

July 13, 1970.

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, July 13, 1970, at 7:00 p.m.

PRESENT: His Worship, Mayor Prittle, in the Chair;
Aldermen Blair (7:05 p.m.) Dailly, Drummond,
Herd, Ladner, Mercier and McLean

ABSENT: Alderman Clark

When the Minutes of the meeting held on June 29, 1970, came forward for adoption, Alderman Drummond drew attention to the Resolution on Page 12 of those Minutes dealing with a submission from Mr. David Roberts concerning the Papke property on Marine Drive.

Alderman Drummond stated that his intention, in making that motion, was that Mr. Roberts be invited to appear before Council in connection with the matter to explain the position of his client, Mr. K. Papke, vis a vis the stand being taken by the Municipal Manager and the Planning Department.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the Minutes of the meeting held on June 29, 1970, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:
"That Alderman Clark be granted a leave of absence from this meeting."

CARRIED UNANIMOUSLY

His Worship, Mayor Prittle stated that the Norburn Lacrosse Club had won a championship title and were returning to the Municipality this evening.

He offered congratulations to the team on their achievement.

He also remarked that Mrs. D. Lawson had been delegated by him to greet the members of the Club upon their return.

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Mr. E. Anderson re application to subdivide Lot 39 Except Parcel "A", Explanatory Plan 16876, D.L. 86, Plan 1203 (Lesosky);
- (b) Mr. E. Cafferky re Seton Academy.

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MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN HERD:
"That the delegations be heard."

CARRIED UNANIMOUSLY

(a) Mr. Anderson appeared and, on behalf of Mr. T. Lesosky, offered the following in support of an application to subdivide the property in question:

- (1) An area between the Westerly limit of Mr. Lesosky's property and a distance approximately 360 feet Eastward could be subdivided into five 72-foot lots.
- (2) This would require the extension of Humphries Avenue plus the installation of water and sewer services.
- (3) Mr. Lesosky is prepared to deposit cash, or an irrevocable letter of credit, for a higher standard of services on this portion of Humphries Avenue to take into account the ultimate servicing required by the municipality for Stage III of the D.L. 86 area.

ALDERMAN BLAIR ARRIVED AT THE MEETING.

- (4) Mr. Lesosky is prepared to connect the buildings he plans to construct on the lot he desires to the sewer that is located on an easement through his property.

Mr. Anderson also circulated plans illustrating his proposals.

In response to a question, Mr. Anderson stated that Mr. Lesosky wished to begin building on his property immediately after it is subdivided.

The Approving Officer indicated the following in connection with the subject of the presentation by Mr. Anderson:

- (i) The portion of Mr. Lesosky's property abutting Humphries Avenue would need to be served with sewer from the Northeast because of the slope of the land in the area.
- (ii) Neither the existing sewer or water services are adequate to handle additional development in the area.
- (iii) Services to Stage III of the D.L. 86 development are scheduled for installation in 1971.
- (iv) Mr. Lesosky's property is presently zoned R5.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:
"That the subject of the presentation this evening by Mr. Anderson be tabled until the July 27th meeting and the Approving Officer discuss the problems with Mr. Anderson, bearing in mind all the pertinent points which have been made by both the Approving Officer and Mr. Anderson, to determine whether there is any way possible whereby the aims of both the Corporation and Mr. Lesosky can be mutually accommodated."

CARRIED UNANIMOUSLY

(b) Mr. Cafferky was not present, but was heard later in the evening.

ORIGINAL COMMUNICATIONS

Lt. R. Faulkner of #759 "Eagle" Squadron of the Royal Canadian Air Cadets submitted a letter expressing the appreciation of the Squadron for the grant Council gave it to assist in meeting the expenses involved in operating and expanding the Training Programme of the Squadron.

Executive Director, British Columbia Construction Association, submitted a circular letter in which he urged that municipalities and School Boards award construction work by contract rather than undertaking this work with their own forces.

Commissioner, Greater Vancouver Sewerage and Drainage District, forwarded a booklet outlining the District's programme of pollution control for the Greater Vancouver area.

Administrator, Greater Vancouver Regional District, submitted a circular letter advising that the Board of Directors for the District has approved Regional Plan Amendment application AA 69-6 .

Mr. Walter Parker, Secretary of the Burnaby Pollution Removal Association, wrote to ask that Council reconsider the matter of closing the north end of Willingdon Avenue.

Mr. Parker pointed out that Chevron Canada Limited, which owns all of the land adjoining the subject portion of Willingdon Avenue, had erected a gate that has resulted in the public being denied access to the area beyond the gate.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MERCIER:

"That the Municipal Manager submit a report on the subject of the letter from Mr. Parker reviewing the situation and indicating, as well, who owns the area north of the portion of Willingdon Avenue which was closed; and further, Chevron Canada Limited be asked for its comments on the matter."

CARRIED UNANIMOUSLY

Mr. Peter Wong of the Burnaby Garden Centre submitted a letter requesting permission to purchase Lot 19, Block 7, D.L. 5116/186, Plan 1236, which he presently leases from the Corporation.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:

"That Item 26 of the Municipal Manager's report # 41, 1970, which deals with the subject of the letter from Mr. Wong, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

26. Lot 19, Block 7, D.L.'s 116/186, Plan 1236

Mr. Wong first requested the opportunity of purchasing the subject property in 1964, which request was not granted on the basis that the development potential of the area involved (3800 and 3900 block Hastings Street) was not then known.

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The Council, in 1965, agreed to lease the lot to Mr. Wong on a year to year basis.

For reasons beyond the control of Council, the situation has not changed very much since 1965. Clearing has taken place on the south side of the 3800 and 3900 blocks Hastings Street, and final documents for a Proposal Call are now being packaged together for the approval of the Provincial and Federal Governments. When these approvals are received, the Urban Renewal Co-ordinating Committee will be in a position to call for proposals.

Though the lot in question is on the north side of Hastings Street, it would seem to be a wise policy to retain ownership of it until the type of redevelopment for the south side of the street is known. The lot might possibly be required for off-street parking purposes.

Burnaby Garden Centre has no prior right to the property and, if it were the decision of Council to dispose of the lot, it would need to place the property in a sale position in the normal manner, which means that any interested party would have an opportunity to bid on it.

It was being recommended that the request of Mr. Wong not be granted and that the lot in question continue to be leased on a short term renewable basis.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the Municipal Manager investigate the possibility of Lot 19, Block 7, D.L.s 116/186, Plan 1236, being leased to Mr. Wong for a longer term than is currently provided.

CARRIED UNANIMOUSLY

Mrs. S. E. Robinson submitted a letter suggesting that she is entitled to receive a sewer connection to her property at 9914 Government Street at no cost to her.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:

"That Item 21 of the Municipal Manager's Report #41, 1970, which deals with the subject of the letter from Mrs. Robinson, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

21. Parcel "A", Explanatory Plan 11608, S.D. 1,
Block 4, D.L. 2, Plan 4286 (9914 Government Street - Robinson)

The statement alleged made by the two representatives of Great West International Equities Ltd.(Lougheed Mall) to Mrs. Robinson at the Public Hearing on May 20, 1970(reference to which is made in her letter) regarding the payment by the company to the Corporation for sewer service on Government Street is not exactly as indicated by Mrs. Robinson.

In actual fact, the amount deposited with the municipality(on July 3, 1969) was \$21,500.00, and this was required by the Corporation as a result of consenting to the closure of a portion of Government Street. Of this sum, \$10,000.00 was ^{for} storm sewers to drain the street and the remaining; \$11,500.00 was for improvements to the street.

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The storm sewer on Government Street was not designed to drain Mrs. Robinson's property since her land slopes to the south away from Government Street. Because of this, the nearest storm or sanitary sewer outlet is at Lougheed Highway.

It would cost Mrs. Robinson \$4,200.00 to service her property with storm and sanitary sewer facilities.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That Mrs. Robinson be sent the substance of the report from the Manager, with it being indicated to her that this is the situation in regard to the matter concerning her."

CARRIED:

AGAINST: ALDERMAN DRUMMOND

The Manager, Norburn Electric Limited, wrote to request that Council ascertain the reason for the delay in undertaking the Hastings Street Redevelopment Project No. 1.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:

"That Item 30 of the Municipal Manager's Report #41, 1970, which deals with the subject of the letter from Norburn Electric Limited, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

30. Hastings Street Redevelopment Project #1
(Norburn Electric Limited)

The matter concerning the company has been resolved in a mutually acceptable manner.

Norburn Electric Limited has not been able to complete its contract because the Department of Highways has not carried out the widening of Hastings Street.

It has now been agreed to terminate the contract, with the company being paid for work done. There is no problem in this regard because the contract was on a unit price basis.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That Council accept the arrangement which was made with Norburn Electric Limited in connection with its contract with the municipality for the installation of Ornamental Street Lighting on Hastings Street."

CARRIED UNANIMOUSLY

President, Stride Recreation and Community Association, wrote to request that storm drainage facilities be provided immediately to a proposed park and recreation centre at Thirteenth Avenue and Fifteenth Street.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That Item 22 of the Municipal Manager's Report #41, 1970, which deals with the subject of the letter from the Stride Recreation and Community Association, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

22. 13th Avenue and 15th Street

A contract has been awarded to enclose the watercourse over the property at the captioned location, and work will proceed as soon as the Contractor is able to obtain concrete pipe, which is dependent upon the settlement of the current Concrete Workers' Strike.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That the Stride Recreation and Community Association be forwarded the information in the Manager's Report and the Association be commended for the efforts which have been expended in pursuing its objective of having a park and recreation centre developed in the 13th Avenue - 15th Street area."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DRUMMOND:

"That the Parks and Recreation Commission be urged to do its utmost to see that the installation of storm drainage facilities on the site at 13th Avenue and 15th Street is made at the earliest opportunity."

