

FEBRUARY 16, 1970

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, February 16, 1970 at 7:00 p.m.

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

ABSENT: Aldermen Dailly, Drummond, Ladner  
and Herd;

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:  
"That the Minutes of the meeting held on February 9, 1970, plus  
the Public Hearing on February 11, 1970, be adopted as written  
and confirmed."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

Secretary, Burnaby Minor Lacrosse Association, submitted a letter  
requesting permission to hold the Annual Tag Day at various  
shopping centres in the municipality on the weekend of April 17 -  
18, 1970.

Acting Secretary, North Burnaby Little League, wrote to request  
permission to hold the Annual Decal Day drive in the municipality.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:  
"That permission be granted to both the Burnaby Minor Lacrosse  
Association and the North Burnaby Little League to conduct  
their campaigns at the times indicated."

CARRIED UNANIMOUSLY

The Royal Society of Health submitted a letter inviting the members of Council to attend a Health Congress at Eastbourne between April 27th and May 1, 1970.

Extension Department and the School of Community and Regional Planning of the University of British Columbia submitted advice of a Housing and Community Conference at the Georgia Hotel in Vancouver on March 5th and 6th, 1970.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:  
"That any member of Council wishing to attend the Conference be authorized to do so."

CARRIED UNANIMOUSLY

Vancouver and Lower Mainland Industrial Development Commission submitted a notice of its annual luncheon meeting on February 20, 1970 at the Villa Motor Inn.

Mr. Bruce Young submitted a letter offering to act as an observer of emissions from the Bestwood Shingle Plant.

He also indicated he would inform the municipality in the event such emissions pollute the air.

*It was understood by Council that, in acknowledging the letter from Mr. Young, he would be thanked for his offer.*

Mr. A. Iannucci submitted a letter in which he offered to work for the municipality until the equivalent of the amount of his property taxes is earned.

*It was understood by Council that, in acknowledging the letter from Mr. Iannucci, the following would be mentioned to him:*

- (a) The tax levy for the current year has not yet been established.*
- (b) The Council taxes property, not people, and therefore is powerless to provide anyone in financial circumstances such as indicated by him with any relief from the payment of taxes.*
- (c) Possibly his case might warrant consideration being given the question of rendering social assistance and therefore his situation was being referred to the Social Service Department for that purpose.*

*During consideration of the letter from Mr. Iannucci, a discussion took place on the question of Council seeking legislation which would permit Councils to provide a measure of relief for senior citizens paying property taxes.*

*Alderman Clark suggested that Council should be able to declare a moratorium on the payment of property taxes by senior citizens until they either sell their property or*

*are deceased, after which the unpaid taxes would be collected from the proceeds of the sale or from the estate of the deceased person.*

It was understood by Council that Alderman Clark would prepare a resolution, or a formal submission, on the proposal he advanced.

Miss Caroline Lewis, "Miss Burnaby 1969", submitted a letter expressing appreciation to Council for having provided her with the funds required to attend the 10th Annual Vernon Winter Carnival.

Port Manager, The North Fraser Harbour Commissioners, submitted the financial statement of the Commission for the year ended December 31, 1969.

Mr. E. T. Rand, Christian Science Committee on Publication for British Columbia, wrote to express appreciation to Council for its decision that Christian Science Practitioners do not require a business licence.

Chairman, Planning Committee, The Corporation of the Township of Richmond, submitted a letter requesting that:

- (a) Council formally recognize the special committee which has been established to discuss mutual problems in the field of transportation routes and liaison with the Department of Highways.
- (b) Authority be granted to the Committee to discuss the possibility of a traffic corridor linking Highway 499 via the new Knight Street River crossing and Highway 401 somewhere in the vicinity of Boundary Road, and other related matters, with officials from the Department of Highways.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:  
"That the requests outlined in the letter from Richmond be endorsed."

CARRIED UNANIMOUSLY

Secretary, South Burnaby Men's Club, submitted a letter:

- (a) Indicating that, because the Club entered into a gentleman's agreement with the Burnaby Parks and Recreation Commission several years ago to financially help the Commission expand the facilities of the Bonsor Park Recreational area, the Club purchased properties known as 6691 and 6591 Lily Avenue plus 6590 Fern Avenue with the intention of transferring them to the Commission when the expansion of the park facilities in question is scheduled.

