

JULY 7, 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, July 7, 1969 at 7:05 p.m.

PRESENT:  
Mayor Prittle in the Chair;  
Aldermen Blair (7:35 p.m.),  
Clark, Dailly, Drummond, Herd,  
Ladner, Mercier and McLean;

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:

"That the Minutes of the Council meetings held on March 3rd, 10th, 13th, 17th, 24th and 31st, April 8th, June 16th and June 23, 1969, plus the Public Hearing on June 23, 1969 be adopted as written and confirmed."

CARRIED UNANIMOUSLY, except that  
Alderman Ladner abstained from  
voting on the March 3rd Minutes  
because he stated he did not receive  
a copy of them.

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) G. E. Tilbe and W. T. Murphy re lane serving 6200 - 6500 Blocks Loughheed Highway
- (b) Milne, Carmichael and Corbould, Barristers and Solicitors, re application to rezone Lot 2, Block 4, D.L. 2, Plan 4286 (9892 Government Street) to Service Commercial District (C4) Reference RZ #6/69

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:

"That the delegations be heard."

CARRIED UNANIMOUSLY

(a) No one was present in connection with the request of G. E. Tilbe and W. T. Murphy concerning the lane serving the 6200 - 6500 Blocks Loughheed Highway so the hearing of the delegation was deferred until later in the evening.

(b) No one was present to speak on the application to rezone the property described under (b) above.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN HERD:

"That consideration of this matter be deferred until receipt of Item (21) of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

Elgara Enterprises Ltd. submitted a letter expressing pleasure for the service it received from the Assessment, Planning and Building Departments during its dealings with them in connection with its apartment project at 6366 Cassie Avenue.

Acting Director of Planning, Greater Vancouver Regional District, wrote to outline the procedure to be followed in processing proposed amendments to the Official Regional Plan.

He requested that Council offer its opinion on this planned procedure:

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the submission from the Greater Vancouver Regional District be referred to the Planning Department for comment."

CARRIED UNANIMOUSLY

Deputy Superintendent of Motor Vehicles submitted a letter advising that his Office is not in the process of conducting a study of noise prevention regulations.

He pointed out that the Motor Vehicle Act contains a regulation dealing with the subject matter which could possibly be used by the municipality in coping with problems caused by excessive noise being generated by motor vehicles.

It was mentioned in Council, during consideration of the submission from the Deputy Superintendent of Motor Vehicles that the study in question was being made by the Provincial Department of Health and Welfare.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:  
"That the Department of Health and Welfare be requested to advise of the progress being made in its study of noise prevention regulations."

CARRIED UNANIMOUSLY

Chairman, St. Michael's School Board, submitted a letter lodging a protest against the termination of bus service to Coquitlam and urging that Council use its Office to have the B. C. Hydro and Power Authority provide a substitute service to the area.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CLARK:  
"That a further letter be sent to the B. C. Hydro and Power Authority enquiring as to the progress of studies which are being made by the Authority aimed at rearranging transit service to the North-East sector of the municipality."

CARRIED UNANIMOUSLY

Executive Director, Canadian Federation of Mayors and Municipalities wrote and forwarded a copy of:

- (a) The 1968 financial statements for the Federation, along with a report of the Executive Director covering the conference year 1968-69.
- (b) A report that was prepared in connection with the First Canadian Urban Transportation Conference.

A question was asked in Council as to the progress being made in regard to the recommendations emanating from the First Canadian Urban Transportation Conference.

It was also suggested that the Canadian Federation of Mayors and Municipalities should contact the Greater Vancouver Regional District because of the latter's Transportation Study and the relationship between that and the National one.

The Mayor was asked to pursue the matter with a view to obtaining an answer to the question raised and also offering the suggestion outlined.

Executive Secretary, Canadian Public Welfare Association, submitted a circular, along with a copy of an article from the current issue of "Canadian Welfare", relating to the categorization of public welfare recipients.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the Social Service Administrator produce a report indicating the relative comparisons between the four categories indicated in the issue of "Canadian Welfare" as they apply to welfare recipients in Burnaby and that the report include the cost-sharing relationship between the Provincial Government and the municipality for the various categories, with it being understood that the report desired is not to be a detailed one."

CARRIED UNANIMOUSLY

McPherson Curling Centre Ltd. wrote to outline its achievements since the Company began in 1962.

The Company also requested that, because its service to the public has financially burdened the Company, the municipality grant the Company relief from the payment of taxes on the property the Company owns at 7325 McPherson Avenue.

It was mentioned to Council, during consideration of the submission from the McPherson Curling Centre Ltd., that a similar request has been made to the Parks and Recreation Commission by the Burnaby Winter Club and the Commission has reported its conclusions on the matter.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the application of the McPherson Curling Centre Ltd. be referred to the Municipal Manager for consideration and report, on the understanding he will confer with the Municipal Treasurer on the matter and also reflect in his consideration the views of the Parks and Recreation Commission on the application of the Burnaby Winter Club."