CARRIED UNANIMOUSLY

Mr. & Mrs. T. Myklebust submitted a letter drawing attention to a situation they are experiencing as a result of the industrialization of the area nearby.

They requested that, as a means of overcoming the problem, the municipality provide them with a lot in a residential environment.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the request of the Myklebust's be referred to the Land Agent for consideration and report; and further, the Health Department investigate the complaint in the letter from the Myklebusts concerning the emission of excessive noise by the industries near the Myklebusts to determine whether steps can be taken by the municipality to minimize the problem, with it being understood that the Health Department will submit its report on the matter to the Noise Pollution Committee."

CARRIED UNANIMOUSLY

Mrs. K. A. Martin wrote to urge that steps be taken to enforce the provisions of the Truck Routing By-Law to minimize the incidence of trucks travelling on streets, such as Rumble Street, unlawfully.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the submission from Mrs. Martin be referred to the Traffic Safety Committee for investigation and report."

CARRIED UNANIMOUSLY

Mr. Otto Miller wrote to express his opinion on how "hippy" activities, such as "rock" festivals, should be handled.

Mr. C.E. Walden submitted a letter indicating that, though he has rented his home and moved into an apartment, he felt he was entitled to receive the Home Owner's Grant relating to the taxes against the property he owns.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That Mr. Walden be advised there is no way he can qualify for the Home Owner's Grant because of the terms of the Home Owner's Grant Act of the Province."

CARRIED UNANIMOUSLY

Mr. Carlo Argentin submitted a letter requesting that the lane allowance at the rear of his property at 7775 - 19th Avenue be opened so that he can have ready access.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:

"That Item 31 of the Municipal Manager's Report #41, 1970, which deals with the subject of the letter from Mr. Argentin, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

31. Lane at Rear of 7775 - 19th Avenue (Argentin)
The lane concerning Mr. Argentin was included in the report Council received dealing with a number of problem lanes.

Mr. Argentin, along with others, has been using a private driveway and he has asked that Council take some action to ensure that this use is not impeded. As the driveway is private property, the Council has no authority in the matter.

Mr. Argentin has been denied use of the driveway by the owner.

He has front access to his property, by means of a driveway and a drive-through carport, but his problem appears to be with respect to a second car, which may at times block his own driveway.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That, if Westminster Mechanical is using the lane allowance at the rear of Mr. Argentin's property (as alleged by him in his letter), the attention of the Company be drawn to the provisions of the Street and Traffic By-Law which prohibits parking in or upon lanes and be asked to cease and desist from this practice."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That Mr. Argentin be informed that, because land is still required elsewhere in the block for a continuation of the lane in question and difficulties have experienced in the past by the municipality in endeavouring to acquire that land for lane purposes, no action will be taken by Council to grant his request: and further, he be advised of the action which had just been taken in regard to Westminster Mechanical Ltd."

CARRIED UNANIMOUSLY

Mrs. Gwen Mallard, Projects Committee Chairman, Canadian Scientific Pollution & Environmental Control Society of B.C., wrote to forward plans for the development of Burnaby Lake and the surrounding area.

She also suggested a certain order of priority for such development.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:

"That the submission from the Canadian Scientific Pollution & Environmental Control Society of B.C. be referred to the Parks and Recreation Commission with the view in mind that the Parks Planner will prepare a report for the Commission on the proposals of the Society and, because Council has been given to understand that Mr. Embacher of the Society would like the opportunity of elaborating on the proposals, it be suggested to the Society that it contact the Secretary of the Parks and Recreation Commission to determine when it next meets so that arrangements can be made to hear Mr. Embacher or any other appointed designee of the Society."

CARRIED UNANIMOUSLY

In response to a question, Alderman McLean stated that the development of Burnaby Lake is the third item of priority in the programme planned by the Vancouver-Fraser Parks District.

Secretary, The Barnet Rifle Club, wrote to request an opportunity of meeting Council to discuss the matter of enlarging the facilities of the Club.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the Barnet Rifle Club be informed that, because the land it occupies is leased from Simon Fraser University, the municipality has no jurisdiction in dealing with the subject of the submission from the Club."

CARRIED UNANIMOUSLY

Mrs. Jessie Walsh and a number of others submitted a petition requesting that steps be taken immediately by the municipality to resolve a problem of the petitioners caused by cars parking in front of their homes at and near Boundary Road and Albert Street.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That the submission from the petitioners be referred to the Traffic Safety Committee for consideration and report."

CARRIED UNANIMOUSLY

DELEGATIONS

- (b) Mr. Emmet Cafferky was present, on behalf of the Action Line Housing Society, to describe a plan of the Society to redevelop the Seton Academy site for the primary use of Senior Citizens.

Mr. Cafferky stated the following in connection with the matter:

- (a) A plan illustrating the proposal was being presented this evening
- (b) The scheme has been under consideration for approximately 1½ years but the question of advancing it was delayed due to the interest of the X-Kalay Foundation Society in the Seton Academy property.
- (c) The envisages a totally integrated scheme for the convenience of elderly people, including all forms of hospital treatment and rehabilitation.
- (d) The option the Society has with the owner of the property, the Sisters of Charity, expires on September 15, 1970.

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(e) Some discussions have been held with representatives of the Central Mortgage & Housing Corporation in regard to financing for the project.

(f) The Minister of Health Services has asked the Society if it could do something for children in conjunction with the other plans of the Society for the Seton Academy site. It was possible that such an arrangement could be effected.

(g) It is proposed to charge board and room at a cost of \$130.00 per person.

(h) It is anticipated that there will be an annual operating deficit of some \$9,000.00

(i) The tower envisaged on the site would make the entire scheme self-supporting.

(j) Most of the people residing in the area have seen the proposed plan of development.

(k) It is planned to provide 84 units in the first phase of the development.

(l) The number of units in the tower has not yet been finally determined but it is likely that there will be 275 units there.

(m) If desired by Council, the Action Line Housing Society would agree to lease the property from the Corporation.

(n) In view of the September 15th deadline mentioned earlier, the Council was being asked to advance the proposal of the Action Line Housing Society (which is to rezone the property to Comprehensive Development District) to the Public Hearing scheduled to be held on July 28, 1970.

(o) He was also seeking permission to discuss the proposal with the Planning Department and the Social Welfare Department.

(p) The Provincial Government now requires non-profit Societies to have at least a 15% equity in its development.

In response to a question, the Municipal Manager stated that he would be reporting to Council on July 27, 1970, in regard to the feasibility of the municipality acquiring the Seton Academy property for some appropriate municipal purpose.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN McLEAN:

"That, because Council feels the project planned by the Action Line Housing Society has considerable merit, every effort be spent by the Manager to expedite the consideration which must be given the application to rezone the property to Comprehensive Development District(CD), with a view to a report on the matter being submitted at the earliest opportunity."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

TABLED ITEMS

The following resolution was then considered:

RE: SUBDIVISION SERVICING REQUIREMENTS (SECTION 711 OF THE MUNICIPAL ACT)

"WHEREAS Section 711 of the Municipal Act (Subdivision of Land) does not presently require the provision of underground wiring, sidewalks or ornamental street lighting when land is subdivided for residential use;

AND WHEREAS the distribution of electric power has never grown out of the pioneering stage of unsightly overhead distribution, an arrangement that defaces residential streets and clutters our municipalities with an ugly web of wires;

AND WHEREAS a higher standard of subdivision servicing is deemed essential for the health and safety of the residents in the developing urban areas of the Province where development densities are continuing to increase;

THEREFORE BE IT RESOLVED that Section 711 of the Municipal Act be amended to include provision for underground wiring, sidewalks and ornamental street lighting in residential subdivisions."

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the above resolution be endorsed and forwarded for inclusion on the Agenda for the 1970 Convention of the Union of B. C. Municipalities."

CARRIED UNANIMOUSLY

QUESTION AND ANSWER PERIOD

When Alderman Ladner inquired as to when the Municipal Manager would be reporting on the question of using the Universal Life Foundation property, the Municipal Manager replied that this item would be incorporated in his report dealing with the Seton Academy site that was being presented to Council on July 27, 1970.

Alderman Herd asked if it was necessary that a person wishing to make a bid on the purchase of municipal property and wanted to have his offer applied to other lots that were included in the tender call as an alternate to his original choice, deposit a cheque equaling 5% of the bid on each of the properties involved.

The Municipal Manager stated that a bidder should specify that his offer is intended for one parcel, but could be applied to others if the bid for the original lot desired was not accepted, and thereby only be required to deposit one cheque equal to 5% of his bid.

Alderman Mercier stated that his Committee was awaiting a report from the Planning Department pertaining to the promotional brochure that was before Council a few months ago.

The Planning Director indicated that the brochure has been recirculated to various groups in the municipality and his Department should have a report for the Committee chaired by Alderman Mercier within four weeks.

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Alderman Dailly inquired as to the action taken by His Worship, Mayor Prittie, in connection with the incident at Oakalla yesterday.

His Worship replied that he and Acting Mayor Drummond had met with the R.C.M.P. at the time the outbreak occurred to discuss the roles of all involved in the matter.

He added that the handling of the situation materialized the way it was expected.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"That each man from the R.C.M.P. and Oakalla who was involved in maintaining law and order during the time a portion of the fence at the southwest corner of the Oakalla site was destroyed on July 12, 1970, be commended for their conduct because the tack followed by them was considered to be wholly attributable to the fact the delicate situation was handled without riotous consequences."

CARRIED UNANIMOUSLY

When Alderman Herd inquired as to whether any policy was being developed to handle the use of Mini-bikes in parks of the municipality, Alderman McLean advised that the Parks and Recreation Commission was studying the matter with the view in mind of areas being provided for Mini-bikes where they will be away from the walking public.

REPORTS

Grants and Publicity Committee submitted a report recommending that the following grants be made to the organizations indicated for the purposes mentioned:

- (1) Burnaby Safety Council - \$700.00 - to assist in financing its 1970 Programme of Safety Education;
- (2) Young Voyageur Programme (Burnaby Committee) - \$325.00 - to assist in defraying expenses involved in entertaining students from Sherbrooke, Quebec;
- (3) Mr. Hans Friedrich - \$450.00 - to make twelve entry signs;
- (4) The Columbian - \$600.00 - for its Progress Edition;
- (5) Burnaby Family Y.M.C.A. - \$20,000.00 - for its Capital Fund;
- (6) Youth Employment Services (Y.E.S.) - \$1,000.00 - to assist in attempting to find summer employment for high school students.

The Committee also recommended that the 1971 and 1972 Councils make a grant of \$5,000.00 in each year to the Y.M.C.A. to cover the shortage in its Capital Fund campaign.

MOVED BY ALDERMAN BLAIR, SECONDED BY MERCIER:

"That the recommendation of the Committee covering Item 1 be adopted.

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Committee pertaining to Item 2 be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Committee covering Item 3 be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN HERD:

"That the recommendation of the Committee covering Item 4 be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:

"That the recommendation of the Committee dealing with Item 5 be adopted."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Committee covering Item 6 not be approved and the Y.M.C.A. be informed that it will need to apply in each of the years 1971 and 1972 for a grant to cover the shortage in its Capital Fund campaign."

IN FAVOUR: ALDERMEN MERCIER, McLEAN AND BLAIR.

AGAINST: HIS WORSHIP, MAYOR PRITTIE ALDERMEN DAILLY, LADNER AND HERD

MOTION LOST

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Committee pertaining to Item 6 be adopted."

CARRIED:

AGAINST: ALDERMEN MERCIER, McLEAN AND BLAIR

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Committee covering Item 7 be adopted."

CARRIED UNANIMOUSLY

Alderman Mercier was asked, in his capacity as Liaison with Youth Employment Services (Y.E.S.), to have them provide Council with a report at the end of the summer indicating the results of their efforts.

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

THE COMMITTEE RECONVENED AT 9:20 P.M.

Municipal Clerk submitted Certificates of Sufficiency for the Local Improvement Paving of the lanes:

- (a) South of Marine Drive between 12th Avenue and 10th Avenue
- (b) Between Elwell Street, Rosewood Street, Mary Avenue and Canada Way.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That the Certificates be received and authority be granted to prepare Local Improvement Construction By-Laws for the lane paving works in question."

CARRIED UNANIMOUSLY

Alderman Ladner submitted a report on the matter of the delay which has been noted in completing some amendments to the Zoning By-Law, advising as follows:

- (a) There are still ten rezoning applications pending from 1967 and fourteen from 1968. In each case, the amendments to the Zoning By-Law have received at least two readings and have not been completed because the prerequisites established by Council have not been satisfied.
- (b) If Council does not require the completion of prerequisites within a reasonable period of time, this may have the effect of encouraging speculation in Real Estate and zoning, something that ought to be discouraged.
- (c) The delays also create administrative problems, particularly with the Planning and Clerk's Departments which now have the practice of writing periodically to the applicant to ascertain if he still intends to proceed with the rezoning. This entails additional administrative work as well as making it necessary to retain files that may not otherwise be necessary.
- (d) It may not be bad, from a technical planning point of view, to have rezoning applications outstanding for such lengthy periods, although it may lend some uncertainty as to the development of that particular area.
- (e) The following recommendations were being made:
 - (1) That Council adopt a policy of abandoning amendments to the Zoning By-Law which result from applications to rezone property when the prerequisites in connection with the rezoning proposals are not completed within one year from the date of the first reading of the By-Law, unless cause is shown by the applicant that the By-Law should not be abandoned.

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- (2) That those whose applications have been outstanding for more than one year be informed that the amendments to the Zoning By-Law covering their proposals will be abandoned unless the prerequisites are satisfied within three months.
- (3) That those whose applications have been advanced to the By-Law stage within the past twelve months be given a total of 15 months from the first reading of the By-Law to complete the prerequisites.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the recommendations in the report from Alderman Ladner be adopted."

CARRIED UNANIMOUSLY

Alderman Clark submitted a number of resolutions which were dealt with by the Lower Mainland Municipal Association at its meeting on June 29, 1970, together with an indication as to the action taken by the Association on each resolution.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That the submission from Alderman Clark be received."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 41, 1970 on the matters listed below as Items (1) to (3) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Section 43(3) of the Street and Traffic By-Law.

The Solicitor has advised that, in drafting the amendment to the Street and Traffic By-Law pertaining to overweight commercial vehicles, as directed by Council a few weeks ago, he felt the wording in the Department Commercial Transport Act relating to the matter was too general to be operative.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN HERD:

"That the subject of the report from the Manager be tabled until the July 27th meeting and the Solicitor indicate then the wording he prefers that can be regarded as being more suitable to cover the situation intended to be regulated."

CARRIED

AGAINST: ALDERMAN DAILLY AND
LADNER

(2) Municipal Comprehensive Liability Insurance Policy.

The above policy is in the amount of \$2,500,000.00 for all damages arising out of one accident or occurrence, or series of accidents or occurrences arising from one cause and is underwritten by the British Canadian Insurance Company. The policy expired on June 30, 1970.

The premium for the three years ending that date was \$14,625.00.

Block Bros. and Robertson Limited, who are the municipality's insurance brokers, have canvassed all of the insurance companies known to be active in writing this type of coverage. They have been able to obtain only six bids for the coverage, the premiums for which range from \$32,000.00 to \$59,000.00.

Burnaby's current insurer is continuing its coverage until an award is made.

As can be seen, there is a very substantial increase in the premium over the previous one. The reasons therefore are that:

- (a) there has been a decided "tightening up" of rates in the insurance industry
- (b) the municipality is growing
- (c) the loss ratio for the past three years has been unfavourable, due largely to one outstanding claim for which no liability has been acknowledged.

It was being recommended that:

- (1) the insurance in question be placed with the Royal Insurance Company, which has taken over from the Corporation's previous insurer, at a premium cost of \$32,000.00 for three years;
- (2) the premium be paid annually at a rate of \$11,200.00 per annum.

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

CARRIED

AGAINST: ALDERMEN DAILLY AND
DRUMMOND

- (3) Lots 13 to 16 inclusive, Block 9, D.L.s 151/153, Plan 2155
(4280 and 4292 Kingsway)
REZONING APPLICATION #19/70

The Planning Department has recommended that the following prerequisites be established in connection with a proposal to rezone the above described properties to C3:

- (a) that an undertaking be provided that all existing improvements on the properties will be removed within six months of the rezoning being effected.
- (b) that a suitable plan of development for the site be presented
- (c) that the four lots be consolidated into one site.
- (d) that the northerly 16.5 feet of the properties be dedicated for the widening of Kingsway.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:

"That the recommendations in the report of the Manager be adopted."

CARRIED

AGAINST: ALDERMAN BLAIR

(4) Attack Warning Siren

It was being recommended that the agreements with the Department of National Defence covering Attack Warning Sirens at:

- (a) #52 - Cassie Avenue and B.C. Hydro & Power Authority right-of-way
- (b) #54 - Curle Avenue near Canada Way
- (c) #63 - Rumble Street and McPherson Avenue
- (d) #67 - Stanley Avenue and 6th Street

be renewed for a further term of five years, and authority be granted to execute the necessary documents.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Manager be adopted."

CARRIED

AGAINST: ALDERMAN DAILLY

(5) Easement - Portion of 15th Avenue (Greater Vancouver Water District)

The Council, by By-Law, closed a portion of 15th Avenue.

The Greater Vancouver Water District has recently indicated that it has a water main on a portion of the cancelled street.

It was being recommended that the municipality grant an easement to the Water District to protect the watermain and that authority be granted to execute the necessary documents.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

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(6) Work Orders #32-781 to 32-789

The Engineer has provided the following in connection with the above Work Orders:

- (a) #32-781 - The lane west of and parallel to Willingdon Avenue from Juneau Street to Alaska Street was obtained in a land exchange pertaining to the construction of the Willingdon Overpass and so far has not been constructed.

It is in a commercial area and is used by industrial traffic, thus warranting immediate paving.

The municipality is verbally committed to providing pavement at the same time as the lane is built.

- (b) #32-782 - The construction of the lane south of and parallel to Marine Drive from 10th Avenue to 12th Avenue was brought forward last year by means of a petition from the abutting owners.

The municipality was committed to paving the lane in a letter sent to Mr. Melney last year.

However, a petition has been forwarded to the property owners for the paving of the lane as a Local Improvement. The outcome of that petition is not yet known.

- (c) #32-783 - This "Canada Way" lane, including the Work Order, have been cancelled because the lane was paved last year.

The inventory map of the Engineering Department did not show this paving.

- (d) #32-784 - The construction of the lane between Rumble Street and Irmin Street east of Royal Oak Avenue has been long outstanding because a drainage easement must be acquired to allow the work to be completed.

The municipality is verbally committed to paving the lane.

- (e) #32-785 - The construction of the "L" -shaped lane south of and parallel to Hastings Street east of Cliff Avenue was brought forward at the request of the residents for off-street secondary access to their properties because of the high volumes of traffic on Hastings Street.

The municipality is verbally committed to paving the lane.

- (f) #32-786 - The request for the construction of the lane between Aubrey and Kitchener Streets abutting the Lochdale School site was advanced due to the desire of the residents for secondary access to their properties and also to create a separation between the school site and the private parcels.

The municipality is verbally committed to paving the lane.

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- (g) #32-787 - The construction of the Hastings Street lane from Holdom Avenue 132 feet west is an extension to complete work that was commenced last year. It relates to the Hastings Street widening project between Springer and Holdom Avenues, and provides secondary access. The first portion of the lane is paved.

- (h) #32-788 - The construction of the Eglinton - Gilpin lane between Mahon Avenue and Gatenby Avenue was advanced in order to allow for secondary access and off-street parking due to high volumes of traffic on Gilpin Street, and also to create a separation between the school grounds and private parcels.

The municipality is verbally committed to paving the lane.

- (i) #32-789 - The Yeovil Place - Adair Street lane was created, as a landlocked lane allowance, in 1962 when construction costs "in trust" were not levied against subdivisions.

The municipality must honour the commitment to construct and pave the lane.

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The Council was being asked to include, in its approval for all of the above Projects, the paving of the lanes in question. If Council wishes to change the policy, it was being respectfully submitted that it should coincide with the Annual Budget and this year's commitments should be honoured as per the Budget provisions which recognize existing policies.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That Work Orders 32-781 / 32-784 to 32-789 inclusive be approved."

CARRIED

AGAINST -- ALDERMAN MERCIER

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:
"That the previous motion be rescinded in order to determine from the property owners involved with the lanes whether they would wish the paving of them as a Local Improvement after they were constructed to a gravel standard."

IN FAVOUR -- ALDERMEN MERCIER,
MCLEAN AND DRUMMOND

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

MOTION LOST

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That Work Order 32-782 be approved."

CARRIED

AGAINST - ALDERMAN
MERCIER

It was drawn to the attention of Council that its approval of Work Order 32-782 would mean that the Project involved (the lane South of Marine Drive between 12th and 10th Avenues) would not be paved as a Local Improvement.

It was also pointed out that Work Order 32-783 would not be proceeding because it has been cancelled.

(7) Signing Officers

Cheques drawn on the Corporation's non-personal savings bank account need to be signed by:

Bart McCafferty, OR
H. B. Karras, OR
E. A. Watkinson,

and countersigned by:

H. W. Balfour, OR
E. A. Fountain, OR
J. H. Shaw.

With Mr. Fountain's retirement, it is naturally necessary to remove him as a signing officer on the bank account.

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It was being recommended that the Deputy Municipal Clerk, Mr. Edward A. J. Ward, be designated as a signing officer vice Mr. E. A. Fountain."

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

CARRIED UNANIMOUSLY

(8) Portion of Lot 32, D.L. 40, Plan 28710
REZONING REFERENCE #22/70

The Planning Department has reported as follows in connection with the letter Council received at its last meeting from Mr. John Matthews:

- (a) The proposal involving the subject Lot 32 is to rezone it to Parking District (P8), which will only allow the parking of vehicles.

In addition, the regulations under Section 800.5 of the Zoning By-Law state that parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, residents, or tenants who make use of the principal building or use for which the parking area is provided. Off-street loading, commercial repair work, display, sale or storage of goods of any kind are excluded.

- (b) A programme of landscaping on the site has been prepared by the Planning Department in conjunction with the management of the Company owning the property. The prime intention of this landscape plan is to provide both visual and acoustic screening so as to protect the amenities of the surrounding residential area. The plan includes a 50-foot landscaped strip with a 20-foot wide earth berm on the North, suitably landscaped and treed.

- (c) The property to the South (Lot 33) was rezoned to General Industrial District (M2) on September 23, 1968, primarily to overcome a non-conforming situation, although the Planning Department did not recommend the rezoning at that time as M1 zoning is usually considered to be the most suitable zoning category for use next to Residential zones.

- (d) The Company which has been dumping and parking its trucks on the land immediately behind Mr. Matthews has been advised to cease this activity because the land involved is zoned Residential District One (R1). The Lot is owned by Columbia Trailer Limited and it is understood the Company eventually hopes to develop the parcel as part of its operations for office and display use. This would require rezoning.

- (e) The By-Law covering the rezoning of the remainder of Lot 32 has received Two Readings and presumably will receive Final Readings when a suitable plan for landscaping has been presented and assurance received that the plan will be implemented and maintained.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LADNER:
"That the report of the Planning Department be received and the substance of it be conveyed to Mr. Matthews."

CARRIED UNANIMOUSLY

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(9) Kensington Park Field House

The Architect who examined the tenders which were received for the construction of a Field House in Kensington Park was not satisfied with the mechanical and plumbing trade price that was included in the low tender.

He therefore recommended that this price be deleted and that a P.C. sum of \$20,000.00 be included in its stead. Tenders will be invited for this trade under the direction of the Architect's mechanical consultant and quantity surveyor.

The Parks and Recreation Commission accepted the low bid of Ridgeway Construction Limited and directed that the mechanical bids be re-tendered.

The contract with Ridgeway Construction Limited would total \$82,910.00 after the adjustment referred to above has been made.

The Council was ^{grant authority to} being requested to/execute the contract with Ridgeway Construction Limited.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MCLEAN:
"That the request outlined in the report of the Manager be granted."

CARRIED UNANIMOUSLY

(10) Business Tax Court of Revision

It was being recommended that the date for the Business Tax Court of Revision for 1970 be held on November 26, 1970 at 10:00 a.m.

The Court will deal with appeals from 1971 Business Tax Assessments as well as the 1970 Supplementary Tax Notices.

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

CARRIED UNANIMOUSLY

(11) Ravines in South Slope Area (Ron McLean Park)

One of the recommendations Council adopted on February 17, 1969 pertaining to ravines in the South Slope area was that the ravine area between Gilley Avenue and the 20th Avenue street allowance not be reserved for park purposes until the proposed route of the Edmonds-Marine Drive connection and the plans for the development of the adjoining Stride area were finalized.

The Parks and Recreation Commission has now requested that Council reconsider this matter and designate the ravine area extending from Ron McLean Park to Marine Drive as a park reserve. The Commission has received a number of complaints regarding the condition of the ravine and feels that, if the land were under its jurisdiction, the ravine could be maintained in a much more satisfactory condition.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MCLEAN:
"That the area mentioned by the Manager in his report, as outlined in red on an accompanying map, be designated for park purposes, on the understanding that portions of the area may be required for road (particularly the proposed route of the Edmonds-Marine Drive connection) purposes."

CARRIED UNANIMOUSLY

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(12) Banks Acting as Collection Agents
for the Municipality

It was being recommended that the Canadian Imperial Bank of Commerce at 3680 Willingdon Avenue be authorized to act as a Collection Agent for the Corporation.

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

CARRIED UNANIMOUSLY

(13) Social Welfare Per Capita Costs

The June, 1970 per capita billing by the Provincial Government includes a retroactive adjustment charge of \$58,244.68 for the Province's fiscal year 1969-70. One year ago, the retroactive adjustment for the 1968-69 fiscal year was a credit to the Municipality of \$1,120.00.

In November, 1969, the Government advised it had underbilled per-capita costs for the period between April and October by 42¢ and that this would be recovered by an additional 6¢ per capita per month in the period between November, 1969, and May, 1970. Arrangements were therefore made by the Municipality to set up a liability at December 31, 1969 amounting to \$33,611.00.

In 1970, the Municipality has been billed 6¢ per capita per month for January, February and March, and the remaining 12¢ forms part of the adjustment billing of \$58,000.00.

Since there is a remainder in the liability referred to earlier of \$13,441.08, there is a balance on the retroactive billing of \$44,803.60 to be absorbed in the 1970 Budget.

The revised per capita billing for April that was previously reported to Council when the per capita rate was raised from 90¢ to \$1.06 created another short-fall in the Budget of \$26,882.00, making a total short-fall of \$71,685.60.

The opinion is held that the present per capita charge of \$1.06 will not be sufficient, according to the trend.

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

CARRIED UNANIMOUSLY

(14) Taxi Dispatch Offices

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

- (a) The principal purpose of a taxi dispatch office should be to dispatch taxis by radio to pick up fares. In addition, an establishment of this type could include the related office functions of a taxi company. A taxi dispatch office could be reasonably located in Community Commercial (C2), General Commercial (C3) or Service Commercial (C4) Districts without detriment to the other uses permitted in these zones.

(b) A taxi service centre could, in addition to the functions carried on at a taxi dispatch office, provide facilities for the servicing, outside parking or storage of the vehicles operated by a taxi company. The taxi service centre is clearly of an auto-oriented character and should therefore be confined to the Service Commercial (C4) Districts where other similar uses are permitted. Permitting such a low intensity, auto-oriented type of use in General Commercial (C3) zones, which have been designated for higher density commercial development, would use land more suitably occupied by more intensive commercial uses and thus have an inhibiting effect on the development of a plan for such an area.

(c) It was therefore being recommended that:

(i) the term presently used in the Zoning By-Law "taxi offices" be deleted, where it is included as a permitted use in the General Commercial (C3) and Service Commercial (C4) Districts;

(ii) the following definitions be added to the Zoning By-Law:

"taxi dispatch office" means an office from which taxis are dispatched by radio to pick up fares and where related office functions may be carried on, but excluding the servicing and outside parking or storage of taxis on the lot;

"taxi service centre" means an establishment from which taxis may be dispatched to pick up fares and where the servicing and outside parking or storage of taxis may be carried on in addition to related office functions;

(iii) taxi dispatch offices be added as a permitted use in the C2, C3 and C4 Districts;

(iv) taxi service centres be added as a permitted use in the C4 District.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:

"That the recommendations in the report of the Planning Department be adopted and these proposals be advanced to the Public Hearing that is to be held on July 28, 1970."

CARRIED UNANIMOUSLY

(15) Local Improvement Temporary Financing

There are several Local Improvement works underway which require temporary financing pending the issue and sale of debentures. The list totals \$1,038,381.00.

The Local Improvement Fund, as of June 30, 1970, totals \$1,255,965.00. It is currently financing \$490,000.00 of works in progress, thus leaving \$765,965.00 available for financing the works referred to above.

It was being recommended that Burnaby Local Improvement Financing By-Law 1970 be passed to authorize the financing of the works indicated, as they proceed, to extent of funds available. The balance will be financed from current revenue or temporary borrowing, to be determined according to circumstances. The By-Law actually covers borrowing from all sources, should that become necessary.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LADNER:
"That Council concur with the report of the Manager."

CARRIED UNANIMOUSLY

(16) Fireworks

The Fire Chief wishes to complete prohibit the sale and use of firecrackers in the Municipality.

An amendment to the Fire Prevention By-Law, which implements this intent, has been prepared, and it was being recommended that the By-Law be passed. The said By-Law would permit the sale and use of firecrackers through a permit obtainable from the Fire Department.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MCLEAN:
"That action on the subject of the report from the Manager be tabled until it has been ascertained what other municipalities in the Lower Mainland and the Greater Vancouver Regional District are planning, or have done, in connection with the question of prohibiting the sale and use of firecrackers."

IN FAVOUR -- ALDERMEN LADNER, MCLEAN,
HERD AND MERCIER

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

MOTION NEGATIVED

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DRUMMOND:
"That the recommendation contained in the report of the Manager be endorsed."

CARRIED

AGAINST -- ALDERMEN LADNER AND MCLEAN

It was understood that, despite the fact the motion set out above regarding the position of other municipalities in the Lower Mainland and the Greater Vancouver Regional District in connection with the subject of selling and using firecrackers ^{was not passed} /the Municipal Manager would nonetheless obtain this information.

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17. Areas "G" and "H" (Apartment Study 1969)

The Fire Department has reported as follows on the above subject:

- (a) Under the 1969 revised Apartment Study, a portion of the North Road/Cameron area was designated as a Community Plan Area for comprehensive medium density apartment development. In order to develop this plan, it was desirable to broaden the area study and establish a comprehensive approach to the development of the overall North Road/Cameron area, including the Loughheed/Government apartment area which lies immediately to the south.
- (b) A conceptual plan has already been prepared for the Loughheed/Government area and this formed part of the 1969 revised Apartment Study. By including this area in the present study, it was possible to show the development which had been proposed for the area and therefore indicate more specifically the sites available for development, more detailed road plans, and how they relate to the North Road/Cameron area.
- (c) the overall road pattern maintains North Road, Loughheed Highway and Austin Road as major arterials, with the introduction of a collector loop road around the area, such a system to contain the following:
 - (1) the construction of an east-west collector between Sullivan Street and Cameron Street which would extend from North Road to East Lake Drive and form the northerly portion of the collector loop. It would also provide a desirable vehicular link between the proposed major residential development west of the Stoney Creek ravine and the major commercial core area to the southeast. Further, the introduction of this road would also provide a logical boundary between proposed Multiple Family development to the south and existing Single Family development to the north.
 - (2) The extension of East Lake Drive, under the relocated Loughheed Highway, will connect with Government Street and form the westerly portion of the collector's loop. This road would also provide required connections to Loughheed Highway and serve as the westerly access and egress routes for the two study areas.
 - (3) The construction of a new road which would connect to Government Street at the east and west end of the study area and extend ^{south} around the area paralleling the Freeway. In conjunction with this proposal, a portion of Government Street can be closed to vehicular movement, thus eliminating arterial traffic movement through the residential areas south of Loughheed Highway.
 - (4) It is proposed that the various major development areas within the collector loop system be served by a series of residential cul-de-sacs, providing access to a variety of sites while prohibiting through traffic, and allowing for the development of unobstructed pedestrian walkways through the various areas.

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- (5) With the introduction of the East Lake Drive connection to Lougheed Highway and the development of the new road north of Cameron Street, Keswick Avenue and a portion of Bell Avenue could be closed. This would allow for the development of additional park facilities and some low density apartment development.
- (6) A new vehicular link has been proposed between Cameron Street and the new road to the north which would provide direct access to the Lougheed Mall Shopping Centre.
- (d) Consistent with the 1969 revised Apartment Study, the areas between Cameron Street and the new road to the north have been proposed for low density Multiple Family development. This proposal would establish a transition between the Single Family Residential development to the north and the proposed high density Apartment and Commercial development to the south. The proposal would be to penetrate the areas with a number of short cul-de-sacs which would allow for access to a variety of sites while prohibiting through traffic. The actual number of housing sites would depend on the size of the submitted proposals. It is felt that four sites of approximately 3.6 acres each would be a desirable subdivision pattern. These sites should preferably be developed for family town housing at a density of approximately 10 to 12 units per acre.
- (e) The remaining sites for low density apartment development are located in two areas. One group of three sites is at the southeast corner of the study area and the other of four sites is at the southwest corner. Both are located on the south side of Lougheed Highway and are in accord with the Apartment Study concepts.
- (f) The total acreage proposed for low density apartment development would be approximately 50 acres. Assuming a density of 10 to 12 units per acre, this would provide for a total number of 500 or 600 units for family accommodation.
- (g) The areas, designated No. 2 on an accompanying plan are proposed for high density commercial development in conjunction with the existing Lougheed Mall. The two areas to the south and the one at the northeast corner of the Lougheed Mall are designated for first priority development while the area north of Cameron Street is designated for future expansion. It is further proposed that, within the expansion area, a site should be allocated for the construction of a future branch Library on a site possibly one half to three quarters of an acre.
- (h) The closed portion of Cameron Street mentioned earlier in the report could be used as a pedestrian access from North Road to Lougheed Mall.

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- (i) The areas designated No. 3 on the plan are proposed as high density apartment sites with a proposed unit density of approximately 100 units per acre. Several sites have been identified and are generally located along the west side of the commercial area extending from Cameron Street to Government Street. The total area of the sites would be approximately 20 acres and would provide for a total development of approximately 2,000 units.
- (j) The areas designated No. 4 are existing three story frame medium density apartment developments on Cameron Street, and contain a total of 234 units on approximately 4.5 acres.
- (k) The areas designated No. 5 are proposed as medium density apartment sites with a proposed unit density of approximately 50 to 60 units per acre. Three such sites have been designated with a total area of approximately 11 acres that would provide for 550 to 650 units. One is located on the south east corner ^{of} Cameron Street and Bell Avenue and this would be the logical termination for the three story frame apartments. The remaining two sites are south of Lougheed Highway between the proposed high density area on the south east corner of Government Street and Lougheed Highway and the proposed low density apartment sites to the southeast. The medium density developments would provide a ^{transition} ^{between the} high density and low density areas and are in accord with the Apartment Study report.
- (l) Areas designated No. 6 are proposed for medium density comprehensive developments, providing for a mixture of accommodations ranging from high-rise towers to low-rise town house units. With a proposed unit density of 80 units per acre and ^a total area of approximately 18 acres, the total number of units would be approximately 1,450. The Planning Department is presently studying a comprehensive development scheme for the site immediately to the west of the Cameron Street Elementary School, containing 528 units on approximately 7.5 acres.
- (m) The areas designated No. 7 are all part of a recently approved Comprehensive Development scheme containing 256 high-rise units, 486 three-story walkup units and 84 town house units. Building Permits have been issued for the first phase of this project and the required services are presently being installed.
- (n) In conjunction with the foregoing, the requirements for schools, parks, transportation, services and commercial facilities have been considered, resulting in the following conclusions:
 - (i) The requirements for schools, generated by high density apartment developments, is minimal and can normally be accommodated by the existing facilities.

As a result of the proposed Lougheed/Government apartment area, the need for an additional Elementary School is created, and a site has been allocated for it. This new school will need to be constructed when it is required by the surrounding development.

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With respect to Secondary School requirements, a new 20 to 25 acre site north of the two Apartment Study areas has been proposed and will serve both of these areas as well as the Lyndhurst residential area.

- (2) It is proposed to expand Bell Avenue Park in order to provide for anticipated future park needs of the North Road/Cameron area.

It is further proposed that this park link with the proposed park-trail system in the Stoney Creek ravine, which would underpass the relocated Loughheed Highway and connect with the proposed park facilities to the south.

The proposed school site south of Loughheed Highway is planned as a combination school and park site and, with the addition of another park site on the westerly end of the area, the area should be adequately served by parks. It is further proposed that, in conjunction with the park-trail system, the new park connect with Bell Avenue Park by way of the previously mentioned underpass.

The park facilities will be readily accessible to all developments through a proposed walkway system which will link all parks, utilizing two underpasses of Loughheed Highway, thereby creating a complete pedestrian system within the Study area.

- (3) The road proposals described above are based upon:

The local service and access needs related to the proposed development densities. The local residential street pattern provides for internal area circulation with a standard of 36 feet between curbs on a 66-foot road allowance.

The area access and inter-area circulation need, which is reflected in the collector road pattern and is accommodated by a standard 46-foot roadway between curbs on a 66 foot allowance.

In order to accommodate the overall traffic volumes which would be generated by developments in areas "G" and "H", and simultaneously protect the regional arterial function of the Loughheed Highway, a free-flowing interchange type connection will be necessary for west bound and return traffic only between the collector road pattern and the regional route in the southwestern and northwestern sectors of the two areas. The peak hour traffic volume demand resulting from full development of both areas could not be accommodated at a normal intersection without severe congestion and delays on the regional arterials and high-hazard potential at the intersection.

Predicated upon the current directional travel demand and daily usage of Loughheed Highway, superimposed with the anticipated traffic demand of only these areas at full development, it becomes evident that additional travel lanes will be required on Loughheed Highway to accommodate the total travel demand.

The two Study areas are currently not well served by Public Transit because of economic limitations arising from the current sparse development. Unless incentives can be created which would encourage transit usage by residents as these areas develop, the majority of people will remain dependent upon the private automobile to provide the required transportation service for their daily travel needs.

- (o) The need for additional services based on the possible maximum development of the Study areas has been discussed with the Engineering Department. It appears that the existing major services are adequate to serve the proposed high density apartment and commercial developments. Any required extension of services can form part of the cost of the particular development they serve.
- (p) The close proximity to existing and potential major commercial facilities make it unnecessary to provide additional major commercial areas to serve the proposed high and medium density apartment development. The idea of introducing personal service commercial facilities within a comprehensive apartment scheme to serve the local residents should be encouraged.
- (q) It is the aim of the foregoing to establish a preliminary concept for the systematic development of the two areas which, with Council approval, will be used as the basic guide plan for the development of individual sites. This concept will regulate such aspects as land use, densities, land subdivision, vehicular movement, possible building locations and relationships to existing developments, and will enable the Planning Department and private interests to develop detailed proposals.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:

"That the report of the Planning Department be referred to the Advisory Planning Commission for comment, with it being understood that the Planning Department will adhere to the concepts outlined in the report only insofar as the extent of the Apartment Study 1969 proposals were concerned until the Commission indicates its opinion on the report."

CARRIED UNANIMOUSLY

It was understood, as well, that the Planning Department would offer its views on the advisability of retaining Bell Park in its present location because it does not appear desirable to have a park in such close proximity to Loughheed Highway.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the meeting extend beyond the hour of 10:00 P.M."

CARRIED UNANIMOUSLY

(18) Lot 13, D.L. 2, Plan 35814,
REZONING REFERENCE NO. 58/63a

The Planning Department has reported as follows on an application to rezone the above described property to Service Commercial District (C4):

- (a) The property in question is located on the south side of Lougheed Highway approximately 200 feet west of North Road.
- (b) It began with an application from A & W Restaurants to rezone the property to permit the erection of a Drive-In restaurant, but later involved Home Oil Distributors Ltd. who wish to provide a Car-Wash and restaurant facilities.
- (c) During the past month, there have been many discussions involving the applicants, the Department of Highways (who are required to approve a change of zoning in this vicinity), adjacent property owners and developers, plus the Planning Department (which has just completed the preparation of a Community Plan for the Lougheed/North Road area).
- (d) The application is still fairly complicated in its relationship to road access, new road locations and adjacent Multiple Family land use.
- (e) The Planning Department contends that further commercial development in this area should be concentrated on the north side of Lougheed Highway but Council felt the proposal at hand had merit and therefore advanced it for further consideration.
- (f) The proposal has not been finalized due to many involvements.
- (g) Adjacent developers have now advanced plans which exclude the subject property, new road proposals have been advanced that provide an alternative means of access to the property, the Department of Highways has agreed to a list of commercial uses which they would not object to, a Community Plan for the area is before Council, and the applicant is requesting a decision from Council on his proposal.
- (h) The opinion of the Planning Department is that some form of commercial use would be suitable for the property, provided it gained access from the proposed road to the south and was a use designed principally to serve the adjacent apartment development (e.g. Mini-Mart, Drug Store, Personal Service establishment, etc.)
- (i) This conflicts with the uses proposed by Home Oil Distributors Limited, which wishes to provide the Car-Wash and Restaurant primarily as an expansion of its existing Service Station and is designed mainly to serve traffic on Lougheed Highway.
- (j) Mr. J. W. Melville, the Retail Development Coordinator for Home Oil Distributors Limited, wishes to address Council on the matter.

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

CARRIED UNANIMOUSLY

Mr. Melville then spoke and made the following points:

- (1) It has been twenty-six months since the application was first made to rezone the property.
- (2) Meetings were held with officials of the Department of Highways and, after consultation with the Legal Department of Burnaby, it was agreed to require the Company to enter into an agreement which would impose a restrictive covenant on the property as regards its development.
- (3) The Department of Highways took six months to prepare the document.
- (4) Home Oil Distributors Limited will now abandon its restaurant proposal and concentrate on the Car-Wash development.
- (5) The Company has a substantial investment in the property.
- (6) The Planning Department agrees that the land involved is unsuitable for apartment use.
- (7) As an ancillary use, the Company would consent to providing a Mini-Mart on the property.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That action on the application to rezone Lot 13, D.L. 2, Plan 35814 to Service Commercial District (C4) be deferred until the July 27th meeting in order to give Mr. Melville an opportunity to present a written submission on his proposal and, at the same time, to allow the Planning Department to provide Council with a report containing a review of the situation."

CARRIED UNANIMOUSLY

ALDERMAN LADNER LEFT THE MEETING.

(19) Parcel A Ex.Pl. 7800, Lot 2, D.L. 175N½ of S.W.¼,
Plan 3668 (Papke)

The reports which were submitted to Council on June 29th pertaining to the above property were discussed with Mr. David Roberts, Barrister and Solicitor, on July 7, 1970.

The standard and approved reply by the Planning Department to questions about expropriation before such action is taken by Council is that Council has the power to expropriate. No opinion is permitted as to whether or not Council will expropriate.

Mr. Roberts apparently interpreted this reply as a threat that the Corporation would expropriate.

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The matter of information supplied by the Planning Department to inquirers or prospective purchasers of property in which there is a confirmed interest by the municipality is a sensitive question. The stand has been taken that it is more ethical to reveal the Corporation's interest than it is to conceal it. For that reason, when the Corporation has a confirmed interest in a particular property, this information is permitted to be passed on. In the Papke case, this information was transmitted as an offer had already been made in writing to Mr. Papke in response to his offer to sell.

Mr. Roberts assumed that Mr. Papke had not responded to the offer made by the Land Agent, with the authority of the Parks and Recreation Commission, because the offer was so low. This led to a discussion of the position of the Municipality as a purchaser vis-a-vis the vendor, because of the Corporation's power of expropriation on the one hand and the ability to put off purchasers by making known the Corporation's interest in the property.

This can only be answered by restating the Corporation's policy of being prepared to negotiate a fair and reasonable price for any parcel it wishes to acquire. Failing negotiation of such a fair and reasonable price, the Corporation cannot force the owner to sell but must expropriate if approved by Council. Expropriation can result in arbitration and, in that manner, a price is determined.

The Corporation has no way to prevent any sale of private property but it cannot be denied that the release of advice of any interest of the Corporation in property would likely deter most prospective purchasers.

Regarding a subdivision of the property, no application has been made for the Papke property. If such an application is received, the Approving Officer is required by law to process it and render a decision. His decisions are subject to appeal to a Judge in Chambers. However, the confirmed interest of the Corporation in the property could well deter any subdivision application because of the cost involved.

It would seem extremely doubtful that any completely satisfactory solution to the overall problem of the right of eminent domain and municipal purpose can ever be achieved short of a policy of immediate purchase by negotiation or by expropriation of all property in which the municipality has expressed an interest. Because of the need for long range planning and the displacement of citizens which would occur, this does not seem to be too practicable an approach, to say nothing of the financial problems which would be created. In the final analysis, the crux of the matter is the price paid by the Corporation. If this is fair and reasonable, irrespective of how it is achieved, there should be little complaint and the question of timing loses significance. This would not hold true if the Corporation attempted to exploit its position as the only available purchaser.

The Planning Department has reported as follows on the matter at hand:

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- (a) It is extremely unlikely that a member of the Planning Department would handle a counter inquiry in the manner attributed by Mr. Roberts in his letter of June 18, 1970.
- (b) The person involved, who is a knowledgeable and experienced member of the Department, did not make such a statement. When questioned on the subject of expropriation by anyone, she replies that the municipality has the power of expropriation but it prefers to negotiate. In fact, she indicates the Corporation would only consider expropriation if the public interest demanded such action and if all other avenues of negotiation had failed.
- (c) Acting on the instructions of the Planning Director, she advised the person making the inquiry that it was a policy of the Corporation to preserve the south slope ravines as conservation parks and, in the interests of the community, a subdivision would not be approved unless the question of park land acquisition was resolved.
- (d) There have been two or three inquiries about the subject property and all of her discussions have been carried on in a helpful and informative manner, not in the obstructive manner which Mr. Roberts claimed in his letter. At no time did she refuse to accept an application to subdivide, nor would she have done. She merely pointed out that the owner of the property had offered to sell his land to the Corporation for park purposes.
- (e) If she had refused to provide this information and, if in fact the law student had been a bona fide purchaser and if he had purchased the property after such an inquiry was made at the Planning Department when he was not advised of the potential use, then the Planning Department and the Council would find themselves in an awkward position when they approached the new owner on the question of purchasing the land for some municipal purpose.
- (f) the property was inspected on July 6, 1970, by members of the Planning Department and it was observed that water was flowing in the watercourse even though there had been no recent rain. Some fill was also observed to have been placed toward the easterly side of the property, which provides a level shelf of possibly lane width that could be used as an access. The land rises sharply on the east of the fill to the property line, with insufficient depth for a residential lot. Similarly, the property drops off to the stream on the west side of the fill at an estimated 1 to 1 slope to a depth of approximately 40 feet. The slope is consistently steep throughout the entire property, and heavily wooded.
- (g) The conclusion was reached by the two technicians from the Planning Department that it would not be possible to develop the property under normal economic servicing costs, and by reasonable physical means. To develop the property at all would require specially designed and expensive servicing, which could only be warranted for a very expensive and high quality development. No attempt has been made to quantify the costs but it is felt, based on experience, that such costs would be prohibitive for a property in this location.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MERCIER:

"That the reports Council received this evening plus the ones submitted by the Municipal Manager and Planning Department on June 29, 1970, be forwarded to Mr. David Roberts, Barrister and Solicitor, and he be asked if he wishes to appear before Council to discuss with it the various points pertaining to the Papke property which are in contention."

CARRIED UNANIMOUSLY

ALDERMAN LADNER RETURNED TO THE MEETING.

(20) Lots 1 to 3 inclusive, Block 5, D.L. 34, Plan 1355
REZONING REFERENCE NO. 35/70

The above rezoning application was received six days too late to be included with the next group of reports to be submitted on rezoning applications to Council on July 27, 1970.

The applicant has requested that his application be brought forward at that time.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the Planning Department be directed to present a report on the subject rezoning application to Council on July 27, 1970."

CARRIED

AGAINST: ALDERMAN LADNER

(21) Parcel "A", Explanatory Plan 11608, S.D. 1, Block 4, D.L.2,
Plan 4286 (9914 Government Street - Robinson)

(This item was dealt with previously in the meeting)

(22) 13th Avenue and 15th Street

(This item was dealt with previously in the meeting)

(23) Action Line Housing Society Development

In response to a request of Council, it was being reported that the units in the above low-rental housing project were built at a cost of approximately \$15,700.00.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(24) Lane abutting west side of Lot 1, Block 26,
D.L. 95, Plan 9019

The Planning Department was recently asked to examine the possibility of closing the above lane allowance in order to allow assembly of a commercial site consisting of the lane and lots 1 to 3 inclusive, Block 26, D.L. 95, which lie immediately to the east.

The Planning Department is currently in the process of studying the possibility of closing the lane and lots 1 to 3 inclusive, Block 26, D.L. 95, which lie immediately to the east.

The subject portion of lane presently constitutes an undesirable access to Kingsway and is redundant due to the east-west link which intersects Acorn Avenue south of the subject three lots. Furthermore, an 18-foot widening on the west side of Acorn Avenue is required to increase that road allowance to a standard 66-foot width. It is proposed that an exchange be arranged after the lane closure has been accomplished whereby the Easterly 18 feet of Lot 3 will be dedicated for road purposes in return for the 20-foot lane allowance.

It was being recommended that road closing procedures be commenced for the subject lane, on the understanding that title to the abandoned lane will be transferred to the owner of the three lots mentioned earlier only after the consolidation and dedication indicated are completed.

In addition to authorizing the preparation of the Road Closing By-Law, the Council was being asked to grant authority to sign the appropriate documents relating to the petition to the Lieutenant-Governor-in-Council for title to the lane allowance.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:

"That Council concur with the report of the Municipal Manager."

CARRIED UNANIMOUSLY

(25) Burnaby Sports Complex

The Parks and Recreation Commission has indicated the following in connection with the captioned subject:

- (a) The land between Thomas Street and Still Creek from Kensington Avenue to the Burnaby Lake- Still Creek watercourse is municipally-owned and has been withheld from sale for future park purposes.
- (b) It is included in the Burnaby Lake Park zone and has been recognized as potential park land in the regional plan.
- (c) The Commission wishes to expand its sports field complex and commence work on the site.
- (d) The Council was therefore being asked to officially approve the development of the land.

As a result of the Commission making the request indicated, the following points were considered:

- (1) It is part of the long-range plan to completely dispense with Sperling Avenue between Laurel Street and the Great Northern Railway but some park service road access may be required from the Laurel Street vicinity since the G.N.R. crossing at Sperling Avenue will be abandoned when an alternative crossing (overpass at Kensington Avenue) becomes available.
- (2) There would be no need for any access road into the area east of Sperling Avenue or Kensington Avenue if the area east of Still Creek to the G.N.R. railway was included as part of the Regional Park facility. This area could be left in a natural state with only a walkway for physical access.

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- (3) It has been assumed that the playfield outlines are somewhat schematic. The development assumes a major road alignment which has not yet been determined, although the approximate location of the crossing of the Railway and the Lougheed Highway is correct.

It is a question whether the development is intended to proceed before the Kensington alignment is completed. Although the need for the latter is increasing rapidly, it is not likely to be scheduled for the Capital Improvement Programme until possibly during the 1975-80 period. There are some discrepancies in the location of the Still Creek crossing and the creek itself but as the creek could be relocated, this is possibly of not too great significance providing the timing was correct.

- (4) It would seem that before development of the land in question takes place, certain decisions are needed on an overall development plan for Burnaby Lake and the role of the Regional Park District in such a plan.

The Burnaby Lake Study undertaken by Associated Engineering Services Limited was intended to be a prelude to the preparation of a comprehensive park plan. Such a plan, which should be prepared in consultation with Regional Park staff, has not yet been prepared and the ever-increasing interest in Burnaby Lake by various private and public groups makes it imperative that a plan be prepared. This plan should deal not only with land use, physical development and preservation factors, but also with the question of Regional versus Municipal responsibility for land acquisition, development and maintenance of various parts of the total park.

It was being recommended that, before Council officially approves or rejects the development outlined on the Parks Department plan, the Council investigate in conjunction with the Parks and Recreation Commission plus the Regional Parks Authority the preparation of a Comprehensive Development Plan for Burnaby Lake Park.

Such a plan should not only supply positive answers to some of the above questions but also some relating to the possible use of Burnaby Lake for the next Canada Summer Games.

A definite plan for the area is overdue and is strongly recommended for the control of the development in the Park area by any authority.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DRUMMOND:

"That His Worship, Mayor Prittie submit a report to the August 10th Council meeting indicating his opinion on the advisability of appointing a special committee consisting of representatives from the Council, the Parks and Recreation Commission, the Vancouver-Fraser Park District, and appropriate Municipal staff, to study the matter, ^{which is the subject of the Manager's Report} including his choice of members for the Committee if one is deemed desirable."

CARRIED UNANIMOUSLY

- (26) Lot 19, Block 7, D.L.s 116/186, Plan 1236
(Burnaby Garden Centre - Wong)

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

- (27) Portion of Cambridge Street west of Holdom Avenue
PLANS CANCELLATION NO. 54/58

In 1968, Harrison Scalp Clinic Limited and Byron Laird Ferguson petitioned to close a portion of Cambridge Street west of Holdom Avenue. They were required by the Registrar to grant a 20-foot easement to the Corporation over a portion of the road being closed.

These documents have been prepared and it was being recommended that Council authorize the acceptance of the easement and the execution of the documents attending the transaction.

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

CARRIED UNANIMOUSLY

- (28) Road and Lane Closure in Wilberforce-Sapperton Area

On June 22, 1970, the Council passed a By-Law to close a portion of lane and road in the above area. Some of these portions were closed previously and the Land Registry Office will not accept the By-Law passed on June 22nd until the earlier one has been repealed.

It was therefore being recommended that Council pass the Repealing By-Law.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That Council concur with the approach outlined in the report of the Manager."

CARRIED UNANIMOUSLY

- (29) Corporation Motor Vehicle Fleet

In accordance with the policy adopted when the Municipality purchased a fleet of Volkswagens for Municipal business, a tender call was issued for the replacement of 30 1968 model vehicles.

The result of this is that the low bid was submitted by Volkswagen Pacific, and it amounted to \$19,020.00.

Volkswagen Pacific has given very good service to the Municipal fleet and it was being recommended that its tender be accepted.

The supporting bid for Toyota-1200s was close and very appealing but the bidder was too far away to be considered from the servicing aspect. The local Toyota dealer did not bid.

It was drawn to the attention of Council that a spokesman for Tawassen Toyota Limited was present and desired an audience.

The Municipal Manager read a wire he had received in connection with the subject of his report, as follows:

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The wire, which is from the National Sales Operation Manager for Canadian Motor Industries, indicates that, because of the prestige and exposure of Corporation personnel driving Toyota Corolla automobiles, the Company would allocate \$600.00 from its advertising fund to Council to dispose of as seen fit should the tender of Tswassen Toyota Limited be accepted.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:

"That a representative from Tswassen Toyota Limited be permitted to speak to clarify points it claims were reported erroneously to Council in connection with the tender of the Company."

CARRIED UNANIMOUSLY

A representative of Tswassen Toyota Limited then spoke and explained that the warranty referred to in the tender of the Company was for a 24 month period, and not 12 as indicated in the tabulation of tenders which was submitted to Council.

He added that the address for the servicing of the Toyotas would be some location in the 4200 Lougheed Highway, and this was also shown in the bid.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

(30) Hastings Street Redevelopment: Project #1
(Norburn Electric Limited)

(This Item was dealt with previously in the meeting)

(31) Lane at Rear of 7775 - 19th Avenue (Argentin)

(This Item was dealt with previously in the meeting)

(32) Community Plan for the Area Extending from
Gaglardi Way eastwards to Stoney Creek.
Lake City East.

The Planning Department has reported as follows on a Community Plan for the area extending from Gaglardi Way eastward to Stoney Creek:

- (a) On December 15, 1969, the Council considered a proposal for a Comprehensive Housing Development in the area bounded by Lougheed Highway, the Lake City spur track, Gaglardi Way, the proposed Como Lake Road extension and the proposed Park-School site adjacent to Stoney Creek.
- (b) The Council approved the scheme in principle and authorized the Planning Department to work with the developer in the preparation of a suitable plan of development reflecting the objectives and criteria established for the area.
- (c) Work on the plan has now progressed to the point where a Community Plan should be established in order to permit the start of a staged development and to ensure that the overall concept approved by Council in principle will be carried through to fruition. Rezoning to Comprehensive Development should take place on a step by step basis, in order to implement

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the various stages of development set out in the Community Plan. In this latter regard, the developer has submitted a Rezoning application covering the first stage of the development.

- (d) Elaboration of the plans has resulted in some changes which are considered within the terms of the original concept except for the southerly portion of the site adjacent to Lougheed Highway, which was proposed as a "Young people's community". This area is now proposed as a town house development scheme under the auspices of the Federal Government. The programme is of an experimental nature, its main objective being the provision of home ownership for lower income families.
- (e) The developer has now certain commitments and has requested Council approval of a time schedule covering consideration of the proposal. Under this schedule, a detailed report from the Planning Department covering the Community Plan and the related rezoning would be presented to Council on July 27, 1970 when, if Council was satisfied, the rezoning application could be advanced to a Public Hearing on either August 10th or 11, 1970.
- (f) It was therefore being recommended that Council adopt the following schedule for dealing with the Community Plan and its related rezoning:

July 27, 1970 - Presentation of detailed report to Council and the establishment of a Public Hearing date.
August 10 or 11, 1970 - Public Hearing.

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

CARRIED UNANIMOUSLY

(33) Lot Sizes in R4 District

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

- (a) Under the existing provisions of the Zoning By-Law, the R4 and R5 Districts are the basic two family residential zones which permit two family dwellings on lots with minimum areas of 8600 and 7200 square feet respectively. The corresponding lot width minimums are 72 and 60 feet.
- (b) In Vancouver, the RT1 District (which allows for the semi-detached form of two family dwelling) specifies a minimum lot area of 8400 square feet. A second two family zone (RT2), which requires a minimum lot area of 6,000 square feet, applies to duplex dwellings only (1 unit above the other). Although the type of development is not specified in other municipalities where a 6,000 square foot lot area is permitted, the side yard requirements will tend to encourage the duplex form of two family dwelling.

- (c) In the Districts of North Vancouver and Surrey, the minimum lot area for two family development is 5200 square feet, while in Coquitlam and Richmond the figures specified are 8,000 and 9,600 square feet, respectively.
- (d) Section 6.11 of the Zoning By-Law provides for the development of single family dwellings in residential districts on lots which are smaller in area or width than the required standard. This regulation ensures that a single family dwelling can be erected on any lot which existed before the effective date of the By-Law, providing other requirements not involving area or width are set.
- (e) While all of the municipalities covered in the review make provision for the development of single family dwellings on smaller than standard lots which existed prior to the effective date of their Zoning By-Laws, only two of them (apart from Burnaby) have extended this provision to include two family dwellings. In one case, no minimum standards are specified. In the other, a reduction in the lot width from 66 feet to 50 feet for two family duplex dwellings only is permitted, providing the lot area is not less than 6,000 square feet.
- (f) In 1968, an amendment to our Zoning By-Law made provision for the conversion of existing single family dwellings for two family use in R5 zones, subject to a minimum lot area of 5,400 square feet and a width of 45 feet. This amendment provides a considerable potential for two family development, particularly when consideration is given to the extensive areas which are zoned for this use and to the fact that approximately 50% of all the single family dwellings in the municipality are located in this zone.
- (g) An analysis of the existing R4 Districts reveals that 3,724 single family dwellings and 134 two-family dwellings are presently located within the areas covered by this zoning category. Of the developed Single Family Dwelling lots in R4 zones, 6.5% of them are on lots with a width under 50 feet, 25% are on lots between 50 feet and 59.9 feet in width, and the remaining 68.5% are on lots 60 feet and over.
- (h) The proposed amendment before Council will permit two-family development on lots with a minimum frontage of 60 feet and an area of not less than 7,200 square feet, and would apply to a total of 2,550 presently developed single family residential lots.
- (i) The approval of this proposed amendment could theoretically produce more than 2,500 additional families, or 9,000 persons, including 1,800 elementary school pupils. Even a partial development of this potential would have a considerable impact, including:

- (1) an added load on municipal services and utilities;
- (2) increased traffic volumes on residential streets;
- (3) a significant growth in school enrolments at a time when many school facilities are becoming overtaxed;
- (4) a change in the character in many R4 areas which, though zoned for two-family use, are predominantly occupied by single family dwellings;
- (5) quite apart from these factors, the present requirement for single family dwellings in R4 Districts (60-foot lot width and an area of 7,200 square feet) provide a good standard, which is both practical and popular, for low-density residential development. The doubling of densities on lots originally intended for single family occupancy is almost bound to have a deteriorating affect on the many high quality residential areas which are presently zoned R4.

(j) In view of the foregoing and the large potential which has already been provided for two-family development in R5 Districts under the aforementioned 1968 By-Law amendment, the Department was recommending against a similar reduction of standards in the R4 zones.

(k) In the event Council does not concur with this recommendation, the reduced site area and frontage requirements which have been suggested for two-family developments could be accomplished by amending Clause (1) of Section 104.3 of the Zoning By-Law (i.e. lot area and width - R4 District).

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the report of the Planning Department be referred to the Advisory Planning Commission for comment."

CARRIED UNANIMOUSLY

(34) Easements - Sapperton/Wilberforce and D.L. 86 Areas:

It was being recommended that Council, in order to facilitate the preparation of easement agreements and conveyances when lots in the above areas are being sold by the municipality, grant a blanket authority for the acceptance of all such easements and the execution of the documents pertaining thereto.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(35) Estimates

It was being recommended that the Municipal Engineer's Special Estimates of Work in the total amount of \$498,080.40 be approved.

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

CARRIED UNANIMOUSLY

(36) Lot 12, D.L. 2, Plan 33637
REZONING APPLICATION #10/70

The Planning Department has recommended that the following prerequisites be established in connection with an application to rezone the above described property to Service Commercial District (C4):

- (a) That an undertaking be given that all existing improvements on the site will be removed within six months of the rezoning being effected.
- (b) That a suitable plan of development for the site be presented.

The problems of crossings, stacking of parking, and details of flow in connection with the proposed installation of a car wash on the site will be dealt with as a part of the suitable plan of development.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:
"That the recommendation of the Planning Department, as outlined in the report of the Manager, be adopted."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That leave be given to introduce:

"BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW 1970"	#5735
"BURNABY ROAD CLOSING BY-LAW NO. 8, 1970"	#5731
"BURNABY ROAD CLOSING BY-LAW NO. 12, 1969, REPEAL BY-LAW 1970"	#5737
"BURNABY COUNCIL INDEMNITY BY-LAW 1970"	#5736
"BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW 1970"	#5738
"BURNABY EXPROPRIATION BY-LAW NO. 2, 1970"	#5732
"BURNABY SECURITY ISSUING BY-LAW NO. 1, 1970"	#5722
"BURNABY SECURITY ISSUING BY-LAW NO. 2, 1970"	#5723

and that they now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

"BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW 1970"	#5735
"BURNABY ROAD CLOSING BY-LAW NO. 8, 1970"	#5731
"BURNABY ROAD CLOSING BY-LAW NO. 12, 1969, REPEAL BY-LAW 1970"	#5737
"BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW 1970"	#5738
"BURNABY EXPROPRIATION BY-LAW NO. 2, 1970"	#5732
"BURNABY SECURITY ISSUING BY-LAW NO. 1, 1970"	#5722
"BURNABY SECURITY ISSUING BY-LAW NO. 2, 1970"	#5723

complete."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the Committee do now rise and report "BURNABY COUNCIL INDEMNITY BY-LAW 1970" complete."

CARRIED

AGAINST -- HIS WORSHIP,
MAYOR PRITTIE AND
ALDERMAN DRUMMOND

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the report of the Committee covering:

- "BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW 1970" #5735
- "BURNABY ROAD CLOSING BY-LAW NO. 8, 1970" #5731
- "BURNABY ROAD CLOSING BY-LAW NO. 12, 1969, REPEAL BY-LAW 1970" #5737
- "BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW 1970" #5738
- "BURNABY EXPROPRIATION BY-LAW NO. 2, 1970" #5732
- "BURNABY SECURITY ISSUING BY-LAW NO. 1, 1970" #5722
- "BURNABY SECURITY ISSUING BY-LAW NO. 2, 1970" #5723

be now adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the report of the Committee covering BURNABY COUNCIL INDEMNITY BY-LAW 1970" be now adopted."

CARRIED

AGAINST -- HIS WORSHIP, MAYOR PRITTIE
AND ALDERMAN DRUMMOND

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That:

- "BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW 1970" #5735
- "BURNABY ROAD CLOSING BY-LAW NO. 8, 1970" #5731
- "BURNABY ROAD CLOSING BY-LAW NO. 12, 1969, REPEAL BY-LAW 1970" #5737
- "BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW 1970" #5738
- "BURNABY EXPROPRIATION BY-LAW NO. 2, 1970" #5732
- "BURNABY SECURITY ISSUING BY-LAW NO. 1, 1970" #5722
- "BURNABY SECURITY ISSUING BY-LAW NO. 2, 1970" #5723

be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That "BURNABY COUNCIL INDEMNITY BY-LAW 1970" be now read a Third Time."

CARRIED

AGAINST -- HIS WORSHIP, MAYOR PRITTIE
AND ALDERMAN DRUMMOND

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. 48, 1968" (#5381)."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #59/68

FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO

- (a) Lot 11, S.D. 1, Blocks 1 and 2, D.L. 207, Plan 4032
- (b) Parcel "A", Reference Plan 11756 of Parcel 1 of Lot "A", Plan 4141 and of Lot "D", Plan 5923, Block 1, D.L. 207

(7021-7031 Hastings Street - Located on the North side of Hastings Street from a point 195 feet East of Inlet Drive Eastward a distance of approximately 150 feet)

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. 48, 1968" be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:

"That "BURNABY ROAD CLOSING BY-LAW NO. 9, 1970" be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:

"That "BURNABY ROAD CLOSING BY-LAW NO. 9, 1970" be now finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

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July 13, 1970

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY