLIC USE DISTRICT (P3)

Lot 18, D.L. 155 C, Plan 1138

(Located on the Southerly side of Meadow Avenue between 12th Avenue and 14th Avenue, with a frontage of 260 feet, an average depth of 818 feet and an area of 4.88 acres)

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY LAW NO. 81, 1969"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 84, 1969"
be now read a Third Time."

CARRIED UNANIMOUSLY

*

ALDERMAN DAILLY LEFT THE MEETING.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN HERD:
"That the Council now resolve itself into a Committee of the Whole "In Camera"."

CARRIED UNANIMOUSLY

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