- (b) Requesting that the Club be given a grant of \$1,400.00 because it paid municipal taxes on the properties over the past three years which amounted to \$1,426.94.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:  
 "That the request from the South Burnaby Men's Club be referred to the Parks and Recreation Commission for comment and recommendation, with it being understood that the Commission will:

- (1) Consider the matter of making a grant in the full amount of the taxes paid (\$1,426.94) and not the amount the Club has requested.
- (2) Indicate the nature of the commitment mentioned in the letter from the Club regarding the Club financially assisting the Commission in the expansion of facilities for the Bonsor Park Recreational Area."

CARRIED UNANIMOUSLY

Miss Julia Kong wrote to request a grant to financially assist her in touring a number of cities throughout the world as a part of a group known as Continental Singers Incorporated.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:  
 "That the request from Miss Kong be referred to the Grants and Publicity Committee for consideration and recommendation, with it being understood that the Committee will make enquiries to determine the exact nature and objectives of Continental Singers Incorporated."

CARRIED UNANIMOUSLY

Miss B. D. Hoy, Barrister and Solicitor, submitted a letter advising that a client wished to purchase Lot 1, Block 7, D.L.'s 151/3, Plan 1895 for the sum of \$10,000.00.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
 "That action on the matter mentioned in the letter from Miss Hoy be deferred until consideration of Item (3) of Report No. 11, 1970 of the Municipal Manager later this evening."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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TABLED ITEMS

The following matters were then lifted from the table:

- (a) Motion of Alderman Mercier and Item (16) of the Municipal Manager's Report No. 9, 1970 re Hospital Services

Alderman Mercier stated that the reason for his Motion was because he felt persons in receipt of Social Welfare should be treated no differently than those who are not when being admitted to a hospital, whether it be private or public, and therefore the one dollar per day rate chargeable under B.C.H.I.S. regulations should obtain in all cases.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That this Council go on record with the Minister of Health Services and Hospital Insurance that Burnaby Municipality wishes to terminate its responsibility for hospital services that are, in principle, properly chargeable against the 5% Social Services Tax Revenue; specifically, any costs of maintaining, in private hospitals or facilities of a hospital nature, patients that are receiving municipal welfare assistance."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"Whereas the Honourable Minister of Health proclaimed a temporary "freeze" on the building of Private Hospitals, as profit ventures, effective December 1, 1965;

AND

WHEREAS the Honourable Minister indicated, at that time, that the Government was instituting an extension of B.C.H.I.S. to cover a lower level of care, known as Extended Care;

AND

WHEREAS the Honourable Minister stated in 1965 that, for the time being, no new licenses for Private Hospitals would be considered pending observation of the new "Extended Care" legislation;

AND

WHEREAS the United Community Services of Vancouver and Burnaby in their Brief in 1969, "The Total Concept of Care", expressed in detail the prevailing needs of the community from Acute to Home-nursing care;

AND

WHEREAS it is a matter of record that Acute and Private Hospitals have many patients "taking up" expensive beds due to the lack of other chronic care and less expensive facilities;

AND

WHEREAS it has been recommended by the United Community Services and Burnaby Social Service Department that a further level of care known as "Intermediate Care" be instituted under the B.C.H.I.S. as the type of facility required from a priority service and cost standpoint;

AND

WHEREAS it is felt the Honourable Minister has had ample time in the last five years to have completed a review of the "Total Concept of Care" report and community needs related thereto;

THEREFORE BE IT RESOLVED that these matters be brought to the attention of the Minister of Health with a view to him implementing, in 1970, a meaningful Provincial "Care" program, with particular emphasis on the "Intermediate Care" level and for inclusion under the B.C.H.I.S."

CARRIED UNANIMOUSLY

(b) Mobile Home Study

Advisory Planning Commission submitted a report on this subject, and the question of tourist trailer courts, advising as follows:

- (1) It was concluded that the problems created by improper land usage, which would occur when endeavoring to locate mobile home parks in suitable parts of the municipality, plus a problem of obtaining sufficient revenue from taxes and occupancy fees to adequately offset the cost of services to such developments, would negate any benefits that might accrue from the establishment of mobile home parks.
- (2) In view of that, it was being recommended that the development of mobile home parks within the municipality not be permitted.
- (3) In regard to the question of tourist trailer parks, it was the opinion that there is a definite need for this type of facility because of the increasing number of tourists who utilize this type of accommodation.
- (4) It would be preferable if such a facility was municipally-operated to ensure adequate control and maintenance.
- (5) Because sufficient information is not available at this time on the subject, it was being recommended that Council authorize a study of the matter to include an examination of all ramifications, including possible locations, logistics, etc.

Pitpar Factors Ltd. submitted a letter in connection with the subject of mobile homes advising that the report the Planning Department produced on the subject is basically a good one, although some of the conclusions of the Department cannot be accepted; in particular, the comment on Page 27 that it is not necessary or desirable to provide for a Mobile Home Park development in this rapidly urbanizing metropolitan core municipality.

The Company suggested that, so long as an individual wishes to live in Burnaby (whether it be in an apartment, row-housing, or a single family area; the mobile home dweller - provided the municipality exerts some type of "quality control" - should have identical rights.

Manager, Burnaby Chamber of Commerce, submitted a letter on the subject of mobile homes, advising as follows:

- (1) The Planning Department should be congratulated for its fine and definitive analysis of the subject.

- (2) Section 6 of the report, particularly as it infers that a mobile home park is not an urban development, cannot be accepted. Any land use which allows up to ten housing units per acre is a reasonably high standard of development. The only problem is that the owner of a mobile home should pay his fair share of the municipal tax burden, taking into account the fact only bulk services are provided to the property.

Undoubtedly, the limited taxation policies allowed by the Municipal Act should be changed to more nearly reflect the cost of providing all municipal services.

- (3) Ten units per acre is the maximum that should be allowed.
- (4) Experience in the United States has shown that there will be more trailers up to 24 feet wide and 60 feet long. These types of trailers will require much more space and, in most cases, more common area.
- (5) It should be the right of the individual to be able to select the type of housing he prefers, if he can pay the cost of servicing it; therefore, people who wish to live in mobile homes should be able to do so.
- (6) There are no doubt many tourists with trailers and tents who wish to visit the Lower Mainland, particularly during the summer season. Ideally, tourist trailer courts and camp grounds should be situated in an area that has "built-in" attractions, such as a lake, playground, etc. Tourist trailer parks, if they operate for only a few months a year, are an uneconomic proposition, particularly on land that is reasonably expensive. The provision of tourist trailer parks and camp grounds should be a function of the Regional District, or the Regional Parks Authority, rather than that of an individual municipality.
- (7) The following was being recommended in response to the questions posed in the report of the Planning Department:
- (a) Provision should be made for mobile home park development in the municipality if standards are high and not more than ten units per acre are allowed.
  - (b) The municipality should not allow mobile home park development until such time as the Municipal Act is changed to allow the owners of trailers to absorb their "fair share" of municipal taxation.
  - (c) The municipality should not enter the tourist trailer court business in any way, but the Council should urge that the provision and operation of tourist trailer and camping facilities be a function of one of the Regional Authorities.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:  
"That consideration of the submissions received this evening in connection with the subject of mobile homes be deferred until the February 23rd meeting."

CARRIED UNANIMOUSLY

R E P O R T S

ADVISORY PLANNING COMMISSION submitted a Report advising that the Burnaby School Board has appointed Mr. J. R. Fleming as its representative to the Commission for the current year.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:  
"That the report of the Commission be received."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted a Special Report dealing with the question of disposing of surplus municipal lands, outlining the principles which should be considered when evaluating the merits of selling or leasing such lands.

His report contained the following list of advantages and disadvantages of leasing municipal land:

Advantages

- (1) *Leasing affords the Corporation the opportunity of recovering the land at a predetermined time to enable the municipality to redevelop an area without the need to purchase the land.*
- (2) *It is financially advantageous to the municipality to lease land because it receives rents through the leased arrangement while still retaining ownership of the property.*
- (3) *A possible financial advantage to the lessee, initially at least, is that it removes the need for him to have capital for the purchase of the property on which he wishes to build.*
- (4) *The retention by the Corporation of an asset (the land).*
- (5) *Leased land is taxable so there is no loss in taxes to the Corporation.*
- (6) *The lessee is protected from land depreciation.*

Disadvantages

- (a) *The advantage listed as No. 1 is of little value unless the land area is of a useful size and it all becomes available to the Corporation at about the same time.*
- (b) *If any municipal purpose requires any leased land before expiry of the lease, the municipality has no power of expropriation.*
- (c) *Over the term of the lease, the lessee pays out a tremendous sum and in the end owns nothing.*



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- (d) *Leased land is not as convenient as freehold land for purposes of obtaining mortgages at the most favourable terms and amounts.*
- (e) *A difficult task of enforcement exists in cases of default in payment of rent.*
- (f) *There is a strong possibility there would be administrative problems requiring increased administrative costs.*
- (g) *There is a possibility of neglect of the premises toward the end of the lease life.*
- (h) *There is a loss to the Corporation of a source of capital funds in sufficient quantity to programme needed improvements of a capital nature.*
- (i) *There may be problems for the lessor if he desires to sell his property.*
- (j) *There is a financial problem of servicing land for leasing. Through the sale method, servicing costs can be quickly recovered and the monies reused, thus reducing the sum required.*
- (k) *The lessee forfeits any possible gain from land appreciation.*
- (l) *There is a possibility of retarding development if leasing does not prove attractive.*
- (m) *The cost of clearing the site at the end of the lease period is another factor.*

*The Municipal Manager concluded by recommending that:*

- (1) *The best interests of the municipality would be served by a continuance of the sale policy for all residential lands the Council might wish to put in a sale position.*
- (2) *If and when any large tract of land scheduled for residential development became available, the Council should re-examine the situation to determine the possibility of leasing the entire site.*
- (3) *Council continue its present policy with respect to commercial or industrial lands it owns, thus leaving Council free to consider either leasing or the sale of such lands.*
- (4) *Under no circumstances should Council consider the lease concept for individual or small groups of residential lots.*

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

CARRIED

AGAINST -- ALDERMEN BLAIR

MUNICIPAL MANAGER submitted Report No. 11, 1970 on the matters listed below as Items (1) to (6), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Juvenile Detention - Remand Home

The Executive Committee of the Regional District has reviewed a report from the City of Vancouver dealing with a proposal for a Juvenile Detention Home operated on a Regional basis.

The Committee has agreed that the proposal has a great deal of merit and has recommended, and the Regional District concurs, that the member municipalities be asked to indicate whether or not they wish the Regional Board to adopt the proposal as a function.

Financial sharing of the capital cost of such a structure was recommended by the Committee to be on the basis of the assessment set forth in Section 782 (1) of the Municipal Act. Operating costs were proposed to be on a daily rate based on usage.

The Committee and the Board have also recognized that if the Regional District should agree to build and operate a detention home for juveniles, it will be necessary, as a first step, to undertake a study (possibly in conjunction with the Provincial Government) to determine the exact nature of the proposed institution and the scope of its operation.

It was being recommended that Burnaby support the idea of the Greater Vancouver Regional District building and operating a Remand - Detention Home for juveniles, with the capital cost being distributed on the basis of assessment, as per Section 782(1) of the Municipal Act and operating costs being distributed on a per diem rate, providing the Regional District is able to make satisfactory arrangements with the Provincial Government for financial support with respect to any non-municipal responsibility for any function of the facility.

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

CARRIED

AGAINST-- ALDERMAN MERCIER

(2) Portion of Lot "X", D.L.'s 42 and 58, Plan 21743  
LOUGHEED HIGHWAY WIDENING

It was being recommended that the portion of the above described property shown on an attached sketch, which is required for the eventual widening of Lougheed Highway, be acquired for a consideration of \$1.00 and that authority be granted to execute the necessary documents.

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

CARRIED UNANIMOUSLY

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(3) Lot 1, Block 7, D.L. 151, Plan 1895

This refers to the offer which Council received from Miss B. D. Hoy to purchase the captioned property.

The lot is located at the South-East corner of Kingsway and Patterson Avenue and is zoned P3.

The future use of this lot was the subject of a report to Council in 1964. The following recommendations were made at that time with respect to the property:

- (a) That the lot be withdrawn from sale so that future requests for the property can be dealt with accordingly.
- (b) That the then occupant of the building on the property, Mr. Miller, remove his building.
- (c) That consideration be given the rezoning of the adjacent Lot 2 from General Commercial to Residential Multiple Family Type One in order to remove the one-lot (Lot 1) Commercial zone fronting Patterson Avenue.
- (d) That a road widening strip and truncation be dedicated from the property.
- (e) That the balance of the Lot be assigned for Park purposes.

The Council concurred with the recommendation and, as a result:

- (1) The property has not been considered for sale.
- (2) The building has been removed.
- (3) Lot 2 is shown in the Community Plan adopted by Council as Residential.
- (4) The dedication of land for road purposes will be done in conjunction with other widening projects.
- (5) Lot 1 is, as mentioned earlier, zoned P3.

It was being recommended that the offer to purchase the subject Lot 1 for \$10,000.00 be rejected.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That Miss Hoy be advised that the Lot 1 in question is included in an area to be developed in the future, as a part of a Community Plan, for "high-rise" apartments and therefore will not be considered for sale unless the parcel can be incorporated into such a plan in conjunction with adjoining land, with it being explained that, if such a proposal materialized, the Corporation would retain the Northerly 16½ feet of the property for the future widening of Kingsway plus a portion of the North-Westerly corner of the parcel as a truncation."

CARRIED UNANIMOUSLY

(4) Employment Application Form

Copies of the four forms in question that are being used are being distributed to the members of Council.

Information on the application form serves the following two main purposes:

- (a) It provides basic information for use in initial screening of the very many applications received.
- (b) It provides material for use in personal interviews if an applicant gets to this stage.

The form is a common one and has been used for about 15 years.

It is now in the course of being redesigned, not to change the desired information, but to reduce it to a two-page document.

It might appear that some of the information requested on the form is irrelevant. However, as individual items, the facts are not too significant but, taken together, they give a trained personnel man a good idea of the applicant without having seen him or her.

Municipal employment is quite varied and there are certain limitations placed upon individual classifications of jobs, such as employees at the Police Station and in the Justice Court Section who must be "security" cleared, employees in the Treasury Office must be insurable, and school employees like school janitors must have an acceptable personality stability.

The conclusion has been reached that the form in use serves the purposes of the Corporation without an undue invasion of privacy.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:  
"That the report of the Manager, including the attachments to it, be received."

CARRIED UNANIMOUSLY

(5) Housing

A report dealing with the subject of disposal of municipal lands was filed with Council earlier in the evening.

In that report, there was a recommendation that Council not adopt a policy of leasing municipal land for residential purposes, except when there are very large tracts and there is a single expiry date for the leases, if possible.

This appears to partially answer a directive of Council to provide a list of By-laws and other documentary legislation pertaining to housing so that Council could set aside an area where individuals can lease land from the municipality for the purpose of having their home built.

It was mentioned, when that directive was issued, that one reason for the information sought was the high cost of providing accommodation. This infers that there is a belief leasing, per se, is an answer to at least part of the problem.

The report on municipal lands to which reference has just been made indicates that it would appear it is fallacious to believe that leasing would have the desired effect as there are so many factors which offset the apparent advantage of not having to own a lot on which to build.

It is granted that less capital may be required, depending upon the terms of the lease, but the impact on mortgage possibilities and monthly payments make it very restrictive because of ratios established for payments to income. This would, in effect, eliminate those persons for whom the designed advantage would be provided.

In Burnaby, it is generally accepted that one has to have \$8,000.00 for a building lot. C.M.H.C. advises that a basic house value is now \$18,000.00. It is an unfortunate fact that, to support carrying charges on a total commitment of \$26,000.00, no matter whether there is leased land or not, is beyond the reach of too many people.

The answer does not appear to be a simple one of leasing a lot.

It is apparent that other measures, as they are available through the N.H.A., are the only reasonable methods. For some, this may, and would mean subsidized rentals. In other cases, it could mean greater acceptance of the condominium concept or row-housing. Machinery is available for purchase of row-houses and, while this again is somewhat foreign to the Western way of life, it may well occur if the housing crisis is to be met.

Real Estate values and building costs dictate a greater use of land and the benefits of mass building.

There is considerable activity in the field of new concepts in prefabricated dwellings. It will undoubtedly entail revisions in the National Building Code and, as new materials are proven, in the Plumbing and possibly Electrical Codes also. Outside of condominium apartments and row housing, this possibility of prefabrication offers the best hope.

Coincidental with prefabricated housing there will likely arise a need for re-examination of lot size requirements to permit greater densities. With the tremendous growth in population expected in urban areas, this in turn could emphasize the need for more attention to a study of proxemics.

It is perhaps pertinent, or at least appropriate, to point out that the idea of freehold in itself is somewhat contradictory. In actual fact, property is held by an owner only by paying a form of rental to the municipality by way of taxes.

It is very difficult to list all the various acts, codes and by-laws which relate to housing.

(6) Proposed sale of Municipal Lands

It was being recommended that Council place the following properties in a sale or lease position, with action to implement this decision to take place when subdivision plans covering the properties are registered:

- (a) D.L. 86 (Stage 2B)

38 lots with consideration possibly being given to some form of protective covenant to govern present and future builders.

(b) Sapperton - Wilberforce Area

11 lots on Sapperton Street plus 13 lots on Monroe Avenue.

(c) Penzance Drive

13 lots.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:  
"That items (5) and (6) of the Municipal Manager's report be tabled for one week and be considered in conjunction with the report of the Manager dealing with the disposition of municipal lands."

CARRIED UNANIMOUSLY

It was understood by Council that the Aldermen would be provided with maps of the areas mentioned in Item (6) of the Manager's Report when the item is further considered at the February 23rd meeting.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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BY - LAWS

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY LOCAL IMPROVEMENT CHARGES BY-LAW 1968, AMENDMENT #5660  
BY-LAW 1970" #5659

"BURNABY FRONTAGE-TAX BY-LAW NO. 1, 1970"

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY LOCAL IMPROVEMENT CHARGES BY-LAW 1968, AMENDMENT  
BY-LAW 1970"

"BURNABY FRONTAGE-TAX BY-LAW NO. 1, 1970"

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

CARRIED UNANIMOUSLY

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BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 43, 1969 was  
scheduled for Reconsideration and Final Adoption.

Deputy Municipal Clerk pointed out that amendments to the  
Zoning By-law require the approval of at least two-thirds of all  
the members of the Council and, since there were only five members  
present this evening, Burnaby Zoning By-law 1965, Amendment By-law  
No. 43, 1969 could not be Finally Adopted.

In view of that, the Council directed that the By-law be placed  
on the Agenda for its next meeting for Reconsideration and Final  
Adoption.

A suggestion was made in Council that, because there was apparently  
some urgency in connection with the development proposal covered by  
this By-law, Council should authorize the issuance of a temporary  
permit to proceed with the development on the understanding that,  
if for some reason the By-law was not Finally Adopted at the next  
meeting, the Council would not be responsible for any expenses  
which may be incurred due to the developer proceeding on the  
basis of the temporary permit.

No action was taken by Council in respect of that suggestion.

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MOVED BY ALDERMAN BLAIR, 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. 67, 1969" #5607."

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 67, 1969 provides for the following proposed rezoning:

FROM RESIDENTIAL DISTRICT FIVE (R5) AND COMMUNITY COMMERCIAL DISTRICT (C2) TO PARKING DISTRICT (P8)

Reference RZ #69/69

- (i) Lots 3 to 6 incl. and 29, Block 24, D.L.'s 151/3, Plan 2001
- (ii) Lots 30, 31 and 32, Block 24, D.L. 152, Plan 2001

(6430 - 6490 Fern Avenue inc. and 6507 - 6543 Lily Avenue incl. -- Located between Fern Avenue and Lily Avenue, from a point approximately 335 feet South-Westerly from the South corner of Nelson Avenue and Fern Avenue, South-Westerly a distance of 264 feet)

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:  
"That the North 36.83 feet of Lot 32, Block 24, D.L. 152, Plan 2001 be deleted from the list of properties covered by this By-law."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1970" #5661
  - "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1970" #5662
  - "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1970" #5663
  - "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1970" #5664
  - "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1970" #5665
  - "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1970" #5667
- and that they now be read a First Time."

CARRIED

AGAINST -- ALDERMAN CLARK VOTED AGAINST BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1970 #5662



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

CARRIED

ALDERMAN CLARK VOTED AGAINST  
BURNABY ZONING BY-LAW 1965,  
AMENDMENT BY-LAW NO. 5, 1970

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

CARRIED

ALDERMAN CLARK VOTED AGAINST  
BURNABY ZONING BY-LAW 1965,  
AMENDMENT BY-LAW NO. 5, 1970

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1970 provides  
for the following proposed rezoning:

FROM RESIDENTIAL DISTRICT THREE (R3) TO COMPREHENSIVE  
DEVELOPMENT DISTRICT (CD)

Reference RZ #88/69

Lot 36, D.L. 120, Plan 25111

(4455 Halifax Street -- Located on the North-West corner  
of Willingdon Avenue and Halifax Street)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1970 provides  
for the following proposed rezoning:

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

Reference RZ #81/69

- (a) Lots 1, 2 and 3, Blks. 51 and 52, D.L. 30, Plan 4098
- (b) Lot 2 except Parcel "A", Ref. Plan 7090, Block 53, D.L. 30,  
Plan 3036
- (c) Lot 2 pt., Sketch 7090, Block 53, D.L. 30, Plan 3036
- (d) Lot 3 except Parcel "A", Expl. Pl. 8646, Block 53, D.L. 30,  
Plan 3036
- (e) Lot 3, Parcel "A", Expl. Pl. 8646, Block 53, D.L. 30, Plan 3036
- (f) Lot 6, Sk. pts. 3021 and 3410, Block 53, D.L. 30, Plan 3036
- (g) Lot 7, Block 53, D.L. 30, Plan 3036

(7468, 7478, 7416, 7430, 7456 Britton Street, 7331 Hubert  
Street and 7389, 7397 Kingsway -- Located within the Block  
bounded by Britton Street, Kingsway and Hubert Street)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1970 provides for the following proposed rezoning:

FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Reference RZ #89/69

North 36.83 feet, Lot 32, Block 24, D.L. 152, Plan 2001

(Located on the West side of Lily Avenue approximately 66 feet South of the intersection with Nelson Avenue)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1970 provides for the following proposed rezoning:

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

Reference RZ #83/69

Lots 10 and 11, Block 12, D.L. 122, Plan 1308

(4890 Hastings Street -- Located on the South side of Hastings Street at the intersection of Pender Street)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1970 provides for the following proposed rezoning:

FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING DISTRICT (P8)

Reference RZ #85/69

Lot 4, Block 8, D.L. 121, Plan 1054

(4112 Albert Street -- Located on the South side of Albert Street from a point approximately 99 feet East of Gilmore Avenue Easterly a distance of 33 feet)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1970 provides for the following proposed rezoning:

FROM RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #87/69

Lots 131 and 132, D.L.'s 136 and 137, Plan 34438 (Portion of Lot 132)

(Located in the area bounded on the North by Halifax Street on the East by the Municipal Golf Course, Montecito Drive on the South, and on the West by the Swedish Canadian Rest Home, the Easterly properties of the 7200 Block Sutliff Street and the proposed park and school site for the area)

Deputy Municipal Clerk drew attention to the Minutes of the Public Hearing which was held on February 11, 1970 in connection with the rezoning proposals that are the subject of the above By-laws.

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

CARRIED

ALDERMAN CLARK VOTED AGAINST  
BURNABY ZONING BY-LAW 1965,  
AMENDMENT BY-LAW NO. 5, 1970

THE COUNCIL RECONVENED.

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

CARRIED

ALDERMAN CLARK VOTED AGAINST  
BURNABY ZONING BY-LAW 1965,  
AMENDMENT BY-LAW NO. 5, 1970

\*

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:  
"That leave be given to introduce "BURNABY ZONING BY-LAW 1965,  
AMENDMENT BY-LAW NO. 9, 1970" #5666 and that it now be read a First  
Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1970 provides  
for the following proposed rezoning:

Reference RZ #57/69

- (a) FROM SMALL HOLDINGS DISTRICT (A2) TO ADMINISTRATION AND  
ASSEMBLY DISTRICT (P2)

Portion of Lot "B", Block 17, D.L. 79, Plan 3574 and  
Part of Lot "G", Ref. Plan 6025, Block 17, D.L.'s 79 and  
85, Plan 536

(Located at the corner of Sperling Avenue and Gilpin Street)

(b) FROM SMALL HOLDINGS DISTRICT (A2) TO PARK AND PUBLIC USE DISTRICT (P3)

Part of Lot "G", Ref. Plan 6025, Block 17, D.L.'s 79 and 85, Plan 536

(Located at the corner of Sperling Avenue and Canada Way)

Deputy Municipal Clerk drew attention to the Minutes of the Public Hearing which was held on February 11, 1970 in connection with the rezoning proposal that is the subject of the above By-law.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1970" be now read a Third Time."

CARRIED UNANIMOUSLY

\*

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

THE COUNCIL RECONVENED AT 9:15 P.M.

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

CARRIED UNANIMOUSLY