CARRIED UNANIMOUSLY

DELEGATIONS

It was pointed out that the delegations were now present.

(a) Mr. W. T. Murphy spoke and made the following points in his submission:

(1) He was representing the residents of 48 homes abutting the lane serving the 6200 to 6500 Blocks Lougheed Highway, who were requesting that this lane be paved in order to eliminate a dust nuisance and rectify a drainage situation.

There has been an exchange of correspondence between the municipality and the residents concerned on the matter since last September.

(2) Almost all of the residents use the lane for access to their properties.

(3) Dust from the lane creates a health hazard, dirties clothes on lines and covers homes. It is often necessary to close the windows in the homes to prevent the dust from entering.

(4) All deliveries to the homes, including mail, are made from the lane.

(5) Many of the residents have patios at the rear of their homes and are frequently bothered by the dust when in their patios.

(6) Certain properties are flooded during heavy rainfalls due to the inadequacy of storm drainage facilities.

(7) It has been noted that the municipality has paved some lanes in the immediate vicinity within the past six weeks. These are the lanes between Sumas Street and Broadway behind the shopping centre and the one between Dawson Street and Broadway from Woolwich Avenue to Fell Avenue.

(8) Almost all the houses are within 15 to 17 feet of the lane.

Municipal Engineer stated that he expected a report would be submitted to Council next Monday evening on the request of the delegation and the general question of lane improvements.

ALDERMAN BLAIR ARRIVED AT THE MEETING.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That action on the request from Mr. W. T. Murphy and others be deferred until after Council receives the report mentioned by the Municipal Engineer."

CARRIED UNANIMOUSLY

(b) Mr. D. D. G. Milne, Barrister and Solicitor, appeared and requested that the subject property (Lot 2, Block 4, D.L. 2, Plan 4286) be rezoned to permit the establishment of a new car show room and used car lot thereon.

Mr. Mil arranged for the display of a plan illustrating the proposed development. He made the following points in his submission:

- (1) The developer proposes to definitely proceed, if the property is appropriately zoned, and plans to construct a \$200,000.00 project.
- (2) He is prepared to comply with the land use concept envisaged for the area.
- (3) The development will serve to enhance the area.
- (4) The used car portion of the development is a very minor part of it.
- (5) Screen planting is being provided.

At this juncture, Item (21) of Report No. 45, 1969 of the Municipal Manager was brought forward and read.

The following is the substance of that report:

(21) Lot 2, Block 4, D.L. 2, Plan 4286 (Rezoning Reference #6/69)

On April 14, 1969, the Council tabled the above rezoning application to allow for further discussion between the applicant and the Planning Department.

That Department has now reported as follows on the matter:

- (a) Plans of the development have been received and examined.
- (b) The proposed new car display show room and its exposure to Loughheed Highway is acceptable.
- (c) The Department is still concerned about the proposed servicing and used car display areas as they would relate to any future C3 developments to the North, East or West of the subject property.
- (d) The Department is prepared to reconsider its recommendation of C3 zoning if a plan could be developed which would provide for used car display without offending the basic concept for development of the area.
- (e) Council's direction is being sought to determine whether the Planning Department should pursue the idea of obtaining an acceptable plan which would include the used car display or whether the original recommendation for C3 zoning should be re-affirmed.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That the application to rezone Lot 2, Block 4, D.L. 2, Plan 4286 to Service Commercial District (C4) be approved for further consideration and advanced to a Public Hearing, on the understanding that the Planning Department will continue to work with the Architect who has been engaged for the project proposed for the property to ensure that the plan of development which is produced is compatible with neighbouring uses."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:  
"That authority be granted to proceed with the processing of the application for Preliminary Plan Approval and a subsequent building permit for the development of a restaurant on Lots "A" and "B", S.D. 26, Block 7, D.L.'s 151/3, Plan 4327."

CARRIED

AGAINST -- MAYOR PRITTIE  
ALDERMEN DAILLY, LADNER  
AND BLAIR

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CLARK:  
"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

GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that Grants be made to the following organizations in the amounts indicated for the purpose shown:

- (1) British Columbia Society for the Prevention of Cruelty to Animals (to assist the Society in furthering its objectives) - \$300.00
- (2) North Burnaby Commerce & Community Bureau (to assist the Bureau in providing decorative lighting on Hastings Street for the 1969 Christmas season) - \$1,000.00
- (3) The British Columbia Boy's Choir (to help defray expenses to be incurred in touring Western and Eastern Europe) - \$250.00
- (4) Burnaby Civic Opera (to assist the organization with its activities) - \$1,000.00

The Council also agreed to assist the Burnaby Civic Opera with any deficit that may be incurred by the organization in an amount not to exceed \$1,000.00

- (5) The Columbian (to cover the cost of the Corporation using the back page of the Columbian's Progress publication for advertising the municipality) - \$300.00
- (6) B. C. Christian Institute Rest Home (the amount required to pay the taxes on property the Institute owns in the municipality) - \$2,645.01
- (7) The United Church of Canada (the amount required to pay the taxes on The United Church Home for Girl's property, which includes the hostel being used by the Burnaby Association for Retarded Children) - \$6,871.78

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- (8) The Boy Scouts of Canada (Burnaby Region)  
(to assist in pursuing its objectives) - \$1,000.00
- (9) The Canadian Girl Guides Association  
(Burnaby Area)  
(to assist in pursuing its objectives) - \$1,000.00
- (10) The Salvation Army  
(to assist in pursuing its objectives) - \$1,750.00
- (11) The John Howard Society  
(to assist in pursuing its objectives) - \$1,500.00
- (12) The Muscular Dystrophy Association of  
Canada  
(to assist in pursuing its objectives) - 100.00
- (13) Big Brothers of British Columbia  
(to assist in pursuing its objectives) - \$4,500.00
- (14) A National Fraternal Organization - \$105.00  
(to cover the cost of hiring buses  
for a tour of Burnaby by delegates  
attending a Convention in August, 1969)

(The Council should also indicate whether  
it feels a grant of this sort should be  
construed as establishing a precedent  
for similar situations in the future.)

The Committee also recommended that:

- (a) The Burnaby Horsemen's Association be given notice  
that the lease it has with the Corporation covering  
the use of a portion of Parcel "G", Reference Plan  
6025, Block 17, D.L.'s 79/85, Plan 536 is to be terminated  
and that the Treasurer be instructed to write off the  
rentals and accrued taxes which have been payable by the  
Association on the property.
- (b) The lease between the Corporation and the Lower Mainland  
St. Leonard's Society be altered so that the Society  
will only be required to pay \$1.00 per year for the lease  
and that the Municipal Treasurer be instructed to write off  
the accrued rentals on the property owned by the Society.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the recommendations of the Committee covering items (1) (3)  
(4) and (5) be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Committee covering item (2) be  
adopted."

CARRIED

AGAINST -- ALDERMAN  
MERCIER

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:  
"That the recommendations of the Committee covering Items (6) and (7) be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:  
"That the recommendation of the Committee dealing with the Burnaby Horsemen's Association be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the recommendation of the Committee concerning the Lower Mainland St. Leonard's Society be adopted."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:  
"That the foregoing resolution be tabled until the July 21st meeting of Council and the Municipal Solicitor advise as to whether it would be possible to reflect in the lease agreement with the Lower Mainland St. Leonard's Society that the waiving of the lease rental could be only for a year at a time or whether it would need to be for the lifetime of the lease because Council feels it is desirable to retain the right to determine annually whether the said rental should be \$1.00 per annum."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:  
"That the recommendations of the Committee covering Items (8) and (9) be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:  
"That the recommendations of the Committee covering Items (10) to (13) inclusive be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:  
"That Council approve a grant of \$105.00 being made to the National Fraternal Organization mentioned in the report of the Committee but it be clear that this is not to be construed as establishing a precedent for similar situations in the future."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR PRITTIE, recommended verbally that Aldermen Clark, Herd and Dailly be appointed as a Special Committee to work with staff during the construction of the new Central Headquarters Fire Hall, with Alderman Clark being the Chairman.

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

CARRIED UNANIMOUSLY

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BOARD OF VARIANCE submitted a report indicating it is concerned about the number of appeals which have been lodged recently relating to the dual use of property.

The Board outlined the reasons for its concern and recommended that Council consider allowing some permissiveness in the Zoning By-law as regards the dual use of property.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the proposal from the Board of Variance be referred to the Planning Department for comment."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 45, 1969, on the matters listed below as Items (1) to (22), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Lane South of Linwood Street East from Smith Avenue

A request has been received to abandon a portion of the above lane.

There is no objection to this proposal, providing an easement is retained to protect the B. C. Hydro and Power Authority power line or, alternatively, that the applicant bears the cost of relocating the poles.

The Easterly portion of the lane in question can also be abandoned and consolidated with the adjacent park.

It was being recommended that Council approve the abandonment in principle.

Negotiations will then take place with the applicant regarding the points mentioned above involving the easement or the cost of relocating the powerline and the value of the abandoned portion of the lane.

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

CARRIED UNANIMOUSLY

(2) Miscellaneous Land Sales

It was being recommended that the Land Agent be authorized to offer for sale by public tender the following properties subject to the conditions indicated:

- (a) Lot 30, Block 20, D.L. 122, Plan 1308 - An easement is to be retained over the westerly five feet to contain a storm drain.

- (b) Lot 19, D.L. 129, Plan 19465 - An easement is to be retained over the Southerly ten feet to contain a sanitary sewer installation.
- (c) That portion of Lot "G" shown on Plan accompanying By-law 44715, D.L. 53, Plan 3057 - A deposit of \$600.00 is to be made to cover the cost of constructing a lane.
- (d) Lots 76 and 77 SE $\frac{1}{2}$ , S.D. 34/58, Blocks 1 and 3, D.L. 95, Plan 1152 - The North-Westerly ten feet is to be dedicated for lane purposes.
- (e) Lot 28, Block 40, D.L. 218, Plan 4953 - Provision is to be made for lane access which is estimated to cost \$3,600.00
- (f) Lot 10, D.L.'s 32 and 82, Plan 17168 - The property is to be used for Single Family development only.
- (g) Lots 13 and 14, Block 18, D.L. 32, Plan 18442
- (h) Lot 7, S.D. 2, Block 1, D.L. 39E $\frac{1}{2}$ , Plan 1436 - An easement is to be retained over the Westerly ten feet.
- (i) Lot 6, Block 2, D.L. 35E $\frac{1}{2}$ , Plan 1436 - An easement is to be retained over the Westerly ten feet.
- (j) Lot 6, S.D. "A", Blocks 2/3, D.L. 96N, Plan 1349 - An easement is to be retained over the Easterly 15 feet to contain a storm sewer and the sum of \$2,800.00 is to be paid for the installation of a storm sewer.
- (k) Lot 13, Block 35, D.L. 32, Plan 1916 - The property is to be used for Single Family purposes only.

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

CARRIED

AGAINST -- ALDERMAN DRUMMOND

(3) Portion of Block 24, North 457 feet, D.L. 82, Plan 201  
SUBDIVISION REFERENCE NO. 120/68

It was being recommended that Council waive the provisions of Section 712(1) of the Municipal Act insofar as they apply to a subdivision of the above described property in order to exempt the subdivider from being required to provide the amount of land prescribed by the Section mentioned as a highway.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
 "That the owner of Lot 24 N 457 feet, D.L. 82, Plan 201 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 H. B. Cotton and sworn the 28th day of October, 1968."

CARRIED UNANIMOUSLY

(4) Canadian Federation of Mayors and Municipalities

An account in the amount of \$1,818.00 covering the 1969 membership dues of Burnaby in the Canadian Federation of Mayors and Municipalities has been received.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"That authority be granted to pay the account from the Federation."

CARRIED UNANIMOUSLY

It was noted in the last report item that the population figure which was used for the calculations by the Canadian Federation of Mayors and Municipalities for Burnaby was 121,200.00.

The Municipal Manager was asked to see that the signs which are erected in the municipality reflecting its population are altered accordingly.

(5) Lane at Rear of 7565 and 7571 Burgess Street

The owners of the above properties have requested that the lane at the rear be constructed.

The present right-of-way is ten feet wide and the owners in question are prepared to convey the additional ten feet for the sum of \$1.00 each.

The Municipal Engineer is prepared to construct the lane.

It was being recommended that the West ten feet of the properties concerned (Lots 11 and 12, Block 20, D.L. 29, Plan 3035) be acquired for \$1.00 each and that the lane be constructed.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That, in view of the impending report on the general question of a lane improvement policy, the matter of proceeding with the acquisition of the parcels described in the Manager's Report for lane purposes be tabled until after dealing with the lane improvement policy."

CARRIED UNANIMOUSLY

(6) Parcel "A", S.D. 3, Block 17, D.L. 149, Plan 22302  
SUBDIVISION REFERENCE #274/68

An application has been received to subdivide the above described property.

In order for the subdivision to proceed, it is necessary to cancel a redundant ten foot wide lane allowance adjacent to a portion of the property being subdivided.

This lane allowance will be replaced by another one a short distance away.

It was being recommended that the lane allowance in question be abandoned.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

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(7) Easement - Portion of Lot "A", Block "A", D.L. 87, Plan 4905  
STANLEY STREET SANITARY SEWER PROJECT

It was being recommended that Council authorize the:

- (a) acquisition of an easement over the above described property, which is required for sewer purposes, for a consideration of \$1.00.
- (b) execution of the documents attending the transaction.

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

CARRIED UNANIMOUSLY

(8) Sound System for Council Chamber

It was being recommended that the tender of General Sound and Theatre Equipment Ltd. in the amount of \$1,964.00 for the supply and installation of a sound system in the Council Chamber be accepted.

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

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR PRITTIE, DECLARED A RECESS AT 9:05 P.M.

THE COMMITTEE RECONVENED AT 9:20 P.M.

(9) Rezoning Application #93/68

The Manager submitted the Planning Director's report in connection with this rezoning application covering rezoning of property at 4333 Ledger Avenue from R4 Residential to CD Comprehensive Development to permit the construction of an office building and auditorium.

The Planner reported on the background of this application which had been considered by the Council in September, 1968 and February, 1969. The reason for carefully considering the proposed development was that it was to be located within close proximity of the Municipal Hall and the Justice Building and the Council was desirous that the design and location of the building would be closely related to the broad concept of the Municipal Hall area.

This was the reason that comprehensive development type zoning was recommended rather than institutional zoning.

The applicants have presented a development plan upon which there has been general agreement. The scheme proposes a four-storey office building connected to a 400-seat auditorium.

It was recommended that the application be forwarded to a Public Hearing for further consideration and the final readings of the amending zoning by-law to be contingent upon:

- (1) The submission of a suitable plan of development.
- (2) The deposit of \$10,250.00 to cover the cost of providing storm drainage facilities to the site.
- (3) The submission of an undertaking to remove all existing improvements on the lot within six months of rezoning.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(10) Rezoning Application #11/69

The Manager submitted the report of the Planning Director on the proposed rezoning of D.L. 151/3, Block 7, Lot 33, Plan 1895 from RM3 Multiple Family Residential District to C4 Service Commercial District at 5827 Olive Avenue.

This rezoning covered a triangle of property South of that occupied at the South-West corner of Kingsway and Olive Avenue and was to be used as an addition to the Standard Oil Service Station situated on this property. Earlier considerations were given to this property in view of its importance to the rezoning of land to the West which was under consideration as a community planned area within that portion of land bounded by Kingsway-Olive-Patterson. The Council had asked that the Department investigate the possibilities of establishing a more satisfactory relationship between the Service Station and the proposed apartment area to the West.

Recent general agreement had been reached on details of the development plan which included rather extensive landscaping of approximately 65 feet of the South end of the lot under application.

The Planner recommended that the application be given further consideration. The final readings of the amendment zoning by-law are to be contingent upon:

- (1) The consolidation of this lot with Lot 34 to the North.
- (2) The dedication of a 16 foot road widening strip on Kingsway.
- (3) The agreement to the future closure of the lane West of the subject lots, and to future consolidation of the lane with the lots fronting on Barker Avenue.
- (4) The submission of an undertaking to remove all existing improvements on the lot within six months of the rezoning.
- (5) The submission of a suitable and detailed plan of development, reflecting the proximity of adjacent anticipated high-rise development, and giving special attention to landscaping and screening.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MERCIER:  
"That the recommendation of the Planner be adopted."

CARRIED UNANIMOUSLY

(11) Burnaby Unsightly Premises By-law 1969

The Manager reported that this By-law repealed Burnaby Unsightly Premises By-law 1965 in view of a change in wording of Clause h of Section 870 of the Municipal Act at the last session of the legislature.

The words "regulate untidy and unsightly premises" had been eliminated by the amendment to Clause (h) and substituted with the words "prohibit the owners or occupiers of real property from allowing property to become untidy or unsightly".

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MCLEAN:  
"That the information be received."

CARRIED UNANIMOUSLY

(12) 1968 Public Bodies Information Statement

The Manager submitted for the information of Council a copy of the 1968 Public Bodies Information Statement issued pursuant to the statutory requirements in that regard.

(13) Improvement of Moscrop between Willingdon and Forest Lawn Cemetery and the new North/South Road on the East side of Crown Lands Provincial - D.L. 72

The Manager reported that tenders had been called for construction of the Provincial Motor Vehicle Testing Station to be located near the corner of Moscrop and Forest Lawn Cemetery on Crown Lands Provincial.

It was expected the new station would be operating by mid-summer of 1970.

In addition to the traffic generation expected through the operation of this station, there are existing traffic problems created by cars of students attending B.C.I.T. and the B. C. Vocational School.

The entire traffic handling facilities in the area were then surveyed in the light of these new developments and in the light of previous plans for a new North/South Road from Moscrop Street to join Westminster Avenue leading from the Dominion Construction Company Industrial Area at Westminster Avenue and Canada Way.

Previously a by-law which required an Order-in-Council covering the road allowance along the Westerly boundary of the Forest Lawn Cemetery between Westminster Avenue and Moscrop Street had been submitted to Victoria and had not received the assent of the Lieutenant-Governor-in-Council.

The matter had been reviewed by the Manager with the Department of Public Works and an improvement had been agreed upon whereby a section on Moscrop in need of improvement would be undertaken with the Government contributing an amount equivalent to normal Local Improvement sharing. The new North/South Road (called Sussex Extension) was not comparable and in this case the suggested sharing was on a 50/50 basis with the Government supplying the right-of-way for road and storm sewer costs. Burnaby would, in addition, be responsible for a water main proposed on the road and street lighting.

In summary the proposition is:

- (a) Widening of Moscrop between Willingdon and the edge of the Cemetery property to provide a facility of two 23-foot running lanes with median strip and turning slots.

The Corporation suggests that the cost of this proposal be borne between the Corporation and the Government on the basis of the Government contributing a sum equivalent to the value of standard Local Improvement rates.

This apportionment works out as follows:

	<u>Government</u>	<u>Burnaby</u>
Road, Storm Sewer and Lights	\$26,727.00	\$44,373.00
Water Main to serve the Motor Vehicle Testing Station	5,000.00	1,250.00
	<u>\$ 31,727.00</u>	<u>\$45,623.00</u>
		<u>31,727.00</u>
 Total Estimated Cost		 \$77,350.00

- (b) New North/South road on new road allowance from N. W. corner of Cemetery property to Moscrop to provide a facility of two 23-foot running lanes with median strip and turning slots.

The Corporation is unable to apply a Local Improvement basis to this road because it is now completely undeveloped. To replace the Local Improvement basis, Burnaby proposes the same arrangement it has concluded with the land owner to the North for the extension of this new North/South Road through to Canada Way. This is a 50/50 sharing of road and storm sewer costs with the Corporation picking up the costs of water and street lighting.

Estimated costs for the approximately 3,000 feet from the North corner of the Cemetery property to Moscrop are:

Road	-	\$197,000.00
Storm Sewers	-	23,800.00
Water	-	24,400.00
Lights	-	<u>17,250.00</u>
		\$262,450.00

Cost Sharing Proposal is:

Province - 50% of \$220,800.00	or	\$110,400.00
Burnaby - Balance of Cost	or	<u>152,050.00</u>
		\$262,450.00

This proposition had been accepted by the Department of Public Works subject to it being ratified by Council. It was recommended this be done.

It was not possible to make provision in the Capital Improvement Budget for the new North/South Road referred to in this report item as the right-of-way is not dedicated. Timing of the actual construction is such that this road will not be needed until 1970 and can be scheduled in the next C.I.P. for 1970. Funds are available in 1969 for the Moscrop Improvement.

Cost sharing as proposed is:

Province	\$ 31,727.00	
	<u>110,400.00</u>	\$ 142,127.00
Burnaby	\$ 45,623.00	
	<u>152,050.00</u>	\$ 197,673.00
		<hr/>
Total		<u>\$339,800.00</u>

During discussion the Manager was queried as to whether or not the extension of the North/South Road to Moscrop Street was an indication that the road might be extended further South in the future and link up with Forglan Drive and the Manager replied that it was not the intention that this extension go beyond Moscrop Street.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND: ≡  
"That the recommendation of the Manager be approved on both the Moscrop Street and the Sussex Extension project subject to the condition that the North/South Road (Sussex Extension) does not extend further South unless further consideration is given to such extension by the Council."

CARRIED UNANIMOUSLY

(14) Street Lighting - 5800 Block Ewart Street

The Manager reported on a letter received from Mr. W. M. Westerveit, 5816 Ewart Street on April 8th again requesting that the street light which was at the edge of the ravine in the 5800 Block Ewart Street be returned.

The Manager submitted a report of the Engineer resulting from a survey made by his Department. The Engineer's Report indicated that there had been little dumping except garden refuse on the ravine and of the 5800 Block Ewart and McKee Streets and this was behind the municipal barricades. A further check by the R.C.M.P. revealed no registered complaints in the areas since March, 1969 regarding break-ins or loitering in the area.

An inspection had been made on the night of June 24th at approximately 11:00 p.m. to check the degree of illumination. Both streets were in the opinion of the Engineer well illuminated and provided a high degree of safety to pedestrians as well as parked vehicles on the street.

The Department reiterated comments made earlier on a complaint as contained in their report of March 10, 1969 wherein it was stated that in spite of the reduced lighting at the end of the street, which still meets C.S.A. standards, the Department felt that the overall lighting of the area was greatly improved. No recommendation for further action was made on the subject complaint.

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

CARRIED UNANIMOUSLY

(15) Estimates

(16) Revenue and Expenditures

The Manager reported verbally on new estimates to be approved by the Council covering changes to the Government, North Road and Lougheed Area Project by Edper Investments Ltd. whereby the said firm was required to install storm drains at a \$1,000.00 cost to the firm. The Manager asked for approval of this \$1,000.00 charge in the estimates which would be recoverable from Edper Investments Ltd.

The Manager also reported that on the same project there were costs of \$17,500.00 to be met under the heading of "Special Road Projects" of which \$10,500.00 would be borne by Edper Investments Ltd. and \$7,000.00 by the municipality.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:  
"That the estimates as submitted be amended by adding the sum of \$7,000.00 - Special Road Projects - re Edper Investments Ltd. Government Road, North Road, Lougheed Highway Project."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the estimates as amended be approved and that the Statement of Revenue and Expenditures be also approved."

CARRIED UNANIMOUSLY

(17) Building Department

(1B) Medical Health Department

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:  
"That the report of the Building Department covering the period May 6th to June 20th and the report of the Health Department for the month of May be received."

CARRIED UNANIMOUSLY

(19) Lot 69, D.L. 206, Plan 30672  
SUBDIVISION REFERENCE #286/68

The Manager recommended that the requirements of Section 712(1) of the Municipal Act be waived as they apply to Subdivision #286/68 covering property legally described as Lot 69, D.L. 206, Plan 30672 located South of Hastings Street between Kensington Avenue and Grove Avenue.

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

CARRIED UNANIMOUSLY

(20) Land Assembly in the Central Area

The Manager reported that on June 23rd the Council adopted a policy to acquire land when it becomes available within the central area of the municipality and requested that additional information on the extent of Corporation owned land within the area be submitted.

The Manager submitted a report of the Planning Director containing the information requested showing a break-down of land ownership in the central area as follows:

	<u>Acres</u>	<u>Percent</u>
Corporation	150.00	65.0
Private	41.41	18.0
Roads and Streets	22.35	9.6
Provincial	14.24	6.2
School Board	2.80	1.2

The Planner reported further that of the 41.41 acres of land under private ownership, approximately 39.31 acres were occupied leaving 2.1 acres of vacant land.

The existing land use of this occupied area was as follows:

Residential	-	29.40 acres
Industrial	-	5.10 "
Institutional	-	4.30 "
Commercial	-	0.51 "
Total		39.31 "

It was submitted during discussion that information had also been requested on the future zoning and use of land proposed for this area in which the assembly of land was to take place.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the report of the Planner be tabled for a period of one week to permit the Planner to report further on the proposed future use of this area."

CARRIED UNANIMOUSLY

(21) Rezoning Reference #6/69 - Lot 2, Block 4, D.L. 2, Plan 4286

This item was dealt with earlier in the Agenda when Mr. Milne appeared on behalf of Doug's Automotive Ltd. to present argument why this land should be zoned for automotive display purposes for new and used car sales operation and automobile maintenance.

(22) Easement - Subdivision Reference #123/69  
Lot 2, Block 1, D.L. 119E1, Plan 2855

The Manager recommended that authority be granted to acquire an easement over this property situated a 4330 Halifax Street, Burnaby 2 in accordance with a plan prepared by Aplin and Associates, Land Surveyors. The easement is required for drainage purposes

and no consideration is payable by the Corporation. The Manager also recommended the Mayor and Clerk be authorized to execute the easement documents on behalf of the Corporation.

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

CARRIED UNANIMOUSLY

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1969 U.B.C.M. Convention

Re: AMBULANCE SERVICES

" WHEREAS by amendment to the Municipalities Aid Act, promulgated 1969, a portion of the grant made to municipalities under this Act is to be earmarked for ambulance services;

AND WHEREAS by nature, there remains a close ambulance patient-hospital relationship with B.C. Hospital Insurance Services;

AND WHEREAS the assistance made to municipalities under this Act tends to force this relationship to become more municipal;

AND WHEREAS Ambulance Service is a service to people, not to property, and therefore fails to meet the policy of the U.B.C.M. established in 1958 through adoption of the Murison Report;

AND WHEREAS uniform standards of ambulance service and personnel training would be better maintained on a Provincial basis, under B.C.H.I.S.;

THEREFORE BE IT RESOLVED that the Provincial Government be again strongly urged to accept Ambulance Services as a responsibility of the B.C. Hospital Insurance Services in view of the ambulance-patient-hospital relationship and standardization features, and discontinue the new form of imposing by conditional grant, the responsibility for this service upon the municipalities.

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MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the resolution be adopted and forwarded to the U.B.C.M. for presentation to the forthcoming Convention."

CARRIED UNANIMOUSLY

July/7/1969

THEREFORE BE IT RESOLVED that the Provincial Government be urged to establish one or more Rental Accommodation Grievance Boards in similar fashion to the establishment of the Assessment Courts of Revision, with full powers to hear appeals and set regulations according to problems and conditions in different regions of the Province, and to establish controls where deemed necessary, in view of the growing trend toward urbanization and its attendant multiple dwelling volumes.

BE IT FURTHER RESOLVED that such Rental Accommodation Grievance Boards be constituted as separate tribunals whose decisions shall be final and binding.

\* \* \*

The Municipal Clerk submitted a resolution on this subject as well as Alderman Ladner.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That the resolutions as drawn be adopted in principle and that Alderman Ladner and the Clerk meet and discuss the details of the resolutions if this was considered necessary."

CARRIED UNANIMOUSLY

THE CORPORATION OF THE DISTRICT OF BURNABY

1969 U.B.C.M. CONVENTION

R E S O L U T I O N

Re: TAXATION OF NON-UNIVERSITY STRUCTURES ON UNIVERSITY LANDS

" WHEREAS Section 40 of the Universities Act exempts from taxation under the Municipal Act, Public Schools Act and Taxation Act, "property, real and personal vested in a University";

AND WHEREAS the same exemption applies to University affiliated colleges, which could be located on land other than the principal lands of a University;

AND WHEREAS non-university operations are also exempt under this Section as ruled by Court decision and the Appeal Court;

AND WHEREAS the B.C. Hydro and Power Authority has erected and placed into operation structures and equipment for other than University purposes situated on land vested in the Simon Fraser University and claims exemption under Section 40 of the Universities Act;

AND WHEREAS a loss of \$27,000.00 taxes for school and general purposes has resulted in 1969;

AND WHEREAS this practice on the part of a Crown Provincial Corporation to avoid payment of taxes is considered to be manifestly unfair to the municipal taxpayers and to those taxed under the Taxation Act;

THEREFORE BE IT RESOLVED that the U.B.C.M. Executive take this problem under advisement and urge the appropriate Departments of the Provincial Government to press for a change in legislation to remove this inequity.

\* \* \*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That this resolution be adopted and forwarded to the U.B.C.M. for submission to the forthcoming Convention."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND submitted that it was his intention to forward a resolution dealing with the payment of indemnities to Parks and Recreation Commissioners and that the resolution would be in the form of permissive legislation to pay these indemnities in lieu of the present arrangement whereby only out-of-pocket expenses can be paid.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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BY - L A W

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:  
"That leave be given to introduce "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 32, 1969" #5531 and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

This By-law provides for the following rezoning:

Reference RZ #15/69

FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

- (a) Lot "A", Block 9, D.L. 32, Plan 13409
- (b) Lots 4N½, 6, 7, 8 and 9, Block 9, D.L. 32, Plan 2250
- (c) Lot 107, D.L.32, Plan 28097
- (d) Lots 110 and 111, D.L. 32, Plan 28248
- (e) Lots 18, 21, 22, 23 and 24, Block 8, D.L. 32, Plan 1229
- (f) Lot 97, D.L. 32, Plan 24378

(6006 - 6110 McKercher Avenue inclusive and 6015 - 6137 McMurray Avenue inclusive - Located between McKercher Avenue and McMurray Avenue midway between Maitland Street and Kingsway)

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:  
"That the meeting proceed past the hour of 10:00 p.m."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That leave be given to introduce "BURNABY ZONING BY-LAW 1965,  
AMENDMENT BY-LAW NO. 33, 1969" #5532 and that it now be read a  
First Time."

CARRIED UNANIMOUSLY

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

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 the By-law."

CARRIED UNANIMOUSLY

This By-law provides for the following rezoning:

Reference RZ #24/69

FROM RESIDENTIAL DISTRICT FIVE (R5) TO ADMINISTRATION AND  
ASSEMBLY DISTRICT (P2)

Lots 15, 16, 17 and 18, Block 12, D.L. 116/186, Plan 1236

(4043, 4021, 4017 and 4001 East Pender Street - Located on  
the North-East corner of MacDonald Avenue and Pender Street)

Ker and Ker Ltd. wrote with reference to this property and asked  
that following the Public Hearing the Council give the necessary  
Zoning Amendment By-law three readings and that the final  
reading be given two weeks later.

The Planning Director reported on the request of the applicant  
that this zoning be treated with urgency and submitted that the  
Department had no objection to the application being returned to  
Council on July 7, 1969 following the Public Hearing for first,  
second and third readings but that the final adoption wait until  
such time as all the attached prerequisites are met.

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

CARRIED UNANIMOUSLY

July/7/1969

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. 33, 1969"  
be now read a Third Time."

CARRIED UNANIMOUSLY

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It was resolved that "BURNABY UNSIGHTLY PREMISES BY-LAW 1969" #5533  
and "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26, 1969"  
#5520 be tabled until the next meeting of Council.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"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. 10, 1968" #5298."

CARRIED UNANIMOUSLY

This By-law provides for the following rezoning:

Reference RZ #20/68

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

Lots 8, 9, 10, 11 and 12, Block 32 E Pt., D.L. 152, Plan 2455

(6407 - 6463 Royal Oak Avenue - Located on the South-West  
corner of Royal Oak Avenue and Irving Street)

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

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1968"  
be now read a Third Time."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:

"That Clauses (6) and (7) of "BURNABY FIRE PREVENTION BY-LAW 1968, AMENDMENT BY-LAW 1969" be deleted because the matter of regulations governing such goods is in the hands of the Greater Vancouver Regional District, as per the action taken by Council on June 16, 1969."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That: "BURNABY FIRE PREVENTION BY-LAW 1968, AMENDMENT BY-LAW 1969" #5523  
"BURNABY ROAD CLOSING BY-LAW NO. 3, 1969" #5530  
be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That:  
"BURNABY FIRE PREVENTION BY-LAW 1968, AMENDMENT BY-LAW 1969"  
"BURNABY ROAD CLOSING BY-LAW NO. 3, 1969"

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

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR PRITTIE, gave Notice to the Council that his Office had received complaints from residents in the vicinity of the Dominion Glass Company about noise emanating from some new machinery installed in the plant.

A report was read from Mr. Buckley, Chief Licence Inspector, as a result of investigations made by his Department into the noise indicating that some of the machinery placed in the plant was of a temporary nature.

No action was taken by the Council at this stage.