

OCTOBER 27, 1969

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, October 27, 1969 at 7:00 p.m.

PRESENT: Mayor R. W. Prittie in the Chair;  
Aldermen Blair (7:10 p.m.); Clark  
(9:15 p.m.); Dailly, Ladner, Herd,  
Mercier and McLean;

ABSENT: Alderman Drummond;

HIS WORSHIP, MAYOR PRITTIE, drew attention to the presence of members of the West Burnaby Mens' Club, and welcomed them to the meeting.

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:  
"That the Minutes of the meeting held on September 29, 1969 plus the Public Hearings on September 29, 1969 and October 16, 1969 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

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DELEGATIONS

The following persons wrote requesting an audience with Council:

- (a) Mr. D. B. Weston and others re: Noise abatement and Dominion Glass Company Ltd.
- (b) Mrs. Doreen Lawson, President of the Burnaby Rhododendron and Spring Flower Show Society re: Grant
- (c) Olma Bros. Realty Ltd. re: application to rezone Lot 4, D.L. 136, Plan 23019 to Multiple Family Residential District Three (RM3).
- (d) Mr. John W. Motiuk, President of the Burnaby Tenants' Association, re: 5166 Halifax Street

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:  
"That all of the delegations be heard."

CARRIED UNANIMOUSLY

(a) Mr. Emmet Cafferky appeared on behalf of Mr. Weston and the others and made reference to their petition requesting that Council investigate the:

- (a) Noise nuisance caused by the operations of Dominion Glass Company Ltd. at 6850 - 20th Avenue.
- (b) Feasibility of retaining accoustical engineers to provide Council with an indication as to the best means by which the nuisance can be abated.

Mr. Cafferky also thanked Council for the opportunity of addressing it and made the following points in his submission:

- (1) While the petition is specifically prompted by the noise that emanates from the plant of Dominion Glass Company Ltd., the Council is being requested to initiate a study that will ultimately produce a constructive and effective Noise Abatement By-law for the entire municipality because such a legislative instrument that protects residential areas from careless industrial noise intrusion does not exist now.
- (2) Though Provincial, or Regional, or even Federal controls, for all forms of pollution would be preferable, noise nuisance is, by its characteristics, entirely distinct from air, ground or water pollution and could be controlled effectively on an interim basis by a municipality.
- (3) Air pollution can disseminate its deadly consequences over a large area, without respect for municipal or geographic boundaries but noise pollution imposes its effects on the people near the source of that causing the noise.
- (4) The study requested should include frequency, as well as the decibel effects, of noise. For example, the decibel measurement of the scratching of chalk on a blackboard is probably within the tolerable and acceptable decibel limits; yet, the frequency generated by chalk on a blackboard is annoying and nerve-racking to many individuals.
- (5) The homes in the area were built in 1950, and Dominion Glass Company Ltd. opened its warehouse facilities in approximately 1955, and obtained a manufacturing licence in 1965.
- (6) The noise from Dominion Glass Company Ltd. has been reported to the Municipal Hall by more than one individual living in the vicinity of the Company's plant.
- (7) Several officials from the Corporation, including the Mayor, plus members of the delegation, have visited the plant on several occasions to discuss the problem. On a recent visit, the plant manager stated the the Company has hired a firm of consulting engineers, and it is expected that silencers would be installed within a month or six weeks to eliminate the noise problem.
- (8) Several months ago, some members of the delegation were advised that steps would be taken to reduce the noise level.

- (9) While the Company appears to be acting in the interest of being good neighbours, by installing the promised silencers, it is also apparent that any residential area is at the mercy of any firm and is without benefit of the just protection of the law.
- (10) Some of those who have signed the petition have actually found the sale of their houses frustrated when potential buyers were directly exposed to the noise from Dominion Glass Company Ltd. This can be documented, if necessary.
- (11) Every petitioner has experienced, to a varying degree, an unnecessary and unfortunate intrusion on their individual right to reasonable and quiet enjoyment while in their own home.
- (12) Planners, mental health personnel, medical research scientists are all, without exception, warning all levels of government about the total breakdown of the individual from the pressures of urban living. In the field of mental health, noise pollution is probably the most insidious and dangerous of all. The human being needs a place where he can find relative peace and quiet. The current issue of Medical World News reports "noise can produce involuntary response in the vascular, digestive and nervous systems. Noise is a pollutant and we need to be aware of it and get our moments of quiet."
- (13) Following Pavlov's experiments in conditioning, it is now accepted that mental and nervous breakdowns can be induced by noise and continuous sleep interruption. In all sections of the area surrounding the plant of Dominion Glass Company Ltd., residents report extreme difficulty sleeping, particularly under certain weather conditions and when windows are open.
- (14) A characteristic of glass manufacturing is that once the retorts are started, the operation has to be continuous; therefore, there is virtually no relief from the noise. In discussions with the Chief Public Health Inspector, it was agreed that noise can be a nervous irritant and can be a serious threat to one's general wellbeing. The Inspector also mentioned that he felt noise can be controlled to within acceptable decibel levels as well as tolerable frequency levels.
- (15) The Chief Public Health Inspector also stated the municipality does not have an effective Noise Abatement By-law.
- (16) He suggested that if the delegation was to request Council to have the Medical Health Officer compile a comprehensive report on the matter, this could be done in approximately four to six weeks. The Medical Health Officer confirmed this in a telephone conversation last evening.
- (17) It is realized that absolute perfection in a Noise Abatement By-law would be impossible.

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- (18) Any such By-law will probably need to grant relatively wide discretionary powers to either the Health Department, or a Committee of Staff Chaired by the Mayor or an Alderman.
- (19) When dealing with a type of By-law that imposes controls, in many cases the existence of the By-law itself is an effective deterrent to those who would otherwise be indifferent to the rights of others.
- (20) Legislation such as the type requested should not be delayed because this is tantamount to government by paralysis.
- (21) He was aware that Council appointed a Special Committee a short time ago to deal with the question of noise abatement control.

ALDERMAN BLAIR ARRIVED DURING THE PRESENTATION OF MR. CAFFERKY.

- (22) As an incentive for industry to install noise abating equipment, Council should obtain an amendment to the Municipal Act which would allow for the exemption from taxation of equipment installed to abate noise.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the submission from Mr. Cafferky be referred to the Special Committee which Council created to deal with the question of preparing regulations designed to control noise emissions, with it being understood that the Committee will elicit the views of the Medical Health Officer on the matter."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That Dominion Glass Company Ltd. be asked to inform Council as to the progress being made by the Company in regard to its planned installation of silencers to control the level of noise emissions from its operations."

CARRIED UNANIMOUSLY

(b) Mrs. Lawson then appeared and presented a detailed submission in support of a request for an additional grant of \$186.03 to cover the deficit of the 1969 Burnaby Rhododendron and Spring Flower Show.

She pointed out that the recommendations contained in the Brief applying to the year 1970 are not intended for Council action, only for its information.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:  
"That a grant in the amount of \$186.03 be made to the Burnaby Rhododendron and Spring Flower Show Society to cover the deficit of its 1969 Show."

CARRIED

AGAINST -- ALDERMAN MERCIER

(c) Mr. Gerry A. Olma then appeared and submitted the following in support of his appeal against a decision of Council to not rezone Lot 4, D.L. 136, Plan 23019 to Multiple Family Residential District Three (RM3):

- (1) The proposed apartment project for the property will enhance the area and coincide with the plans of the municipality for the area.
- (2) The three buildings proposed will be tastefully designed and will be landscaped so as to be compatible with the surrounding area.
- (3) If the property is not rezoned, the present owners feel they cannot subdivide it because it is more economical to use the land as a nursery.
- (4) Subdivision of the land is not feasible without a joint effort involving the property immediately to the South.
- (5) Being directly adjacent to the Swedish Rest Home and a future RM3 zone is not contrary to the interests of the community or to the concepts which motivated the Planning Department allowing multiple dwellings West of Duthie Avenue.

As a result of being asked, Mr. Olma stated that he felt multiple family and commercial uses in the area would meet the municipal objectives of gaining revenue through additional taxation.

He also mentioned that children would be allowed in the apartments that would be built, and there would be adequate recreational facilities for the tenants in the buildings.

(d) Mr. John W. Motiuk, President of the Burnaby Tenants' Association, then spoke and, on behalf of tenants in the apartment building at 5166 Halifax Street, made the following points in regard to them being evicted on October 31, 1969:

- (a) If the people involved are not able to find alternate accommodation by their eviction date, they will not move; if necessary, a "flying squad" would be formed to physically prevent the eviction.
- (b) The Special Committee which Council should be forming to receive grievances concerning rental matters should visit the landlord of the subject apartment block to discuss the eviction matter.
- (c) The R.C.M.P. should not evict persons unless there is a Court Order authorizing such action.
- (d) The R.C.M.P. should properly advise persons involved in eviction proceedings of their rights.
- (e) The Council should use its power governing the issuance of licences to control problems involving tenant grievances.
- (f) The Special Committee mentioned earlier should meet at night so that it would be easier for those interested in matters coming before the Committee to attend.

Mr. & Mrs. Patrick J. Millan, submitted a petition signed by themselves and others indicating they were the ones to be evicted on November 1, 1969 from the apartment, known as Lilliana Court, at 5166 Halifax Street.

They pointed out that they had reason to believe the management of the apartment is conducting a "child purge", with the result all families with children will be evicted.

They requested that Council assist in solving the problem and ensuring the further discrimination does not continue in the apartment block.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:  
"That Council now deal with a report from His Worship, Mayor Prittle, concerning the appointment of a Special Committee to receive rental grievances."

CARRIED UNANIMOUSLY

The report of His Worship recommended that the Special Committee in question be composed of Alderman Blair as Chairman, and Aldermen Daily and Mercler as members.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:  
"That the recommendation of His Worship, Mayor Prittle, be adopted."

CARRIED UNANIMOUSLY

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The Municipal Clerk was asked to remind the Municipal Solicitor that he was to submit a report on the question of regulating the provision of heating facilities in buildings.

Assistant Municipal Manager stated that the Solicitor's report would be submitted next week when the Building and Health Departments' report on a number of grievances involving the apartment complex at 5742 - 5932 Hastings Street was submitted.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:  
"That the submission received this evening from Mr. Motiuk concerning the apartment at 5166 Halifax Street be referred to the Special Committee that has just been appointed, with it being understood that the Committee will endeavor to hold its meetings at night so as to accommodate those involved or concerned with the subject of tenant grievances."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

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Mr. John W. Motiuk, President of the Burnaby Tenants' Association, submitted a letter in which he suggested that:

- (a) The R.C.M.P. Officer involved in the eviction of Larry Whaley from Kincaid Court a few months ago was in error in his actions because the landlord of the apartment in question was evicting Mr. Whaley without a Court Order.
- (b) The Commanding Officer of the Burnaby Detachment of the R.C.M.P. should instruct all constables under his command in the law governing eviction of tenants.

Mr. Motiuk also suggested that, because the report Council received from the R.C.M.P. relating to the eviction incident involving Mr. Whaley indicates a lack of knowledge on the part of the Commanding Officer and the constable involved concerning civil eviction proceedings, the Municipal Solicitor should instruct the police accordingly.

He also mentioned that the altercation referred to in the report of the R.C.M.P. was an assault by the landlord on Mr. Whaley, for which he was subsequently convicted and fined.

He suggested that the proper course of action for the constable to have followed would have been to advise the landlord to leave the tenant alone and to proceed with the eviction of the tenant through the due process of law and, if the landlord persisted in harassing the tenant without a lawful Order of the Court, the constable could have taken the landlord into custody.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the submission from Mr. Motiuk be referred to the Officer In Charge of the Burnaby Detachment of the R.C.M.P. and the Municipal Solicitor for comment and, in the case of the R.C.M.P., for an indication as to the precise instructions which are given constables attending incidents involving tenant evictions, including the knowledge which is imparted to them concerning the law governing such matters."

CARRIED UNANIMOUSLY

Secretary, International Peace Arch Association, submitted a letter requesting that Council support the Association in its endeavors to have the Federal Government issue a stamp to commemorate the 50th Anniversary of the dedication of the International Peace Arch.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That the request of the International Peace Arch Association be endorsed."

CARRIED UNANIMOUSLY

Miss Jean Runcie wrote to express appreciation for the grant made by Council to assist in defraying her expenses in travelling to Holland with the Girl Guides.

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Miss Christine Jones wrote to express appreciation for the grant Council made to assist in defraying her expenses in travelling to the Girl Guide Camp Kiawa at Dunnville, Ontario.

Secretary-Treasurer, Fraser Valley Mosquito Control Board, submitted a circular letter to which was attached a two-sheet memorandum explaining the proposed mosquito control operation, including its financing, for the years 1970-1971.

ALDERMAN DAILLY LEFT THE MEETING.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN HERD:

"That the programme planned by the Fraser Valley Mosquito Control Board for 1970 be approved, with it being pointed out to the Board that Council wishes to review its position with respect to the 1971 Mosquito Control Programme before rendering a decision on the matter."

CARRIED UNANIMOUSLY

Minister of Municipal Affairs and Social Welfare submitted a letter:

- (a) advising of those whom he has appointed to the Welfare Congress for Greater Vancouver.
- (b) providing the terms of reference for the Congress.
- (c) explaining the objects which he felt should be achieved by the Congress.

Alley Estates Limited submitted a letter relating to a proposed subdivision of Lot 1, S.D. 2, Block 2, D.L.'s 57/58, Plan 19973.

ALDERMAN DAILLY RETURNED TO THE MEETING.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the Planning Department submit a full report on the subject of concern to Alley Estates Limited at the November 3rd meeting of Council, including:

- (a) a summary of the letters which are attached to the one from Alley Estates Limited, plus the comments of the Planning Department on them.
- (b) the civic address of the property involved.
- (c) an indication as to why there was a four month delay in the Company receiving the same reply which was given to some one else one year before the Company applied for the subdivision."

CARRIED UNANIMOUSLY

President, Automotive Transport Association of B. C., submitted a letter expressing concern regarding a number of complaints which have been received by Council from residents in the municipality respecting the designation of certain streets as truck routes which have been used for that purpose for many years when there was no such designation.



The President also made reference to the situation of concern involving Gilley Avenue South of Kingsway and the adverse effect upon the trucking industry if that street was not to be designated for truck traffic.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That the letter from the Automotive Transport Association of B. C. be brought forward at the time a report is received from the Traffic Safety Committee following an investigation by the Engineering and Planning Departments of the feasibility and practicability of improving the grades on Stride Avenue so as to make this street attractive for truck traffic."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That the Traffic Safety Committee meet with the Automotive Transport Association of B. C. for the purpose of obtaining its reaction to a proposal that trucks be banned from using streets in the municipality during certain times of the day or night on some of the streets, especially those which have hills."

CARRIED UNANIMOUSLY

Chairman, Fund Raising Committee, Marion High Parents Club, submitted a letter requesting permission to hold a Walkathon commencing at 11:30 a.m. on November 2, 1969 from the Marion High School at 7650 Sapperton Street.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That the Marion High Parents Club be granted permission to conduct its Walkathon on the date indicated, subject to:

- (a) The approval of the R.C.M.P.
- (b) The Provincial Department of Highways having no objection to the use of any arterial highways in Burnaby which may be involved."

CARRIED UNANIMOUSLY

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TABLED MATTER

The following matter was then lifted from the Table:

A Motion "That the Minister of Health Services and Hospital Insurance be requested to expedite his approval for the construction of the Burnaby General Hospital extension, especially the acute care section."

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That consideration of this matter be deferred until Alderman Clark arrives later in the evening."

CARRIED UNANIMOUSLY

NOTICES OF MOTION

ALDERMAN MERCIER submitted the following Notice of Motion:

"WHEREAS certain lands were donated by the municipality for the use of Simon Fraser University, and

WHEREAS a portion of these lands appears to be surplus to the development needs of the University, and

WHEREAS there is an increasing short supply of park lands in the Lower Mainland area, and

WHEREAS certain land conservation problems will continue to result from erosion of steep parts of the land in question and require attention of some responsible agency, such as the Burnaby Parks and Recreation Commission;

NOW THEREFORE BE IT RESOLVED that Council instruct the Municipal Manager to advise the appropriate authorities that the Municipality of Burnaby wishes to negotiate the return of such land as may be ascertained surplus to the University development needs for development as municipal park lands."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the foregoing motion be endorsed."

CARRIED UNANIMOUSLY

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ALDERMAN LADNER submitted the following Notice of Motion:

"BE IT RESOLVED that we request a report from the Municipal Treasurer setting out the following information:

- (i) The category of services performed by the Corporation that may be described as services to land, and the cost to the Municipality of each category.
- (ii) The category of services performed by the Corporation that may be described as services to people, and the cost to the Municipality of each category.
- (iii) The category of services performed by the Corporation that cannot be designated as either services to land or services to people, and the cost to the Municipality of each category.
- (iv) The total revenue received by the Corporation from land taxation.
- (v) The total revenue received from other sources."

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the foregoing motion be endorsed, with it being stipulated that the information being sought from the Treasurer is for the year 1968."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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R E P O R T S

HIS WORSHIP, MAYOR PRITTIE, submitted a report recommending that Alderman W. A. Blair be appointed as Acting Mayor for the months of November and December, 1969.

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

CARRIED UNANIMOUSLY

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(A report of His Worship, Mayor Prittie, concerning the appointment of a Special Committee to receive grievances in connection with rental matters was dealt with earlier in the evening. Particulars in regard to the action of Council on the matter will be found on Page 6 of these Minutes.)

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ALDERMAN McLEAN enquired as to what had transpired since he made a request earlier this year relative to the Corporation having the Great Northern Railway immediately install added protection, in the form of a gate and crossing signals, at the Douglas Road crossing of the Great Northern Railway.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:  
"That a report be submitted to Council on November 3rd indicating the status of the matter involving the Douglas Road Crossing of the Great Northern Railway."

CARRIED UNANIMOUSLY

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ALDERMAN LADNER enquired as to the progress that has been made by the Legal Department in regard to the preparation of legislation designed to combat littering and indiscriminate dumping.

It was understood by Council that a report would be submitted to Council on this matter very shortly.

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It was drawn to the attention of Council that a number of letters had been submitted relative to the watercourse situation involving Mrs. McKenzie's property and others on and near Burris Street.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:  
"That the submissions be admitted to the Agenda for consideration at this time."

CARRIED UNANIMOUSLY

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The first letter was from Mr. H. B. Van Eaton in which he expressed opposition to a proposal of the municipality to divert the watercourse traversing his property and others and re-routing it as an enclosed storm sewer system from Burris Street along Malvern Avenue and on an easement through Dr. Beaudoin's property (which lies to the North-West of his) to a point where the existing watercourse enters the Doctor's property.

He pointed out that the diversion in question would result in the residents of the area being deprived of an amenity which is regarded as a cherished asset for the properties through which the watercourse travels.

Mrs. Lucille McKenzie submitted a letter in which she indicated that she will keep the catchbasin serving the culvert on Dr. Beaudoin's property clean of debris and promised that there will be no flooding of any land adjoining the watercourse.

It was mentioned to Council that Mr. Donald Heise was present and desired an audience on the subject at hand.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:  
"That Mr. Heise be heard."

CARRIED UNANIMOUSLY

Mr. Heise then spoke and made the following points:

- (a) As a Director and Treasurer of two land development companies, he has some familiarity with problems related to ravines, creeks and storm sewers.
- (b) He is representing Mr. and Mrs. Otte of 5781 Malvern Avenue, Mr. and Mrs. Sanderson of 5875 Malvern Avenue, his wife and himself of 5825 Malvern Avenue, all of whom own properties involved with the proposed diversion.
- (c) He and the others are quite aware of the problems facing the municipality as a result of endeavoring to remedy a drainage situation involving the watercourse.
- (d) No problem existed until a home was built on the property lying to the North of Mrs. McKenzie by Dr. Beaudoin.
- (e) The property owners in the area were not aware of the proposed diversion plan of the municipality until last week when municipal workmen appeared to place stakes in the ground in surveying for the diversion alignment.
- (f) When the people in the area enquired as to the reasons for this action, many diverse stories were told by both the workmen and members of the Engineering Department in the Municipal Hall.
- (g) Needless to say, the property owners affected are rather concerned that they were not informed in advance of the action proposed to be taken by the municipality.
- (h) It would seem that a \$30,000.00 diversion plan is an unnecessarily inefficient method of solving a problem that could be resolved by properly locating a catchbasin where it could be maintained without too much difficulty. The plan seems even more inefficient when a turn in the diversion would occur on Dr. Beaudoin's property at about the same location as would a much less expensive catchbasin.

- (i) When their homes were built, a storm sewer was installed by the municipality and paid for by the owners. It has proven to be completely adequate. Municipal boulevards have been landscaped and maintained as an integral part of the private properties.
- (j) The owners are now expected to accept a diversion of the watercourse plus the installation of backup valves, sump pumps and rearranged drainage tile.
- (k) No consideration seems to have been given to the runoff from Punnett Close or from Burris Street or Malvern Avenue.
- (l) No account seems to have been taken of the surface drainage from the properties adjoining the creek. One of the main attracting features of the area has been the watercourse with its concomitant natural foliage.
- (m) It is trusted Council will review its decision on the proposed diversion plan and effect a much simpler and more direct solution to the problem involving Mrs. McKenzie's property.
- (n) It is also hoped that any and all decisions of Council related to the matter will be conveyed to those directly affected by it.
- (o) The suggestion of Mrs. McKenzie regarding the maintenance of the catchbasin on her property would seem to present the simplest solution.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That, in view of the submissions received this evening, Mrs. McKenzie be again requested to grant the municipality an easement over her property so as to enable the Corporation to adequately maintain the watercourse in question."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 67, 1969 on the matters listed below as Items (1) to (14), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Second 1969 Supplementary Business Tax Assessment Roll

The above Roll has been completed and notices mailed.

The Roll consists of 111 accounts with an annual rental value of \$840,210.00.

The rental value for the portion of the year remaining is \$436,257.00 and, at 6½%, will produce approximately \$25,800.00 after allowance is made for licence fee credits.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(2) Apartment Study '69

A report of the Planning Department providing additional information on certain areas covered by Apartment Study '69 is being submitted.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That consideration of this matter be deferred until later in the evening."

CARRIED UNANIMOUSLY

(3) Stride Avenue Public Housing Site

It was being recommended that Council authorize the removal of an electric power line from the former 17th Avenue allowance involved in the public housing project at the captioned location at an estimated cost of \$300.00.

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

CARRIED UNANIMOUSLY

(4)(a) Work Orders 32-769 and 32-770  
(b) Burriss Street

The Municipal Engineer has reported as follows on these matters, as directed by Council:

- (a) Originally, Burriss Street was included in Stage 2 of the Local Improvement Programme. It was deleted by Council due to drainage costs, design problems, and the curtailment of Local Improvement Programmes. This occurred during 1966.
- (b) Since then, the improvements to Canada Way and a study of traffic problems by consultants has been completed. The latter placed Burriss Street from Buckingham Avenue to Canada Way high on the priority list for traffic improvement requirements.
- (c) Since Local Improvement funds were unavailable and the improvement of Burriss Street was regarded as being extremely important and should not be dependent upon the acceptance of the project by abutting property owners, Work Order 32-769 was raised through the Capital Improvement Programme.
- (d) In response to public demand and by direction of Council, a sidewalk on the East side of Burriss Street from Buckingham Avenue to Walker Avenue was initiated. This project was not actually undertaken, to resolve a number of problems, Work Order 32-770 was raised to convert the sidewalk to the integrating curb type.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That the report from the Municipal Engineer be received and Work Orders 32-769 and 32-770, which were submitted to Council on October 20th, be approved."

CARRIED UNANIMOUSLY

(5) 5742-5932 Hastings Street

A report from the Chief Building Inspector and Chief Public Health Inspector relating to a list of grievances Council received concerning the condition of apartments at the above addresses will be submitted to Council on November 3, 1969.

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

CARRIED UNANIMOUSLY

(6) Architects for Parks and Recreation Commission

The Parks and Recreation Commission is requesting that Council formally commission the following architects, as soon as possible, as the Commission is prepared to proceed with the projects in question:

- (a) Mr. Clive Justice
- (b) McCarter, Nairne and Partners
- (c) Mr. Peter Smith

The Commission has also requested that the firm of Underwood, McKinley, Cameron, Wilson & Smith be commissioned to do the design work for the proposed alterations to the theatre portion of the James Cowan Memorial Hall in consortium with Derek Mann.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:  
"That the requests of the Parks and Recreation Commission concerning the engaging of architects for a variety of projects, as detailed in the report of the Municipal Manager, be approved."

CARRIED UNANIMOUSLY

(7) "Problem" Lanes

The Corporation is holding the following monies "In Trust" for the construction of the lanes indicated:

- (a) Wedgewood - Rosewood lane -- \$350.00
- (b) Allman - Canada Way lane -- \$480.00

The foregoing is being submitted in response to a question raised in Council on October 14, 1969 when dealing with a special report of the Manager concerning problem lanes.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

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

THE COMMITTEE RECONVENED AT 9:15 P.M.

ALDERMAN CLARK WAS PRESENT.

Consideration was then given the resolution cited earlier in the meeting involving the Burnaby General Hospital.

Alderman Blair stated that officials of the hospital had indicated they would prefer that Council not use its office at this time to obtain the approval for the construction of the extension to the hospital which the Board is currently awaiting.

He pointed out that the Regional District has already approved the project.

Alderman Clark, as the initiator of the resolution, stated that he had been informed the Hospital Board was completely frustrated in endeavoring to bring to fruition the construction work in question.

He added that Council should examine its position in relation to Regional participation in hospital matters.

Alderman Clark also indicated that he felt the British Columbia Hospital Insurance Service still controls the Regional District which, he contended, has a responsibility to the public in seeing that the By-law dealing with Regional Hospitals is implemented.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:  
"That the Minister of Health Services and Hospital Insurance be requested to expedite his approval for the construction of the Burnaby General Hospital extension, especially the acute care section."

IN FAVOUR -- ALDERMEN CLARK, MERCIER,  
DAILLY, AND McLEAN

AGAINST -- HIS WORSHIP MAYOR  
PRITTIE, ALDERMEN BLAIR  
HERD AND LACNER

MOTION NEGATIVED

Item No. (2) of the Municipal Manager, which deals with Apartment Study '69, was then brought forward for consideration.

The report of the Planning Department on this matter indicated the following:

AREA "C" - HASTINGS STREET FROM KENSINGTON AVENUE TO DUTHIE AVENUE

- (a) In the 1966 Apartment Study, the triangular block of land between Barnet Highway and Duthie Avenue was recommended as a future medium density apartment area with development to follow the construction of apartments in the designated first priority area located between Barnet Highway and Inlet Drive.
- (b) In the Apartment Study '69 report, a change in the designation of the block East of Barnet Road from a future expansion to a first priority area was recommended in view of the considerable apartment development which had taken place in the adjoining area to the West.



- (c) Opposition has been expressed to this proposal by the Lochdale (1966) Ratepayers Association. The points raised by this group were included in the "Summary of Submissions and Comments" which accompanied the Planning Department's report of September 10, 1969.
- (d) More recently, representations in support of the Apartment Study proposal have been received from residents within the subject area.
- (e) There has been little recent activity in the block East of Barnet Highway, primarily because of its "future expansion" designation. In the period between 1966 and 1968, fifteen rezoning applications for apartment development were considered by Council and rejected as being premature.
- (f) The establishment of the boundary for apartment development along the lane on the East side of Barnet Highway has been suggested. While it is true that a lane has been used as a boundary; in some instances in the Apartment Study, due to particular circumstances, it is felt a street, park or prominent topographic feature provides a much more effective separation between apartments and single family houses. Invariably, where a lane is used as a boundary, the apartment buildings and their parking areas intrude into the neighbourhood, overshadowing adjacent dwellings and yards, and adding to the traffic in the lanes.

It would therefore be preferable, in this instance, to permit the entire triangular area to develop as a unit with the same type of land use.

- (g) Included among the factors which tended to support the recommendation for apartments in this area were the availability of nearby existing and proposed park and school facilities, the nearness to shopping facilities, and its location in relation to Simon Fraser University.
- (h) Additional considerations included the location of the area in relation to existing and proposed major road routes, the availability of water and sewer services of sufficient capacity to meet the requirements of the increased densities of apartment development, the view possibilities offered by the proposed location and the opportunity presented for a compact, well contained and circumscribed apartment area that would be on the fringe of a low density housing area.
- (i) In view of these considerations, the Planning Department would confirm its earlier opinion that the block bounded by Barnet Highway, Pandora Street, Duthie Avenue and Hastings Street is suitable for medium density apartment development. The decision as to the actual designation of the area for apartment use should take into account the aims and objectives of the residents. It is suggested that a Public Meeting would provide a vehicle for the residents to express their varying view points.

AREA "D" - BRENTWOOD

The revision of the proposals for Area "D" to include the existing high rise building on the South side of Halifax Street within the area designated for high density (RM5) development is recommended.

AREA "I" - SMITH AVENUE FROM CANADA WAY TO MOSCROP STREET

- (a) That portion of the area extending from Clydesdale Street to the Freeway is clearly related to, and forms an integral part of, the larger area between Canada Way and the Freeway.
- (b) This has been recognized in the recommendations of the Apartment Study, which include this sector as part of the future expansion area contained within the blocks bounded by the Freeway, Carlton Avenue, Norfolk Street and Boundary Road.
- (c) The section North of Clydesdale Street will be added to the map to correspond with the text proposals.

AREA "O" - KINGSWAY - EDMONDS

The Credit Union Building is situated on the South-Westerly corner of Kingsway and Britton Street and the property on which the building is located is included within the General Commercial District (C3).

The area presently covered by this rezoning, which includes the commercially-developed property at the Northerly tip of the block between Britton Street and Kingsway, corresponds closely with the second level commercial core or "district centre" boundaries which have been applied to the Kingsway - Edmonds Area.

Maintenance of this corresponding situation between the C3 zoned area and the proposed "district centre" is suggested.

In addition, it is recommended that the proposals for Area "O" be revised to include the Credit Union Building site within the commercial centre.

The Planning Department also reported that a further examination of the designpanel proposals outlined in the Apartment Study is still under review and will be the subject of a further report later.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the plan which the Planning Department originally submitted for Area "C" be received as a guide for future apartment development."

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

"That the foregoing motion be amended by deleting the term "medium density" from the plan for the said Area "C"."

IN FAVOUR -- ALDERMAN CLARK AND  
MERCIER

AGAINST -- ALDERMEN BLAIR, DAILY,  
LADNER, HERD, AND McLEA.

MOTION LOST

A vote was then taken on the Original Motion and it was carried with Aldermen Clark, Blair and McLean against.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the recommendation of the Planning Department covering Area "D" be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That the action outlined by the Planning Department in its report for Area "I" be approved."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:  
"That the proposal outlined in the report of the Planning Department on Area "O" be approved."

CARRIED UNANIMOUSLY

(8) Block 101, D.L. 132, Plan 1493  
SUBDIVISION REFERENCE NO. 129/68

Mr. R. C. McLean wrote to Council on October 20th requesting a review of its decision of September 29th to not exempt him from a requirement of the Approving Officer that he deposit \$1,200.00 for the construction of a lane along the Easterly side of the above property for which application has been made to subdivide.

The Municipal Engineer has reported as follows on this matter:

- (a) The lane requirement was imposed by the Planning Department but is supported by the Engineering Department.
- (b) The lane construction is considered essential and should be paid for by the subdivider.
- (c) The municipality cannot differentiate between one subdivision and another in its imposition of subdivision requirements.
- (d) As the lane development pattern for the subject area has already been committed by previous subdivisions, the Approving Officer has little choice but to demand sufficient land to construct a lane and ensure that the cost of construction is paid by the subdivider.
- (e) It matters little whether five feet or twenty feet is required for lane purposes.
- (f) In the case of Mr. McLean's property, it enjoys the benefit of a fifteen foot wide lane allowance being previously dedicated from land adjoining to the East. This has allowed Mr. McLean to create residual parcels of the maximum size, thus creating a building lot valued at approximately \$11,000.00.
- (g) The imposition of a \$1,200.00 servicing cost to create the lot desired by Mr. McLean is not unreasonable in view of the fact the average servicing cost for such a parcel is \$3,500.00.

- (h) If the requirement was not imposed, the Engineering Department would receive a request that the lane be built to provide secondary access to the parcel being created within a short time. There would be some difficulty in refusing such a request because the construction of the lane is considered entirely reasonable. Funds for such work could only come from one particular budget account and the municipality would be placed in the position of having to subsidize a subdivision with public funds.
- (i) The Engineering Department must therefore recommend against assuming any responsibility for the construction of the subject lane.
- (j) The lane will serve the following purposes:
  - (i) It will provide rear access to property, which is becoming more popular as a result of an increase in the number of boat trailers, house trailers, and two-car or three-car families.
  - (ii) It will provide an area for an off-street garbage pick-up for the two properties facing Sperling Avenue.
  - (iii) It will be possible to provide a drainage facility in the lane in the form of a ditch for surface waters from surrounding properties.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
 "That a report be submitted to Council indicating the square foot value of the land the Approving Officer is requiring Mr. McLean to dedicate for lane purposes."

IN FAVOUR -- ALDERMAN LADNER,

AGAINST -- ALDERMEN BLAIR, CLARK,  
 DAILLY, HERD, MERCIER  
 AND McLEAN:

MOTION LOST

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:  
 "That the Approving Officer accept the dedication of the East five feet of Block 101, D.L. 132, for lane purposes, as a prerequisite to him approving the subdivision of the said Block 101, but he waive the matter of requiring the subdivider to deposit \$1,200.00 to cover the cost of constructing this lane."

IN FAVOUR -- ALDERMEN HERD, McLEAN,

AGAINST -- ALDERMEN BLAIR, CLARK,  
 DAILLY, LADNER, AND  
 MERCIER

MOTION LOST

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
 "That Council reaffirm its decision of September 29, 1969 relative to the request of Mr. McLean, except for the requirement that Mr. McLean pay for the cost of paving the lane in question."

CARRIED

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

(9) Apartment Study '69

The Planning Department has reported as follows on the comments made at the Public Hearing held on October 16, 1969 relating to a number of proposed amendments to the text of the Zoning By-law:

THE CORPORATION OF THE DISTRICT OF BURNABY

A SUMMARY OF PUBLIC HEARING COMMENTS AND SUBMISSIONS

<u>ITEM</u>	<u>COMMENTS</u>	<u>REMARKS</u>
(1) Preliminary Plan Approval-(Section 7.3(2))	<p>a) A perspective is by definition not "true to scale". The amendment wording should therefore be altered as follows: "...a perspective or true to scale model..."</p> <p>b) The submission of a perspective or model should not be made mandatory. A set of properly prepared drawings should be sufficient.</p>	<p>The requirement for the submission of a perspective or model is one of the proposals designed to improve the quality of apartment development and its retention is recommended. We would agree, however, that the terminology "true to scale perspective" may be misleading. It is therefore proposed that the requirement be changed to a "true perspective" - a perspective which is related directly to the plans and elevations of a building, rather than one which is distorted to emphasize certain architectural features. The proposed amendment would read as follows:</p> <p>"(f) In the case of apartment development proposals, the submission of either, at the choice of the applicant, a true perspective or a true to scale model, together with a detailed plan of landscaping and usable open space."</p>
(2) Front Yard - (Section 202.6-RM2 District)	<p>The present 20 foot setback should be retained. The extra 5 feet will allow the architect more latitude in the siting of the building and provide more usable open space at the rear.</p>	<p>A 25 foot front yard setback is the most common requirement for similar type apartments in other municipalities. The proposed increase in the front yard setback would provide a more spacious appearance, assist in the preservation of existing trees, and generally improve the character of development.</p>

ITEMCOMMENTS

(7) Lot Area and Width-(Section 203.3-RM3 District)

- a) The minimum lot area and width requirements should not be increased.
- b) We concur with the proposed increased lot area and width requirements for new apartment development. However, provision should be made to allow presently zoned properties to be developed at the existing standards.

(c) Usable Open Space-(Section 203.4-RM3 District)

The proposed increase in usable open space, while highly desirable in garden type apartments, is not necessary in the RM3 Zone. Tenants in bachelor and one-bedroom units much prefer to use their own balcony and patio areas.

425  
(5) Front Yard - (Section 203.6-RM3 District)

- a) We do not agree with the proposed increase in the front yard setback to 25 feet and suggest that the existing 20 foot dimension be retained.
- b) It is also proposed that the front yard be included in the usable open space area.

The proposed new minimum lot area standard of 18,000 sq. ft. (for three-storey apartments) will encourage the assembly of larger sites, and generally result in a better quality development. A smaller medium density project could be more appropriately accommodated as a two-storey development in the RM3 Zone or a three - storey development in the RM2 District on a 12,000 square foot lot, or as a two storey RM2 apartment on a 9600 square foot lot. Properties less than 9600 square feet in area are not considered suitable for apartment development.

In our view, there is little justification in the assumption that the people accommodated by bachelor or one-bedroom units will not require or use space for outdoor activities. The proposed standards are quite moderate and would provide only a minimal amount of outdoor space for each unit.

- a) (see remarks under Item #(4) - Front Yard - RM2 District).
  
- b) While a front yard provides open space on an apartment site, it is generally largely ornamental in character, the main purpose of which is to ensure the provision of sufficient light and air between adjacent buildings and to provide a privacy distance between the public road and private dwelling units. Usable open space, on the other hand, is space which can be used for children's play areas, for recreation (swimming, shuffleboard etc.), for outdoor cooking and eating, or for quiet relaxation. Such areas, to be successfully developed and used, require privacy and separation from the street. For this reason, rear yards or interior courts are the most suitable locations for the development of enclosed or semi-enclosed usable outdoor garden spaces.

- (6) Side Yards -  
(Section 203.7-  
RM3 District)

25

The proposed increase in side yards is unnecessary. Because the size of the building is controlled by the floor area ratio, greater flexibility is possible with smaller side yard requirements.

- ( 7) Usable Open  
Space-(Section  
204.6-RM4  
District)

The use of roof areas to provide some of the required usable open space, as in the case of the RM5 District, is suggested.

- ( 8) Floor Area  
Ratio-(Section  
204.7-RM4  
District)

No comment at this time. However, comment reserved pending the completion of the parking report.

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

CARRIED UNANIMOUSLY



The 5 foot increase in each side yard setback which has been proposed will have little effect on the flexibility of building location. This is much more closely related to the area of the site since the side yard setbacks, which are quite minimal, are set distances in the RM3 District. The proposed side yard standards (20 feet for a 3 storey apartment and 15 feet for a 2 storey apartment) will provide more open space and generally improve the character of development in this category.

In high rise and medium rise apartment buildings, roofs can be successfully developed with outdoor garden and sitting areas for the social and passive recreational use of the adult occupants of a project. In such developments, this adds to the variety of usable open spaces which can be provided.

It is therefore recommended that the following clause, (the same as the present RM5 regulation), be added to this section of the RM4 District: "up to 25 percent of this required open space may be provided on the roof. In calculating the usable open space to

be credited to roof areas the permitted space shall be determined on the basis of 0.25 multiplied by the available area in square feet."

The parking report will deal with the problems of parking in apartment areas, and examine the present off-street parking requirements. However, this study will not affect the basic floor area ratio standards, nor the bonus system. The implementation of the proposed amendments is therefore recommended.

(10) Future Apartment Development in Area West of Middlegate Shopping Centre

The Planning Department has reported as follows in connection with the captioned subject:

- (a) The Easterly portion of the block between Elwell and Balmoral Streets East of Griffiths Avenue, was the subject of two recent rezoning applications (RZ # 34/69 and RZ #52/69).
- (b) This block, which was excluded from the designated apartment area in the 1966 Apartment Study, was added in the 1969 report as a future medium density apartment area.
- (c) The Council, on September 29, 1969, tabled the above mentioned rezoning applications and requested a report from the Planning Department on the advisability of allowing higher density apartment development on the properties in question.
- (d) The core concept, which was described in the 1966 Apartment Study, envisages the development of three high-density "core centres" in the municipality based on existing commercial facilities at the Simpsons-Sears, Brentwood and Lougheed Mall Shopping Centres. Each of these areas, which contain a major focus of population and community activity, would desirably include a complete cross section of commercial facilities as well as a full range of cultural and recreational activity expected by an urban population.
- (e) The concept included the concentration of high density, high-rise apartment development in close proximity to the major commercial core areas. Such a concentration would provide the necessary support and stability for the high density facilities which would be located in these areas.
- (f) While most of the designated high density apartment areas have been concentrated around the three major commercial centres, such development has also been proposed (on a more limited scale) in the Hastings Street and Kingsway - Edmonds areas. In the latter case, the two blocks on the South side of Kingsway between Salisbury and Acorn Avenues have been designated for high density apartment development to complement the adjacent senior citizens high-rise project.
- (g) The further addition of high density apartment areas at this time is not recommended because the dispersal of a limited potential for high-rise apartment development over a wider area of the municipality would decrease the likelihood of the core concept policy being successfully implemented. Over the long range, it is possible a trend towards high-density development may allow for the eventual addition of other areas.
- (h) In the Kingsway-Edmonds area, the section which extends South of Kingsway to Edmonds Street is considered best suited for possible future high density development in view of its relation to the proposed senior citizens high-rise project, the availability of park, library, and public transportation facilities, and the absence of possible conflict with other land uses.

- (i) The block between Balmoral and Elwell Streets is located on the outer fringe of the designated apartment area, further removed from complementary park and transit facilities. Its close proximity to low density residential development could also be a source of future conflict.
- (j) In view of the foregoing considerations, the retention of the "medium density" apartment designation for the block is recommended; this, in turn, leads to the confirmation of the recommendations in the reports Council received on September 29th relative to rezoning applications No. 34/69 and 52/69.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
 "That the recommendations in the report of the Planning Department respecting the retention of the medium-density apartment designation for the area which is the subject of the report be adopted."

CARRIED

AGAINST -- ALDERMAN CLARK

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:  
 "That Council approve for further consideration the rezoning of the properties covered by RZ Reference #34/69 and 52/69 to Multiple Family Residential District Three (RM3) and these proposals be advanced to a Public Hearing for the purpose of obtaining public reaction to them."

CARRIED

AGAINST -- ALDERMAN McLEAN

(11) Local Improvement Lane Paving

A cost report, which has been prepared by the Municipal Treasurer pursuant to Section 601 of the Municipal Act, covering a proposed lane paving programme to be initiated by Council is being submitted herewith.

The total anticipated cost of the works planned is \$930,390.00, of which the owner's share will be \$746,607.55.

The reason the total is greater than the amount indicated to Council last July (750,000.00) is that the estimates were prepared on the basis of 1969 contract rates, and did not include provision for connections with driveways and interim financing expenses.

Local improvement rates, once established, tend to be maintained without change over a period of years and eventually bear little resemblance to the actual cost of the works.

Under the circumstances, the rate per taxable front foot was set at \$1.00.

Any savings in construction costs will benefit the Corporation at large.

The Assistant Municipal Manager mentioned that additional information was to be supplied, such as reference to other capital items which Council should consider in conjunction with the lane paving proposals, in order that Council could have a better perspective of the total debt situation which would result in undertaking the lane projects and the other items.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That, in view of the situation portrayed by the Assistant Municipal Manager, the report of the Manager dealing with Local Improvement lane paving be tabled until the November 3rd meeting on the understanding the additional information alluded to by the Assistant Municipal Manager will be furnished then."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY LEFT THE MEETING.

(12) Subdivision Reference No. 129/68

It was being recommended that the requirements of Section 712(1) of the Municipal Act be waived insofar as they apply to the above subdivision in order to exempt the subdivider from being required to provide a lot with a frontage of the dimensions prescribed by the Section mentioned.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:  
"That the owner of Block 101, D.L. 132, Plan 1493 be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described as shown on a survey plan prepared by Kenneth K. Wong and sworn the 20th day of August, 1969."

CARRIED UNANIMOUSLY

(13) Kingsway - Barker - Grange - Chaffey Area

The Planning Department has reported as follows in connection with a proposed comprehensive development of the above area:

- (a) Discussions between the Planning Department and the architect for this proposed scheme commenced in May of this year.
- (b) The developer experienced a considerable delay in securing options on two of the properties and, as a result, he was not in a position to proceed until approximately four weeks ago.
- (c) His options now expire in early December and his client is seeking an assurance from Council that it is prepared to accept a schedule for advancing the proposal.
- (d) The proposed scheme involves the block bounded by Kingsway, Barker Avenue, Grange Street and Chaffey Avenue, except for the nursing home and other properties on Chaffey Avenue plus the apartment building at the corner of Kingsway and Barker Avenue.
- (e) The application is to permit an integrated development of shopping facilities and two high-rise apartments, with the eventual development of the properties on Chaffey Avenue at a later date.
- (f) The site involved occupies an area of approximately 135,000 square feet.

- (g) The site is located on the Western fringe of the Kingsway "town centre", and the latest Apartment Study indicates that mixed residential and commercial uses would be suitable for the site.
- (h) Such areas of comprehensive development would be consistent with the existing town centre concept and provide an acceptable transition from the anticipated high density commercial developments to the high and medium density residential developments surrounding the town centre. The mixed uses would support each other and a more viable commercial development could be obtained. The quality of residential environment would be improved at the same time.
- (i) It is expected that the proposal will activate further development of surrounding area and thus strengthen the town centre concept.
- (j) The developer has submitted a preliminary sketch of his proposal, which shows a commercial area at the Kingsway level of approximately 2,000 square feet for a supermarket, bank, drugstore and several shops. On top are situated two apartment towers of 24 floors containing approximately 445 units. An integral part of the scheme is a planned deck 16 feet above the Kingsway level which will cover all of the commercial development and, fully landscaped, will be used for pedestrian and recreational activity only. The establishment of this pedestrian level above Kingsway will provide an opportunity to link this development physically with future comprehensive developments on both sides of Chaffey Avenue and with the high density apartment area on the South side of Kingsway.
- (k) The existing apartment building at the corner of Kingsway and Barker Avenue has been physically integrated into the proposal in such a manner that, in future, this property could be consolidated with the proposed scheme to enable the extension of the commercial floor area.
- (l) Vehicular access to the commercial areas will be obtained from Kingsway and Grange Streets, with restricted turns to and from Kingsway. Vehicular access to residential parking will only be possible from Grange Street. All residential and part of the commercial parking is underground. The remainder of the commercial parking is provided at the Kingsway level where it will be covered by the aforementioned pedestrian deck.
- (m) It was being recommended that Council authorize the Planning Department to work with the developer in the preparation of suitable plans of development for the subject site, which reflects the broad conceptual objectives outlined above, and that the following schedule for dealing with the proposal be adopted:
  - (i) November 3, 1969 -- presentation of detailed report to Council and the establishment of the Public Hearing date.
  - (ii) November 24, 1969 -- Public Hearing
  - (iii) December 1, 1969 -- Consideration of amendment to Zoning By-law relating to the rezoning proposal.

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

CARRIED UNANIMOUSLY

(14) Allowances

A report of the Municipal Treasurer covering applications received under Section 411 of the Municipal Act for allowances of percentage additions in the total amount of \$23.59 was being submitted.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:  
"That these allowances be approved."

CARRIED UNANIMOUSLY

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ALDERMAN HERD stated that the Municipal Clerk had, at the request of Alderman Herd, written to all the radio stations in the Lower Mainland requesting that they not publicize to any great extent the movements of teenagers and their activities on Halloween.

He asked that Council ratify this action.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:  
"That the action taken by the Municipal Clerk, as detailed above, be ratified."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

\*

B Y - L A W S

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:  
"That leave be given to introduce "BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW 1969" and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, 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

Assistant Municipal Manager stated that the additional information which he mentioned to Council on October 20th that should be supplied in connection with this By-law had not yet been furnished.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN HERD, 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. 17, 1967" #5111  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 44, 1969" #5558

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 17, 1967 provides for the following proposed rezoning:

Reference RZ # 31/67

FROM RESIDENTIAL DISTRICT ONE (R1) TO MANUFACTURING DISTRICT (M1)

- (a) Lot 14, D.L. 10, Plan 26451
- (b) Lot "F", Expl. Pl. 13626, Blks. "E" and "A", D.L. 10, Plan 3321

(Located in the area bounded by Government Street, Brighton Avenue, Loughheed Highway and the Westlery limit of Gagliardi Way)

Municipal Clerk stated that the Planning Department had reported that the prerequisites established by Council in connection with this rezoning proposal have been satisfied.

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 44, 1969 provides for the following proposed rezoning:

Reference RZ #46/68 and 46/68A

FROM RESIDENTIAL DISTRICT ONE (R1) AND SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

- (a) Lot 1, Block 4, D.L. 4, Plan 11597
- (b) Parcel "A", Sketch 12378, D.L. 4, Plan 4332
- (c) Parcel "A", pt. South of Highway except sketches 11929/12778, Block 3, D.L. 4, Plan 4332

- (d) Block 4 W½ of S½ Except the N. 600 feet, D.L. 4, Plan 845
- (e) N. 600 feet of Block 4 W½ of S½, D.L. 4, Plan 845
- (f) Parcel "A", Expl. Pl. 11637, Block 4, D.L. 4, Plan 845
- (g) Lot 1, S.D. "B", Block 3, D.L. 4, Plan 6913
- (h) Lot "A" of Parcel 2, Skrtch 11929, Block 3, D.L. 4, Plan 4332
- (i) Block 4 N½ pt. South of Highway, D.L. 4, Plan 845 (Located East of Bell Avenue between the Lougheed Highway and Government Road, having an area of approximately 15.6 acres)
- AND (j) Lot "E" except part on Plan 21111, Block 5, D.L. 4, Plan 18398 (3782 Keswick Avenue -- Bounded by the Lougheed Highway on the North, Bell Avenue on the East, Horne Street on the South, and Keswick Avenue on the West - having an area of 4.12 acres)

Municipal Clerk stated that the Planning Department had reported that, except for some minor adjustments in the development plan for this property, all the prerequisites established by Council in connection with the rezoning proposal have been satisfied.

He added that the Planning Department had indicated a further report would be submitted relating to the fulfillment of the prerequisites before Council was asked to finally adopt the By-law.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:  
 "That:  
 "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 17, 1967"  
 "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 44, 1969"  
 be now read a Third Time."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:  
 "That:  
 "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 3, 1969" #5572  
 "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 4, 1969" #5573  
 "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 5, 1969" #5577  
 "BURNABY LEASE AUTHORIZATION BY-LAW NO. 2, 1969" #5561  
 "BURNABY ROAD CLOSING BY-LAW NO. 10, 1969" #5587  
 "BURNABY ADVANCED POLL BY-LAW 1969" #5588  
 be now reconsidered."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY RETURNED TO THE MEETING.



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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 3, 1969"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 4, 1969"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 5, 1969"

"BURNABY LEASE AUTHORIZATION BY-LAW NO. 2, 1969"

"BURNABY ROAD CLOSING BY-LAW NO. 10, 1969"

"BURNABY ADVANCED POLL BY-LAW 1969"

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the meeting extend beyond the hour of 10:00 p.m."

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1969, which deals with a number of proposed text amendments that were the subject of a Public Hearing on October 16, 1969, was brought forward for consideration.

Alderman Ladner suggested that the proposed amendments to Sections 203.6, 203.7 and 203.8 should be replaced with provisions allowing for a composite front yard and rear yard set backs to a minimum distance, with discretion being allowed in the matter of selecting the set backs for each development.

He pointed out that this proposal had been broached to the Planning Department and that it was prepared to submit a report on the matter.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That consideration of the By-law at hand be deferred until the November 3, 1969 meeting, when it is expected that the Planning Department will submit a report on the above suggestion."

CARRIED UNANIMOUSLY

\*

ALDERMAN DAILLY mentioned that a problem has developed in attempting to correct a drainage situation in the area of 950 Cliff Avenue.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the Municipal Engineer submit a report to Council on November 3rd dealing with the matter mentioned by Alderman Dailly."

CARRIED UNANIMOUSLY

\*

ALDERMAN MERCIER suggested that Council should be supplied with a monthly report from the Personnel Department indicating the situation with respect to the number of employees in each Department.

He pointed out that he had been receiving such a report, sporadically, like that mentioned and that this is the one which the Personnel Department should present to Council.

It was understood by Council that the Personnel Department would arrange for the submission of the report indicated by Alderman Mercier.

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

CARRIED UNANIMOUSLY

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