

NOVEMBER 17, 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, November 17, 1969 at 7:00 p.m.

PRESENT: Mayor R. W. Prittie;
Aldermen Blair, Clark, Dally,
Drummond, Herd, Ladner, and
McLean;

ABSENT: Alderman Mercier;

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
"That the Minutes of the meeting held on October 27, 1969 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

D E L E G A T I O N

Mrs. A. Demke wrote to request an audience with Council in connection with a proposal to rezone Lots 4 and 5, Block 53, D.L. 30, Plan 3036 to Service Commercial District (C4).

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:
"That Mrs. Demke be heard."

CARRIED UNANIMOUSLY

Before hearing Mrs. Demke, the following four letters which related to the subject of her presentation were read:

- (a) Mr. and Mrs. A. Demke and ten others who indicated that they were all opposed to the rezoning proposal on the grounds that:
 - (i) such action would impair the future development of the area in which the subject property is located in that Council has implied, by policy, that this area is destined for apartment use.
 - (ii) using the property for the purpose desired by the applicant for the rezoning would depreciate neighbouring land.
 - (iii) the existing development on the subject property is non-conforming and therefore could remain without the land being rezoned.

- (b) Mrs. Demke, who indicated that development of the area in which the subject property is located, for apartment purposes, would be discouraged by the presence of an engine rebuilding operation in the midst of the area.

Noise and smoke/steam emissions from the engine rebuilding shop and the other operations on the subject property causes a nuisance to the neighbours.

(1)

- (c) Mrs. V. Zeswich, who claimed that the type of activity being undertaken on the subject property is light industrial in nature and should be located in the appropriate area.
- (ii) When the owner of the subject property first began many years ago, his operation was relatively minor in nature and was not too offensive to the neighbours; now, however, it has grown considerably to the point where the neighbours are adversely affected by the noise, smoke and other nuisances.
- (iii) All of those in the immediate area are opposed to the rezoning, and this should be recognized by Council.
- (iv) The owner of the property has the type of business that could be relocated anywhere, and he would not suffer because he has a good reputation in regard to the quality of his work.
- (d) Mrs. Marguerite Mills, who expressed concern regarding Council apparently ignoring the views of the owners whose properties abut the subject one.

She also suggested that the rezoning would result in adjacent properties being devaluated, and made reference to the nuisance caused by the emanations from the subject property.

Mrs. Demke then spoke and made the following points:

- (1) She was representing all the owners whose properties abutted the subject one.
- (2) She was aware the Council is not unanimous in regard to the rezoning proposal in that five favour it at the moment and four oppose it.
- (3) Under the Zoning By-law, uses permitted in C4 zones include "automobile, boat and trailer show rooms, including related minor repair shops". The operation on the subject property is major, not minor.
- (4) A diagnostic centre should not be located in a C4 zone.
- (5) If the property was zoned M1 to accommodate the type of development planned, the owner of the property would need to observe the following section of the Zoning By-law:

"Nothing shall be done which is, or will become, an annoyance, or nuisance, to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare, nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion."

- (6) The M4 zoning category provides for the accommodation of light industrial activities under conditions that are designed to minimize conflict with existing residential uses in area of mixed development. The same "conditions of use" that were cited above under Point (5) apply in this case as well.
- (7) The present use conducted on the property constitutes a nuisance to adjacent homeowners and would remain if apartments were developed on this adjoining land.
- (8) There would be no possible way for providing a rear entrance or exit to the property so traffic would need to enter and leave from Kingsway, with the result there would be hazards to both pedestrians and motorists.
- (9) In 1966, the Council established a policy which indicated that the area in question was suitable for apartment development. In 1969, the Council reaffirmed this position.
- (10) To permit the rezoning of the subject property to C4 would be inconsistent with apartment use of the area and would perpetuate a non-conforming use.
- (11) As regards the emission of smoke and steam from the property at the present time, this should be stopped because it pollutes the air.
- (12) Those having property fronting Kingsway are prepared to dedicate land for the future widening of Kingsway.
- (13) The North side of Kingsway in this area is already developed with apartments.
- (14) Apartments in general add considerable revenue to the coffers of the municipality.
- (15) The property owners in the subject area support the apartment designation for their area in total.

The Delegation was informed that the subject matter of its presentation was due for consideration later in the evening when Item 9 of Report No. 73, 1969 of the Municipal Manager was received.

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ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

President, Burnaby Tenants' Association, submitted a letter enclosing a copy of one sent to the Landlord/Tenant Grievance Committee (including an accompanying petition) relating to a number of grievances from tenants in the apartment complex at 5740-5932 Hastings Street.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:
"That the submission from the Association be referred to the
Landlord/Tenant Grievance Committee for consideration and report."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:
"That Alderman Mercier be granted leave of absence from this
meeting."

CARRIED UNANIMOUSLY

Postmaster General wrote to advise that consideration would be
given the matter of issuing a stamp to commemorate the 50th
Anniversary of the dedication of the International Peace Arch.

Assistant Director of Planning, Greater Vancouver Regional District,
submitted a letter advising of the action taken by the Board of
Directors for the District in respect of eight applications which
were considered for amendments to the Official Regional Plan.

Mrs. W. E. D'Altroy submitted a letter in which she:

- (a) expressed concern regarding motorcyclists using trails
that are frequented by horse riders.
- (b) urged that Council enact legislation designed to preserve
recreational areas, such as bridge paths, for the
purposes for which they were intended.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That the matter of concern to Mrs. D'Altroy be referred to the
Parks and Recreation Commission for consideration and report; and
further, the Commission offer its opinion on whether there would
be merit in designating trails for single use only for pedestrians,
horse riders and motorcyclists, and how such a system could be
policed."

CARRIED UNANIMOUSLY

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TABLED MATTER

The following matter was then lifted from the table:

Drainage - 950 Cliff Avenue

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:
"That Item 16 of the Municipal Manager's Report No. 73, 1969, which
deals with the subject at hand, be brought forward for consideration
at this time."

CARRIED UNANIMOUSLY

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

(16) Drainage - 950 Cliff Avenue

Several attempts have been made to contact the owner of the property from which an easement is required to correct a drainage problem at the above location, and no success has been met.

It was being recommended that the matter be retabled for two weeks.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:
"That Item 15 of Report No. 73, 1969 of the Municipal Manager, which deals with the question of littering and indiscriminate dumping, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(15) Littering and Indiscriminate Dumping

Litter, in the form of smaller bits of debris, has always been a problem, but not just in Burnaby.

Our programme, which has been quite an energetic one involving the placement of Pelicans and street receptacles, has been fairly successful in commercial areas. The only parts of the municipality where litter is a real problem now is at or near public schools.

Another factor which has been of assistance in reducing litter is the acquisition by the Corporation of two Cushman vehicles with those operating them covering all commercial areas to collect litter.

One possible way of controlling litter is to post at the boundaries of the municipality on the main highways a sign pointing out the penalty applicable for littering. Apart from this, it would appear to be largely a matter of educating the public.

As regards indiscriminate dumping, our refuse collection practices make it almost unnecessary for any citizen to even think of carrying out an act of indiscriminate dumping. This is because the municipality has increased the items which will be picked up to the point where the only things which may be refused are those which are entirely too bulky to consider placing in the collection trucks, or landscape refuse and debris composed mainly of rocks and boulders.

Even these items are picked up for a fee and most people seem to avail themselves of this service.

Our volume of collection has increased since the ban on backyard burning but it was being recommended that the Municipality continue to offer the same service of collecting all reasonable refuse at the source so as to make it unnecessary for anyone to consider dumping indiscriminately.

The matter has been discussed with the Municipal Solicitor who agrees that the applicable regulations pertaining to littering and indiscriminate dumping are the Motor Vehicle Act and the Burnaby Street and Traffic By-law. He also agrees that the problem is one of enforcement, which is not one that has a complete solution readily available.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:
"That the report of the Manager be tabled for one week."

CARRIED

AGAINST -- ALDERMEN McLEAN,
DAILLY AND CLARK

ALDERMAN LADNER then introduced the following Motion:

"That the matter of Council sittings be referred to the Procedure Committee."

Alderman Ladner made the following points in support of his motion:

- (a) One reason for the length of Council meetings now is because debate is allowed on non-agenda items.
- (b) The present Procedure By-law governs the length of Council meetings so the members of Council presently have the opportunity of either meeting no longer than 10:00 o'clock in the evening or extending the time of the meeting.
- (c) Members of Council who left the meeting at 10:00 o'clock because they did not want to continue past that hour would be abdicating their responsibilities.
- (d) The staff which is required to attend Council meetings would probably prefer one meeting per week rather than two.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That the matter of Council sittings be referred to the Procedure Committee."

CARRIED UNANIMOUSLY

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NOTICE OF MOTION

Alderman McLean submitted the following Notice of Motion:

"WHEREAS there is ever-increasing traffic in Burnaby and the Lower Mainland Area, and whereas there exists the ever present possibility of each of the five railways building private lines to service industry with little, if any, consideration being given to local amenities;

AND WHEREAS the lack of communication, coupled with an inordinate amount of time wastage in generating action, constitutes a danger to the public interest;

AND WHEREAS there is a duplication of rail service that, if allowed to expand, will envelope the Lower Mainland in a web of steel that will further restrict access by creating land divisions and additional level crossings without signals to compound an already critical traffic situation;

AND WHEREAS there is a need for some form of rapid transit utilizing existing rail lines;

AND WHEREAS action should be initiated to bring all railways in the Lower Mainland into an integrated rail system under a single local control to synchronize the activities of local rail traffic and end the wasteful and costly duplication of service and bring about better planning and land use;

THEREFORE BE IT RESOLVED that this Council support the establishment of a transportation authority under the Greater Vancouver Regional District in co-operation with the Federal Department of Transport, or as a single purpose agency with power to act."

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:
"That the above motion be endorsed."

CARRIED UNANIMOUSLY

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Alderman Dailly mentioned that obnoxious odours are still being emitted by the oil refineries in North Burnaby, particularly in the Capitol Hill area.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:
"That the matter be referred to the Air Pollution Committee for investigation and report, with it being understood that the Committee would endeavor to contact the companies concerned in the course of its investigations to determine whether, and what, remedial measures can be taken to minimize or eliminate the problem."

CARRIED UNANIMOUSLY

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Alderman Dailly stated that, according to a newspaper article, mine tailings are to be dumped into Rupert Inlet by some industrial concerns.

He indicated that the depositing of such effluent would seriously pollute the water involved and suggested that Council should lodge a protest against this proposed action.

His Worship, Mayor Prittie asked Alderman Dailly to submit a Notice of Motion on the subject of his presentation so that Council will have greater particulars and thus be able to properly consider the matter.

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

CARRIED UNANIMOUSLY

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R E P O R T

MUNICIPAL MANAGER submitted Report No. 73, 1969 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) Business Tax Court of Revision

It was being recommended that Council sit on Thursday, December 11, 1969, at 10:00 a.m. and, if required, again at 1:30 p.m. in the Committee Room as the Local Court of Revision for the purpose of hearing all complaints against the 1969 Number 1 and Number 2 Supplementary Business Tax Assessment Roll and the 1970 Business Tax Assessment Roll.

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

CARRIED UNANIMOUSLY

(2) 6189 Gilpin Street

It was being recommended that the Land Agent be authorized to have the buildings situated on the above property, which is owned by the Corporation, demolished.

During consideration of the matter which is the subject of the Manager's Report, a suggestion was made in Council that perhaps the dwelling on the property could be made habitable at a reasonable cost, and rented by the Municipality.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the Land Agent indicate the feasibility of repairing the dwelling at 6189 Gilpin Street so as to make it habitable and rentable."

CARRIED UNANIMOUSLY

(3) Business Tax Amendment By-law

Copies of a report from the Municipal Treasurer pertaining to the above subject were distributed to Council at its meeting on November 10, 1969.

Amendments to the Business Tax By-law must be passed by November 30, 1969 to be effective for the year 1970.

The Amendment at hand concerns the percentage rate applicable for personal property tax and is required by new Provincial regulations.

This percentage is related to the percentage used by the municipality for calculating the business tax.

It is considered that Council should examine the percentage rate for business tax purposes before the By-law is amended to reflect the change in the personal property tax percentage.

The percentage used by Burnaby for the business tax at the present time is $1\frac{1}{2}\%$ below that of Vancouver and $2\frac{1}{2}\%$ below that of New Westminster.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That consideration of the Manger's Report be deferred until the Amendment to the Business Tax By-law is dealt with later in the evening."

CARRIED UNANIMOUSLY

(4) Easement - Parcel "D", Ref. Pl. 35925, Block 49, D.L. 151, Plan 1936 REFERENCE REZONING #125/68

It was being recommended that Council authorize the:

- (a) acquisition of an easement, which is required for drainage purposes, over a portion of the above described property for a nil consideration.
- (b) execution of the documents attending the matter.

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

CARRIED UNANIMOUSLY

(5) Development Statistics

The Planning Department has reported as follows on the above matter:

- (a) The statistics produced include a variety of data for such categories as population, assessment, housing, commercial and industrial development, subdivision activity, rezoning applications, etc. in the years between 1957 and 1968.
- (b) The graph illustrating the situation in that regard shows municipal growth trends in population, housing, value of residential and non-residential construction, as well as residential, non-residential and total assessment values.
- (c) Burnaby's population has grown at an almost uniformly steady rate since 1957.
- (d) One of the most significant trends is the growth in the number of residential units and in the value of residential construction, which was particularly evident during 1967 and 1968. This has been almost entirely due to the recent upsurge in apartment construction.

- (e) Industrial activity has been maintained at a fairly high level since 1962 by the continued expansion of the Lake City area and a steady growth in other industrial districts. The value of industrial construction in the last three years is approximately equal to the value of industrial construction in the previous six years.
- (f) The sharp rise in the value of commercial construction in 1960 was due to the development of the Middlegate Shopping Centre and continued growth of the Brentwood Shopping Centre. A similar construction peak occurred in 1968 as a result of the development of the Loughheed Mall Shopping Centre.
- (g) The growth patterns for residential, industrial and commercial development are reflected in the annual assessments. Of particular significance is the trend toward non-residential assessment assuming a steadily increasing share of the total assessment.
- (h) Other municipalities in the Lower Mainland Area have been requested to supply assessment data for 1968 and 1969. Once this material has been compiled, a comparative table will be prepared for presentation to Council at a later date.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:
"That the report of the Planning Department be received."

CARRIED UNANIMOUSLY

(6) Burnaby Building By-law Amendment

In the final preparation and printing of the Burnaby Building By-law, some errors or omissions occurred.

There have also been several changes in the latest printing of residential standards.

Rather than produce an errata sheet, it has been decided best to amend the By-law.

It was therefore being recommended that Council favourably consider such an amendment.

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

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That the previous motion be tabled for one week in order that Council can be supplied with particulars of the proposed changes and can have an opportunity to examine them."

CARRIED

AGAINST -- ALDERMAN HERD

(7) Normanna Rest Home

Since the presentation to Council of the resolution effecting partial exemption from 1970 taxes for the Normanna Rest Home, a recent start has been made on a new building.

In order to obviate the likelihood of a request for a grant to offset the taxes on this new building and since there is still time, it was being recommended that a new resolution be passed to incorporate the new building being constructed by the Normanna Rest Home.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That the resolution passed by Council on November 10, 1969 pertaining to a partial exemption from 1970 taxes of the property owned by the Normanna Rest Home be rescinded and replaced with the following:

"(6) Those lands occupied by the NORMANNA REST HOME described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being a portion of Lot "D", Block 6, District Lot 28, Group 1, Plan 24032, New Westminster District, Province of British Columbia and being more particularly described as follows:

COMMENCING at the South-East corner of said Lot "D", being a point of intersection of Twelfth Avenue and Fourth Street, thence in a North-Westerly direction a distance of 307.56 feet along the Eastern Boundary of said Lot "D", thence in a South-Westerly direction parallel to Thirteenth Avenue a distance of 247.0 feet, thence in a South-Easterly direction a distance of 121.15 feet, thence in a South-Westerly direction parallel to Thirteenth Avenue a distance of 50.0 feet to the Westerly boundary, thence in a South-Easterly direction a distance of 32.28 feet, thence in a South-Westerly direction a distance of 49.5 feet, thence along the Western boundary, in a South-Easterly direction, a distance of 153.78 feet to the Twelfth Avenue boundary of said Lot 12, thence along the Twelfth Avenue boundary 346.5 feet to the point of commencement, as shown outlined in Green colour on the plan annexed hereto and marked with the letter "G" and the buildings thereon."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That it be recommended to the 1970 Council that it ask Rest Homes qualified to receive tax exemptions to supply financial statements for their respective operations prior to consideration being given the matter of exempting all or part of their properties from taxation pursuant to Section 327 of the Municipal Act."

CARRIED

AGAINST -- ALDERMEN BLAIR AND
HERD

(3) Business Tax

The subject of Item (3) of Report No. 73, 1969 of the Municipal Manager, which was considered earlier in the evening, was further deliberated.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That no action be taken to increase the business tax at this time."

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That the above motion be tabled for one week to allow the liaison with the Finance Department, Alderman Mercier, to offer his opinion on the proposal and to permit the Municipal Treasurer to submit a report indicating the relative increases in tax rates for all types of development in the municipality (residential, commercial and industrial) so that it can be determined whether the increase proposed in the business tax corresponds with increases in taxes on other types of property which are not subject to the business tax."

CARRIED

AGAINST -- ALDERMEN CLARK AND
HERD

(8) Lot 18, Block 18, D.L. 29, Plan 19194
REZONING APPLICATION NO. 108/68

The Amendment By-law covering a proposal to rezone the above described property to Multiple Family Residential District Two (RM2) was given two readings on November 3, 1969.

As the Planning Department did not recommend the rezoning, prerequisites were not considered.

The Planning Director has now indicated that the only prerequisite should be the submission of a suitable plan of development for the site.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That the prerequisite outlined in the report of the Manager be established in connection with the rezoning proposal at hand."

CARRIED UNANIMOUSLY

(9) Lots 4, and 5, Block 53, D.L. 30, Plan 3036
REFERENCE REZONING #51/69

The Amendment to the Zoning By-law providing for the rezoning of the above described properties to C4 received two readings on November 3, 1969.

As the Planning Department did not recommend this rezoning, prerequisites were not indicated.

The application has been reviewed and the following prerequisites are being recommended as a result:

- (a) That the two lots be consolidated into one site and the front 16.5 feet be dedicated for the future widening of Kingsway.

- (b) That the existing structure on the properties be demolished within six months of the rezoning being effected.
- (c) That a suitable plan of development reflecting the proposed use of adjacent land for apartment purposes be submitted.
- (d) That adequate drainage facilities be provided to the site by an easement to Britton Street.

In the earlier report which the Planning Department submitted on this application, reference was made to the ultimate use of land in the area for apartment purposes. A report was submitted on a specific application on an adjacent site and another application has been received for the rezoning of seven lots in the block for apartment development. A report on this application will come forward in January 1970.

The Planning Director does not feel that the C4 use proposed for the subject property can be compatible with the surrounding apartment development and therefore recommends that Council reaffirm the suitability of the block for apartment purposes and not proceed with the proposal to rezone Lots 4 and 5, Block 53, D.L. 30, Plan 3036 to the C4 category.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
 "That the four prerequisites listed in the report of the Manager be established in connection with a proposal to rezone the property which is the subject of the report to Service Commercial District (C4)."

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN McLEAN:
 "That the prerequisite under (C) in the report be amended by deleting the words "for apartment purposes"."

CARRIED

AGAINST -- HIS WORSHIP, MAYOR
 PRITTE, ALDERMEN
 LADNER AND DAILY

A vote was then taken on the Original Motion, as just amended, and it was Carried Unanimously.

- (10)(a) Lots 1, 2 and 3, Block 27, D.L. 32, Plan 10045
 - (b) Lots 4 and 5, Block 27, D.L. 32, Plan 12272
- REZONING REFERENCE NO. 134/68

The Amendment to the Zoning By-law covering the rezoning of the above described properties to Multiple Family Residential District Three (RM3) was given two readings by Council on November 3, 1969.

The applicant has now written to indicate that he cannot consolidate all five lots into one site and therefore wishes to only proceed with the development of Lots 4 and 5 at this time.

There is no objection to the rezoning of Lots 4 and 5, as requested, provided the following prerequisites apply:

- (a) That the two lots (4 and 5) be consolidated into one site.

- (b) That a suitable plan of development for the site be submitted.
- (c) That an undertaking be given that all existing structures on the properties will be removed within six months of the rezoning being effected.
- (d) That a sum of money be deposited to cover the cost of paving the lane.
- (e) That adequate provision be made for serving the site with drainage facilities.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That the prerequisites listed above be established in connection with the proposal to rezone Lots 4 and 5, Block 27, D.L. 32, Plan 12272 to Multiple Family Residential District Three (RM3) in place of those which applied to the original proposal that involved those two lots plus Lots 1, 2 and 3, Block 27, D.L. 32, Plan 10045."

CARRIED UNANIMOUSLY

(11) Estimates

It was being recommended that the Municipal Engineer's Special Estimates of Work in the total amount of \$87,000.00 be approved.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(12) Revenue and Expenditures

It was being recommended that the expenditures listed in the report of the Municipal Treasurer covering Revenue and Expenditures for the period between January 1 and October 26, 1969 be approved.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(13) Miscellaneous Rezoning Applications

The Planning Department has submitted reports on a number of rezoning applications.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

(14) Monthly Report of Building Department

A report of the Chief Building Inspector covering the operations of his Department for the period between October 13th and November 7, 1969 was being submitted.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LADNER:
"That the report be received."

CARRIED UNANIMOUSLY

(15) Littering and Indiscriminate Dumping

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

(16) Drainage - 950 Cliff Avenue

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

HIS WORSHIP, MAYOR PRITTIE, DECLARED A RECESS AT 8:55 P.M.

THE COMMITTEE RECONVENED AT 9:10 P.M.

(13) Miscellaneous Rezoning Applications

The Planning Department has reported on the following applications to rezone the properties indicated:

(1) Reference RZ #79/69

Lot 50, D.L. 53, Plan 32413

(Located in the North-East corner of 19th Street and 14th Avenue)

The Planning Department recommended that the application to rezone the above described property to Park and Public Use District (P3) be approved for further consideration.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:
"That the recommendation of the Planning Department be adopted and this rezoning proposal be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

A question was raised as to the rental rates which have been established for tenants in public housing projects.

The Planning Director undertook to supply Council with the information in this regard.

(2) Reference RZ #80/69

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

(Located on the South side of Meadow Avenue opposite the 12th Avenue intersection)

The Planning Department recommended that the application to rezone the above described property to Park and Public Use District (P3) be approved for further consideration.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
"That the recommendation of the Planning Department be adopted and this rezoning proposal be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(3) Reference RZ #75/69

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

(Located between 18th and 19th Avenues West of Humphries)

The Planning Department recommended that the application to rezone the above described properties to Multiple Family Residential District Three (RM3) be approved for further consideration and, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The eight lots be consolidated into two sites.
- (b) An undertaking be provided to remove all existing structures on the properties within six months of the rezoning.
- (c) A suitable plan of development for the site be submitted.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
"That the recommendation of the Planning Department be adopted and this rezoning proposal be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

Alderman Dailly suggested that the municipality should require the provision of play areas in the basements of apartment buildings so that children occupying the buildings will have some place for recreational activities when it is not possible to be outdoors.

Alderman Dailly was asked by Council to prepare a report, or a Notice of Motion, on his suggestion.

(4) Reference RZ # 76/69

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

(Located on the South side of Marine Drive approximately 400 feet West of Gilley Avenue)

The Planning Department recommended that the application to rezone the above described properties to Service Commercial District (C4) not be approved because it felt the present Community Commercial District (C2) zoning of the property is more appropriate in that this type of zone is designed to provide for the daily and occasional shopping needs of residents whereas the C4 category is designed to provide for the accommodation of vehicular-oriented commercial uses of low intensity and for commercial uses requiring large areas for storage and handling of materials, goods and equipment.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the rezoning proposal which is the subject of the report from the Planning Department be advanced to a Public Hearing."

IN FAVOUR -- ALDERMEN HERD, McLEAN,
DRUMMOND AND CLARK

AGAINST -- HIS WORSHIP, MAYOR
PRITTIE, ALDERMEN LADNER,
BLAIR AND DAILLY

MOTION NEGATIVED

(5) Reference RZ #73/69

Lot 12, D.L. 2, Plan 33637

(Located on the North-West corner of Loughheed Highway and North Road)

The Planning Department recommended that the application to rezone the above described property to Service Commercial District (C4) not be approved but that the Planning Department be authorized to work with the applicant toward the provision of a more comprehensive and intensive use of the site than was currently planned.

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

CARRIED UNANIMOUSLY

(6) Kingsway - Royal Oak Area

As a result of several enquiries regarding the locating of various Service Commercial uses, a study has been made on the question of developing specific service commercial areas and relating them to the established higher-density commercial and residential cores.

There would appear to be a need for such areas, not only to provide additional sites for the various service uses, but also to consolidate them into more defined areas. Inasmuch as a need and possible location of service commercial uses is generated by the existence of high density commercial and residential cores, the proposed development of such locations in close proximity to these cores would compliment or reinforce them.

The area of concern at the moment is the one known as the "Kingsway Town Centre", specifically that part immediately East of Royal Oak Avenue.

The sketches of the areas which have been prepared and are being presented this evening illustrate the existing and proposed development in the area.

As regards the proposed development, it is considered to be more desirable to have commercial rather than industrial development adjacent to the Multiple Family area along Royal Oak Avenue. The existing higher density commercially-zoned portion should be retained in order to serve as an identity or a focal point for the area.

An extension of the Multiple Family development along Royal Oak Avenue North to Kingsway is favoured, as it is for the North side of Kingsway, although existing commercial uses there make it uneconomical for such development for some time.

In summary, the potential benefits of the plans for the area are:

- (a) The establishment of well-defined areas for service commercial uses.
- (b) The reinforcement of the high-density commercial and residential cores.
- (c) The provision of more service commercial property.

The Planning Department would request that Council examine the foregoing proposal and, if in agreement, adopt the plan in principle.

This would enable the Department to work with potential developers in establishing specific sites and related requirements for individual proposals.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:
"That the plan outlined in the report of the Planning Department be adopted in principle."

CARRIED

AGAINST -- ALDERMAN CLARK,
DRUMMOND AND McLEAN

(7) Reference RZ #78/69

- (i) Lots 1 to 5 inclusive, Blocks 12/13/32/33, D.L. 94 S, Plan 2723
- (ii) Lots 14 and 31, D.L. 94S, Plan 720

(Located on the East side of Royal Oak Avenue between Grimmer and Lane Street)

The Planning Department recommended that the application to rezone the above described properties to Community Commercial District (C2) not be approved because:

- (a) The area in which the site is located is considered more suitable for Service Commercial District (C4).
- (b) The type of use proposed by the applicant belongs logically in a "Town Centre" core.
- (c) The development of the site in the manner the applicant wishes would dissipate the potential of the aforementioned core and start another node of commercial development.

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

CARRIED

AGAINST --ALDERMAN BLAIR

(8) Reference RZ #77/69

Lots 2 and 3 except part on plan with By-law 30078, D.L. 94S, Plan 440

(Located on the North side of Kingsway between Elgin and Dufferin Avenues)

The Planning Department recommended that the application to rezone the above described properties to Service Commercial District (C4) not be approved because it is felt further study should be made of the general commercial zoning situation on the North side of Kingsway in order to determine a solution to the rather haphazard commercial zoning pattern which exists along the North side of Kingsway.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CLARK:

"That the rezoning proposal which is the subject of the report from the Planning Department be advanced to a Public Hearing."

CARRIED

AGAINST -- HIS WORSHIP, MAYOR
PRITTIE, ALDERMEN BLAIR,
AND DAILLY

It was noted by Council, during consideration of the foregoing report, that the Planning Department is continuing to review the C4 zoning in the area covered by the report and will be reporting on the matter in a manner similar to that for land on the South side of Kingsway near Royal Oak Avenue.

The Planning Department was directed to submit this second report in time for consideration at the Public Hearing, or before then.

(9) Reference RZ #70/69

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

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

The Planning Department recommended that the application to rezone the above described properties to General Industrial District (M2) 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) Suitable evidence be shown that sewage can be handled on the site in a satisfactory manner until sewer service is available.
- (c) Necessary land be dedicated for a cul-de-sac at the end of Myrtle Street.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY

Department
The Planning was asked to submit a report indicating in greater detail the road pattern envisaged for the area covered by the previous report.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

BY - LAWS

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:
"That the Council do now resolve into a Committee of the Whole to consider and report on "BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW 1969"."

CARRIED UNANIMOUSLY

It was explained that consideration of this By-law at this time was premature in that additional information being sought by Council in regard to the subject of the By-law had not yet been produced.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

*

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That initial readings of BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1969 and BURNABY BUILDING BY-LAW 1969, AMENDMENT BY-LAW NO. 1, 1969 be deferred until the November 24th meeting, in view of the action taken by Council earlier in the evening regarding the subject of these two By-laws."

CARRIED UNANIMOUSLY

*

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the Council do now resolve into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 64, 1969"."

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #43/69 -- Part I
FROM RESIDENTIAL DISTRICT FIVE (R5) TO SERVICE COMMERCIAL DISTRICT (C4)
The Northerly portions of:

- (i) Lot 2 W 200 feet Ex. Pt. on Plan 21113 & Ex. Ref. Pl. 30248, D.L. 119W½, Plan 206
- (ii) Lot "C" Ex. Ref. Pl. 30248, Block 2 Pt. D.L. 119 W½, Plan 11285

(4219 and 4247 Lougheed Highway -- a 60 foot strip parallel to the South side of Douglas Road)

Reference RZ #43/69 -- Part II

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MANUFACTURING DISTRICT ONE (M1)

The Northerly portions of:

- (i) Lots "A", "B", and "C", S.D. 1, Block 3, D.L. 120, Plan 13545
- (ii) Lot "A", Expl. Pl. 9664, S.D. 2, Block 3, D.L. 120, Plan 3482
- (iii) Lot 3 Ex. Pcl. "A", Expl. Pl. 9664, Block 3, D.L. 120, Plan 3482
- (iv) Lot "A", S.D. 4, Block 3, D.L. 120, Plan 9309
- (v) Parcel 1, Expl. Pl. 12387, R.S.D. "B", S.D. 4, Block 3, D.L. 120, Plan 9309

(1691 - 1785 Douglas Road inclusive - A 60 foot strip parallel to the South side of Douglas Road East from Gilmore Avenue a distance of approximately 780 feet)

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 64, 1969 be now read a Third Time."

CARRIED UNANIMOUSLY

*

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:

"That:

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 6, 1969" #5616

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1969" #5591

"BURNABY TAXATION EXEMPTION BY-LAWS NOS. 1 TO 12 INCLUSIVE, 1969"

#5578 to 5586 incl.

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:

"That:

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 6, 1969"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1969"

"BURNABY TAXATION EXEMPTION BY-LAWS NOS. 1 TO 12 INCLUSIVE, 1969"

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

CARRIED UNANIMOUSLY

*

Municipal Clerk pointed out that, in addition to those rezoning proposals which Council directed be advanced to a Public Hearing this evening, the following two should be included in that Public Hearing due to an earlier action of Council that these applications be approved for further consideration. He indicated that the following were the particulars of these two proposals:

- (a) 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)

- (b) Reference RZ #52/69

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY 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)

*

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That all the rezoning proposals which Council approved for further consideration this evening, plus the two mentioned by the Municipal Clerk, be advanced to a Public Hearing to be held on Monday, December 3, 1969 commencing at 6:30 p.m."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:
"That the meeting extend for a further 15 minutes."

CARRIED

AGAINST -- ALDERMAN LADNER: