

NOVEMBER 16, 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, November 16, 1970 at 7:00 p.m.

PRESENT: Acting Mayor Herd in the Chair,  
Aldermen Blair (7:30 p.m.), Clark,  
Dailly (7:05 p.m.), Drummond,  
Ladner, Mercier and McLean;

ABSENT: Mayor R. W. Prittie

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That the Minutes of the meeting held on November 9, 1970 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

DELEGATION

Manager, Commercial Development, Dawson Developments Ltd., submitted a letter requesting an audience in connection with a proposal to develop municipal land in D.L.'s 137 and 138 for commercial purposes.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That a spokesman for Dawson Developments Ltd. be heard."

CARRIED UNANIMOUSLY

Mr. Schlotzhauer, Manager, Commercial Development, Dawson Developments Ltd., spoke and stated that his Company was asked by the Planning Department approximately three weeks ago to present an indication of the development planned by the Company and this was the purpose of his appearance this evening.

ALDERMAN DAILLY ARRIVED AT THE MEETING.

Mr. Schlotzhauer then indicated the following in connection with the proposed commercial development in question:

- (a) As developers of the 600-dwelling unit known as Villa Montecito, the Company is prepared to ensure an expeditious development schedule for a shopping centre on the property in question, which is located at the North-West quadrant of the Halifax - Phillips intersection.

- (b) Given the availability of the three acre site on a freehold basis, the Company is prepared to proceed immediately with the development of the shopping center, which would include a recognized supermarket and appropriate supporting facilities, totalling at least 30,000 square feet of rentable area.

This project would be of a quality in keeping with the design standards of Villa Montecito, and would be aligned to permit future expansion to the West as and when warranted.

- (c) The Company is prepared to commit itself to a development schedule involving completion of the centre during 1971, providing the site can be made available on a freehold basis at a fair market value and a development permit will be forthcoming by the end of February 1971.
- (d) The Company is prepared to post a \$50,000.00 performance bond to support the commitment.
- (e) The involvement of other development interests in the property would be quite satisfactory providing the required shopping centre could be created soon to satisfy the shopping needs of the local population. Recognizing the apparent market opportunities available, any developer should be prepared to commit himself to the type of development schedule planned by Dawson Developments Ltd.
- (f) The Council should establish such conditions to ensure immediate development of the shopping centre.
- (g) There is a great demand for Commercial facilities near the Villa Montecito Project inasmuch as there are none whatsoever in the area.
- (h) It would be exceedingly difficult, if not almost impossible, to obtain financing for the commercial development proposed unless the property involved was owned by the developer.
- (i) Approximately 2,000 people are expected to reside in the Villa Montecito Project and, with others living in reasonably close proximity, there is justification in providing commercial facilities on the site in question.

*It was understood by Council that the Planning Department would examine the submission received this evening from Dawson Developments Ltd. at the same time as the one from J. Diamond and Sons Ltd. that was presented to Council on November 2nd, and that the Department would report its conclusions on these proposals plus the other points that were raised at the November 2nd meeting.*

\* \* \*

ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

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Programme Director, The X-Kalay Foundation Society, wrote to express appreciation for the \$250.00 grant Council made to the Society recently.

Administrator, CKNW Orphans' Fund, submitted a letter requesting permission to hold the Annual CKNW Orphans' Fund Tag Day on December 5, 1970.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That permission be granted to the CKNW Orphans' Fund to conduct its campaign at the time indicated."

CARRIED UNANIMOUSLY

Guardian Secretary, Bethel #34, International Order of Job's Daughters, wrote to request permission to hold a Peanut Drive on the evenings of November 17th, 18 and 19, 1970 in the area East of Boundary Road North of Canada Way.

South Burnaby Minor Football Association wrote to request permission to hold a Kindling Sale on the Simpsons-Sears parking lot on November 21, 1970.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:  
"That permission be granted to both the International Order of Job's Daughters and the South Burnaby Minor Football Association to conduct their respective campaigns at the times and in the locations indicated."

CARRIED UNANIMOUSLY

Mr. D. J. Huntley submitted a letter requesting that Council follow certain courses of action to:

- (a) deter the indiscriminate dumping of garbage.
- (b) provide a road connection to Gaglardi Way by extending Broadway a relatively short distance.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:  
"That the complaint in the letter from Mr. Huntley regarding indiscriminate dumping be referred to the Health Department and the R.C.M.P. for investigation and appropriate action."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the suggestion from Mr. Huntley concerning a road connection to Gaglardi Way be referred to the Municipal Engineer for a report to the Traffic Safety Committee."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:  
"That the commendation in the letter from Mr. Huntley regarding staff from the Parks and Recreation Commission burying garbage and blocking a road with large boulders be referred to the Commission for its attention."

CARRIED UNANIMOUSLY

Mr. J. R. Sheremeta, Pacific Coast Woodworking Industries, wrote to request that Council consent to the Company subletting a portion of Lot 15, D.L. 155C (5855 Marshland Avenue), which is leased to the Company, to the Industrial Development Bank as security for its financing of the Company's proposed development on the property.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That Item II of the Municipal Manager's Report No. 68, 1970, which deals with the subject of the letter from Mr. Sheremeta, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(II) Pacific Coast Woodworking Industries

There does not appear to be any reason why the request of the Company cannot be granted.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:  
"That Council consent to Pacific Coast Woodworking Industries subletting the property in question to the Industrial Development Bank for the reason indicated by the Company."

CARRIED UNANIMOUSLY

Minister of Rehabilitation and Social Improvement submitted a letter indicating that the resolutions arising from the Council meeting on October 26, 1970 pertaining to the subject of Social Welfare have been noted.

ALDERMAN BLAIR ARRIVED AT THE MEETING.

Director of Planning, Greater Vancouver Regional District, wrote to indicate the action which has been taken by the Regional District in dealing with the question of truck routes in the Lower Mainland Area.

Secretary-Treasurer, North Shore Union Board of Health, wrote to enquire as to the plans of the municipality in regard to the future treatment of sewerage entering Burrard Inlet.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:  
"That it be suggested to the Secretary-Treasurer of the North Shore Union Board of Health that he obtain an answer to his question from the Greater Vancouver Sewerage and Drainage District because that is the Agency involved in a matter such as that he broached."

CARRIED UNANIMOUSLY

Secretary, Richmond Anti-Pollution Association, submitted a circular notice inviting representations to attend a meeting of the Association in Richmond on November 19, 1970.

*It was understood that Alderman Blair would endeavor to attend the meeting of the Association.*

\* \* \*

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That His Worhsip, Mayor Prittie, be authorized to arrange for grants to be made to Old Age Pensioners' Organizations, for Christmas dinners, on the basis of 50¢ per member, on the understanding that the Mayor will review the matter of whether the amount in question is sufficient to cover the costs of the dinners."

CARRIED UNANIMOUSLY

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Planning Director submitted a report indicating that a proposal to rezone Lots 14 to 16 inclusive, Block 22, D.L.'s 151/3, Plan 3741 (Rezoning Reference #46/70), which are located on Bonsor Avenue between Beresford and Brief Streets, to Comprehensive Development District (CD) can be advanced to a Public Hearing because the plans which have been submitted basically reflect the criteria established when Council dealt with the rezoning proposal last September.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:  
"That Item (8) of the Municipal Manager's Report No. 68, 1970, which deals with the foregoing subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(8) Lots 14 to 16 inclusive, Block 22, D.L.'s 151/3, Plan 3741  
REFERENCE REZONING #46/70

On September 21, 1970, the Council agreed to advance this proposal to a Public Hearing, with the date to be set after the applicant produced an acceptable development plan.

It was being recommended that Council establish the date for the Hearing because of the situation portrayed above by the Planning Department.

*It was directed by Council that action on the recommendation of the Manager be deferred until after Council deals with the miscellaneous rezoning applications that are scheduled for consideration later in the evening.*

\* \* \*

QUESTION AND ANSWER PERIOD

Alderman Clark enquired as to the width Halifax Street between Sperling Avenue and Holdom Avenue had been developed.

Municipal Engineer stated that street widths are dictated by the Planning Department and, in the case of Halifax Street, it was destined to be 36 feet wide, except for the portion between Holdom Avenue and Kensington Avenue, which is to be 28 feet wide.

It was understood by Council that Alderman Clark would obtain information from the Planning Department regarding the routes which would be used as alternates to Halifax Street for the collection and movement of major traffic flows in the area.

Alderman Clark stated that the maintenance at the 15th Avenue Public Housing Project, especially the grounds, is not adequate.

He suggested that Council has a responsibility to the people living near the project to ensure that its upkeep is of a high standard because the municipality demands this of other developers.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:  
"That the Housing Committee investigate the situation outlined by Alderman Clark, with a view to offering suggestions for improvements and reporting on the situation to Council."

CARRIED UNANIMOUSLY

When Alderman McLean enquired as to the procedure to be followed for service clubs arranging for the provision of shelters for senior citizens at bus stops the Municipal Engineer replied that his Department would consider such matters.

Alderman McLean suggested that a programme should be commenced to replace all incandescent street lights in the municipality with more modern forms of street lighting because the latter provide a better quality.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:  
"That the Municipal Engineer investigate all aspects of the matter of improving the quality of street lighting in the municipality."

CARRIED UNANIMOUSLY

Alderman Clark suggested that the present method followed by the S.P.C.A. in handling the impoundment of animals is not as effective as the former system which was used by the Corporation.

*It was understood by Council that the Municipal Manager would submit a report indicating the comparative situations and other pertinent information relating to the operations of the S.P.C.A. in Burnaby.*

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

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

CARRIED UNANIMOUSLY

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R E P O R T S

ADVISORY PLANNING COMMISSION submitted a report on the matters shown below, as follows:

(1) Transient Trailer Accommodation

The Commission, in considering a proposal from Anmore Recreations Ltd. to rezone certain land near the Clifton G. Brown Memorial Swimming Pool and Deer Lake to allow the development and operation of a holiday trailer and campground complex, felt this use would be most uneconomical and that the land should be used for the sole benefit of the citizens of the municipality.

It was also considered that the need for transient trailer facilities should not be confined to one municipality and perhaps should be considered on a regional basis.

Land is being acquired in the Burnaby Lake Area for inclusion in the Regional and Municipal Park systems.

It was being recommended that:

- (a) The Greater Vancouver Regional District be requested to investigate the need for transient trailer accommodation on a regional basis.
- (b) Council not sell or lease municipal property for transient trailer accommodation.

(2) Institutional Uses

The following responses were being provided to the questions that were referred by Council on November 9th pertaining to institutional uses:

- (a) Q. Is P7 zoning compatible in any circumstances with an established residential area?

If so, in what circumstances?

- A. It is not felt that P7 zoning is compatible with an established Residential District under any circumstances.

There is also lack of control should the use for which the P7 zoning was approved be converted to another use within the P7 zoning category.

- (b) Q. Would you recommend that consideration be given to introducing another institutional zone allowing some of the permitted uses in P7 zoning that would be compatible with residential use?

- A. It was being recommended that no consideration be given the matter of introducing another institutional zone which would allow some of the uses permitted in the P7 zone which might be compatible with residential use.

Small special purpose groups can be accommodated in other zones.

- (c) Q. Are any uses that would fall within the permitted uses of P7 zoning compatible with residential use?

If so, what uses?

- A. In view of the answers to the above two questions, this one becomes redundant.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the report of the Advisory Planning Commission on both the matters of transient trailer accommodation and institutional uses be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:  
"That the subject of transient trailer accommodation be placed on the Agenda for the November 30th Council meeting for further consideration."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:  
"That the report of the Commission dealing with institutional uses be referred to the Planning Department for comment."

CARRIED UNANIMOUSLY

*A discussion then took place on the application of the Burnaby Halfway Lodge Society to rezone property at 5584 Kincaid Street to Special Institutional District (P7), which precipitated the report on Institutional uses.*



MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the Planning Department be authorized to work with the Burnaby Halfway Lodge Society in selecting other sites in the municipality that might be suitable alternatives to the one at 5584 Kincaid Street for the type of project the Society proposes to establish; and further, the amendment to the Zoning By-law covering the rezoning application pertaining to 5584 Kincaid Street be returned to Council on November 23rd for further consideration."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 68, 1970 on the matters listed below as Items (1) to (17) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) 1971 Assessment Roll

The Municipal Assessor has reported further on the course of action he proposes to follow in compiling the 1971 Assessment Roll and reflecting the 10% limitation on Assessment increases that was announced by the Minister of Finance about 6 weeks ago.

It is obvious that the placing of limiting controls on assessments, with a retroactive feature, compounds the problems of the Assessor because he has no alternative but to compile the Assessment Roll in accordance with existing legislation, even though he anticipates substantial changes.

In order to minimize procedural problems, the Assessor will prepare the 1971 Roll using the 10% limitation, and the Roll will require subsequent validation by the Legislature.

This applies only to the Assessment Roll for school purposes that is prepared under the Assessment Equalization Act.

The report of the Assessor indicates the following:

- (a) The Assessment Commissioner has advised Assessors to examine their operations in order to comply with the intended legislation and to complete Assessment Rolls so that later alterations will be minimal.
- (b) He has also indicated that he does not believe general purpose values will be affected by the limitation.
- (c) The Assessor has statutory obligations to perform in connection with the preparation of an Assessment Roll, and must sign a declaration that these obligations have been carried out according to existing legislation.
- (d) It is intended to complete the Assessment Roll as originally planned before the announcement was made by the Minister of Finance and make the necessary changes to it after the proposed legislation is passed.
- (e) The indication at present is that more than 20,000 values will need to be changed.

- (f) Such considerations as appeal procedures and a possible requirement that all changes to the Assessment Roll must be made by hand can have a profound effect on the length of time and the cost required to implement the changes and ensure accuracy of the final results.

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

CARRIED UNANIMOUSLY

(2) Boarding Home Rates

The Department of Rehabilitation and Social Improvement has issued a directive (Serial No. 455-364) advising that the monthly maximum rate for Boarding Home Care is to be increased by \$15.00 per month, or to \$4.95 per day, effective November 1, 1970.

It was being recommended that this increase be approved as the Social Service Administrator considers is to be merited, although it is on the understanding that the standards of the homes involved and services rendered will be considered in determining the rates payable.

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

CARRIED UNANIMOUSLY

- (3) Parcel "A", Ref. Plan 4157, part South on Plan 4829 except Parcel 1, Expl. Plan 12354, Blocks 6 and 7, D.L. 4, Plan 845  
Parcel 1, Ref. Plan 11653, Parcel "B", Block 6, D.L. 4, Plan 845  
REFERENCE REZONING #42/70

The above property is located at the South-West corner of Lougheed Highway and Keswick Avenue, and consists of an area approximately 3.47 acres in size.

The application is to rezone the property to Residential Multiple Family type One (RMI).

The Planning Department has reported as follows on this matter:

- (a) On October 26, 1970, the Council gave the amendment to the Zoning By-law covering the rezoning application in question two readings, but deferred further readings pending presentation of plans, in detail, showing existing homes and topography in relation to the proposed Horne Street Extension.
- (b) Attached sketches illustrate the extension of Horne Street in the location recommended by the Planning Department originally and the alternate location suggested in Council.

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- (c) Another sketch shows the topography of the area and the existing homes in relation to the road locations plus the boundaries of the park-trail system and a future low-density housing site that were recommended in the Community Plan for the area.
- (d) As indicated earlier, the establishment of the Horne Street Extension in the location suggested by Council would result in very substantial grades (in some places exceeding 13%) which is not acceptable; moreover, it would also result in an undesirable situation because a housing site would be created under a major powerline.
- (e) It was therefore being recommended that the original location for the Horne Street extension (known as (a)) be confirmed.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That the report of the Manager be returned to Council when the rezoning proposal in question is again scheduled for further consideration."

CARRIED UNANIMOUSLY

(4) Social Welfare Recipients

The preparation of a report indicating the geographical origin of those single men and women who received Social Assistance from the municipality during the months of July, August and September, 1970, plus the length of time they had been in residence in Burnaby when receiving the assistance, would impede the normal work load of the Social Service Department.

The reason for this is that such information can only be gleaned from a study of the narrative in each of the 1,864 case files. In addition, 843 cases were opened and 758 closed during that three month period.

It was being requested that, as an alternative, the Social Service Administrator be required to:

- (a) Produce an analysis of the Single Employable Roll for the month of November, 1970.
- (b) Maintain, on a regular basis, a record of the out of Province single employable applicants who are granted Social Assistance in Burnaby, with such information to be included in the regular reports the Social Service Department submits to Council.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:  
"That the request outlined in the latter part of the report from the Manager be granted."

CARRIED UNANIMOUSLY

(5) 214 South Beta Avenue (Miller - Code 5000139)

Through an error in the application of a payment of taxes by Mrs. H. E. Miller, the above property was sold for taxes on September 30, 1970.

Section 409 (2) of the Municipal Act provides that, when a manifest error has occurred, the Council, by resolution, may order that the taxes as they appeared on the Real Property Tax Roll prior to such sale, can be restored to the said Roll.

It was being recommended that Council order this, by Resolution, for the case at hand.

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

CARRIED UNANIMOUSLY

(6) Business Tax

The Municipal Treasurer has submitted a report dealing with the questions raised by Council in connection with the Business Tax.

In 1969, the Council decided against any increase in the percentage rate for business tax.

The circumstances in 1970 are not too dissimilar to those obtaining in 1969, with the possible exception that the 1970 Budget situation would definitely indicate a need for additional revenue if the present general tax rate is to be maintained without reducing services.

The Business Tax should be considered on the basis of equity, which means the tax should be used with fairness and not be considered as an open-ended source of revenue without preserving the element of equity. This situation was recognized in the Municipal Act when the date of November 30th in the preceding year was established for the setting of the Business Tax rate. This approach is accepted as being proper because an adverse effect is felt if the business tax was to be used as a "balancing" feature in the Municipal Budget.

From the material prepared by the Municipal Treasurer, it would appear that some increase in the Business Tax Rate for 1971 is indicated and can be justified.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:  
"That the Business Tax Rate be increased from 6½% to 7%, with it being understood that Council proposes to review the Business Tax Rate some time next October or November."

CARRIED

AGAINST -- ALDERMAN LADNER,  
CLARK AND ACTING  
MAYOR HERD

When Alderman Ladner proposed to introduce a motion dealing with the question of the Business Tax, he was directed by Council to serve a Notice of Motion instead so that the complete text of the motion could be considered at the next Council meeting.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN McLEAN:  
"That the Municipal Manager submit a Comprehensive report, prior to Council dealing with the 1971 Budget, containing statistical information on the question of all levels of taxation which are imposed by municipal governments."

CARRIED

AGAINST -- ALDERMAN BLAIR

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

THE COMMITTEE RECONVENED AT 9:15 P.M.

(7) Animal Shelter (3202 Norland Avenue)

Due to soil settlement at the Animal Shelter, difficulty has been experienced with the sanitary sewer installation to the extent that it collapsed.

On an emergent basis, repairs were made at a cost of \$1,510.27.

The sewer connection at the property line to the municipal main should now be lowered to prevent any backflow. This additional work is estimated at \$600.00 and it was being recommended that it be approved.

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

CARRIED UNANIMOUSLY

(8) Lots 14 to 16 inclusive, Block 22, D.L.'s 151/3, Plan 3741  
Reference RZ #46/70

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

(9) Imperial Street from Royal Oak Avenue to Kingsway

The Capital Improvement Programme for 1970 includes provision for property acquisition for the widening of the above portion of Imperial Street, the cost being \$55,000.00.

The Capital Improvement Programme for 1971 includes the development of this portion of Imperial Street to a 46 foot standard at a cost of \$121,000.00, with it being proposed that the work be done as a Local Improvement.

On October 5, 1970, the Council approved a work order for \$33,000.00 to cover the cost of a storm sewer between Kingsway and Antrim Avenue, as a charge to the Capital Improvement Programme storm sewers.

When dealing with the current Capital Improvement Programme, the Council ordered proposed works (costing \$128,000.00) relating to the Southward extension of Willingdon Avenue held in abeyance. Stride Avenue Access (which amounts to \$20,000.00) was also held in abeyance. A savings of \$30,000.00 in construction costs of Winston Street between Lozells Avenue and Bainbridge Avenue, and Wayburne Way, was made.

The road work on Imperial Street is estimated at \$85,000.00.

Because of:

- (a) The urgency in improving Imperial Street.
- (b) An anticipated question as to the acceptability of a Local Improvement because of the arterial nature of Imperial Street and the necessity of so many expropriations.
- (c) The availability of Capital Improvement funds,

it was being recommended that:

- (i) The \$33,000.00 charged to sewers, as mentioned above, be transferred to Capital Improvement Programme Major Roads.
- (ii) The road work on Imperial Street, which is estimated to cost \$85,000.00, be undertaken as a charge to major roads.

This would still leave it possible to consider advancing the construction of Winston Street from Lozells Avenue to Piper Avenue, at an estimated cost of \$73,100.00.

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

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

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

CARRIED UNANIMOUSLY

(10) Lots 1 and 2, Block 2, D.L.'s 151/3, Plan 5475  
REZONING REFERENCE NO. 16/70

It is proposed to rezone the above described properties, which consist of the DeVall's Auto Villa property on Grange Street, to Comprehensive Development District (CD).

A ten foot wide easement is required over portions of the property and it was being recommended that Council authorize the acceptance of this easement, which is required for storm sewer purposes and will be provided at no cost to the Corporation.

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

CARRIED UNANIMOUSLY

(11) Pacific Coast Woodworking Industries

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

(12) Estimates

It was being recommended that the Municipal Engineer's special estimates of work in the total amount of \$118,600.00 be approved.

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

CARRIED UNANIMOUSLY

(13) Revenue and Expenditures

It was being recommended that the expenditures shown in the report of the Municipal Treasurer for the period between January 1st and October 25, 1970 be approved.

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

CARRIED UNANIMOUSLY

(14) Building Department

A report of the Chief Building Inspector covering the operations of his Department for the period between October 13th and November 6, 1970 was being submitted.

(15) Personnel Department

A report of the Personnel Director covering the activities of his Department for the four week period ending October 25, 1970 was being submitted.

(16) Miscellaneous Rezoning Applications

Reports of the Planning Department dealing with various rezoning applications were being submitted.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:  
"That the above three reports be received, with consideration of the one dealing with rezoning applications to be given later."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:  
"That His Worship, Mayor Prittie, be granted leave of absence from this meeting."

CARRIED UNANIMOUSLY

(17) "Filling" of Private Property (Section 868 of the Municipal Act)

The Municipal Solicitor has been informed that the Department of Municipal Affairs is considering making a recommendation at the next session of the legislature concerning an amendment to Section 868 of the Municipal Act which will empower municipalities to regulate or prohibit the "filling" of private property.

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

CARRIED UNANIMOUSLY



(16) Miscellaneous Rezoning Applications

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

(1) Reference Rezoning #65/69

Easterly portion of Lot 72, D.L. 98, Plan 29631

(Located on the North-West corner of MacPherson Avenue and the Antrim Diversion)

FROM SERVICE COMMERCIAL DISTRICT (C4) AND PARK AND PUBLIC USE DISTRICT (P3) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

It was being recommended that the rezoning of the Easterly 277 foot of the subject property, plus Lot 22, D.L. 98, Plan 5701 to Administration and Assembly District (P2) be approved for further consideration.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of the report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(2) Reference Rezoning #64/69

(a) South portion of Lot 81, D.L. 98, Plan 34549

(b) West portion of Lot 72, D.L. 98, Plan 29631

(Located on the East side of Antrim Avenue immediately North of the former Watling allowance)

FROM SERVICE COMMERCIAL DISTRICT (C4) TO MANUFACTURING DISTRICT (M1)

It was being recommended that this application be approved for further consideration.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:  
"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of the report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

(3) Reference Rezoning #50/70

Portion of Parcel "C", Sk. 12022, S.E.  $\frac{1}{4}$  of S.W.  $\frac{1}{4}$ , D.L. 175

(Located on the South-West corner of Marine Drive and Greenall Avenue)

FROM RESIDENTIAL DISTRICT TWO (R2) AND HEAVY INDUSTRIAL DISTRICT (M3) TO HEAVY INDUSTRIAL DISTRICT (M3)

It was being recommended that this application not be approved because both the concept and depth of the 200-foot Residential zone on the South side of Marine Drive is considered valid and should be retained, the purpose of this 200-foot zone being to serve as a means of maintaining the Residential character of properties fronting on both sides of Marine Drive.

*In considering this rezoning application, it was noted in Council that there is a 25-foot wide road allowance to the West of the subject property paralleling the Southern boundaries of the two parcels there. It was felt that, if the rezoning proposal was to be given favourable consideration, the Planning Department would likely recommend the acquisition of the Southerly 25 feet of the subject property, for road purposes, so that the aforementioned road allowance to the West could be extended to Greenall Avenue.*

*It was pointed out that, if this was done, insufficient area would remain from the present Industrially zoned portion of the property to permit the development planned by the applicant.*

*A suggestion was made that the road allowance, instead of being extended directly Eastward through the Southern part of the subject property, could be aligned so that the Northerly 175 feet of the property would remain zoned R2 and the next 25 feet to the South dedicated for the road allowance. This, it was contended, would then leave the remnant of the whole parcel in the M3 zoning category and thus allow the owner to develop that portion for some purpose allowed under M3 regulations.*

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:  
"That the Planning Department examine the possibility of the type of alignment for the road allowance indicated above being implemented."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:  
"That Council now deal with the By-laws."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

\* \* \*

BY - L A W S

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:  
"That leave be given to introduce "BURNABY LOCAL IMPROVEMENT  
CONSTRUCTION BY-LAW NO. 38, 1970" #5812 and that it now be read  
a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:  
"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 38,  
1970" be now read a Third Time."

CARRIED UNANIMOUSLY

\* \* \*

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:  
"That leave be given to introduce "BURNABY BUSINESS TAX AMENDMENT  
BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1970" #5813 and that it  
now be read a First Time."

CARRIED

AGAINST -- ALDERMEN CLARK  
LADNER AND ACTING MAYOR HERD

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

CARRIED

AGAINST -- ALDERMEN CLARK  
AND LADNER AND ACTING  
MAYOR HERD

MOVED BY ALDERMAN DAILLY, 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

AGAINST -- ALDERMEN CLARK  
AND LADNER AND ACTING MAYOR  
HERD

This By-law provides for an increase in the business tax from 6½% to 7%.

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

CARRIED

AGAINST -- ALDERMEN CLARK  
AND LADNER and ACTING MAYOR  
HERD

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMEN CLARK  
AND LADNER AND ACTING MAYOR  
HERD

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY BUSINESS TAX AMENDMENT BY-LAW 1965, AMENDMENT BY-LAW  
NO. 2, 1970" be now read a Third Time."

CARRIED

AGAINST -- ALDERMEN CLARK AND  
LADNER AND ACTING MAYOR  
HERD

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:  
"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. 51, 1970" #5789."

CARRIED

AGAINST --ALDERMAN MERCIER

This By-law provides for the following proposed rezoning :

Reference RZ #36/70

FROM RESIDENTIAL DISTRICT FIVE (R5) AND RESIDENTIAL DISTRICT  
THREE (R3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

- (a) Lot "B", Block 30, D.L. 186, Plan 5371
- (b) Lot 17, Block 30, D.L. 186, Plan 1124

(401 North Esmond Avenue -- Located West of Esmond Avenue  
between Trinity and McGill Streets, Westward a distance of  
300 feet)

Municipal Clerk stated that the Planning Department had reported  
that the prerequisites established by Council in connection with  
this rezoning proposal are nearing completion.

*The Planning Director displayed plans of the development  
proposed on the property covered by this by-law and explained,  
in general terms, the considerations given in the preparation  
of the plans.*

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

CARRIED

AGAINST -- ALDERMAN MERCIER AND  
ACTING MAYOR HERD

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

CARRIED

AGAINST -- ALDERMAN MERCIER AND  
ACTING MAYOR HERD

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 51, 1970"  
be now read a Third Time."

CARRIED

AGAINST -- ALDERMAN MERCIER AND  
ACTING MAYOR HERD

\* \* \*

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 37, 1970" #5808

"BURNABY BUDGET AUTHORIZATION BY-LAW 1970, AMENDMENT BY-LAW

1970"

#5809

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

1970"

#5796 to

#5807 incl.

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 37, 1970"

"BURNABY BUDGET AUTHORIZATION BY-LAW 1970, AMENDMENT BY-LAW

1970"

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

1970"

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

CARRIED UNANIMOUSLY

\* \* \*

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY

ALDERMAN DAILLY LEFT THE MEETING.

(16) Miscellaneous Rezoning Applications

(4) Reference RZ #51/70

Lot "H", Expl. Plan 13825 except part on Right-of-Way Plan 12829, except part on Plan 21334, D.L. 31N, Plan 3859

(Located at the North-Eastern corner of the Municipality at North Road and the Barnet Highway)

FROM SMALL HOLDINGS DISTRICT (A2) TO HEAVY INDUSTRIAL DISTRICT (M3)

It was being recommended that the following be approved for further consideration:

- (a) The rezoning of the North-Westerly 125 feet of the property adjacent to Barnet Highway, which accommodates dispensing facilities of the owner, to Manufacturing District (M1).
- (b) The retention of the present Small Holdings (A2) zoning on the South 1,400 feet of the site.
- (c) The rezoning of the remainder of the site lying between the two portions described above, which accommodates the tankage facilities of the owner, to Heavy Industrial District (M3).

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY

(5) Reference RZ #55/70

North 20 feet of Lot 37, D.L. 97, Plan 25527

(Located on the South side of Imperial Street West of Waltham Avenue 284 feet East of its intersection with Kingsway)

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

It was being recommended that this application be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The consolidation of Lot 37 with the other parcel occupied by the Company (which, it is understood, is Lot 35 to the South) to form one site.
- (b) The provision of a suitable plan of development for the total site and an undertaking to construct and maintain the features proposed in the plan.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(6) Reference RZ #56/70

Lots "A" and "B", Block 30, S.D. 22/23, D.L. 152, Plan. 13874

(Located on the West side of Burlington, 149 feet South of its intersection with Kingsway)

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

It was being recommended that the application not be approved but that consideration be given the rezoning of the properties to Residential Multiple Family Type Two (RM2).

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That action on this rezoning application be deferred until the applicants offer their views on the proposal recommended by the Planning Department that the properties be rezoned to the RM2 category."

CARRIED UNANIMOUSLY

(7) Reference RZ #57/70

Lot 19, Block 2, D.L. 29, Plan 3035

(Located on the North-West corner of Kingsway and Fourteenth Avenue)

FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4) TO PARKING DISTRICT (P8) AND SERVICE COMMERCIAL DISTRICT (C4)

It was being recommended that the rezoning of the Easterly 170 feet of the site to Service Commercial District (C4) and the remainder of the property to Parking District (P8) be approved for further consideration and that the following prerequisites be established in connection with the rezoning proposal:

- (a) The dedication of the South-Westerly 20 feet of the property for lane purposes and the dedication of the North-Easterly 16.5 feet for the widening of Kingsway.
- (b) The submission of a suitable plan of development for the site which reflects the situation in the surrounding residential areas.
- (c) The retention of the 10-foot wide sanitary sewer easement lying at the North-West corner of the property.
- (d) The deposit of sufficient money to cover the cost of constructing the lane mentioned under (a) and necessary storm sewer facilities to the site.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:  
"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of its report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(8) Reference RZ #58/70

Lots 5, 6 and 7, Block 32, D.L. 152, Plan 2455

(Located on the South side of Irving Street, 140 feet West of its intersection with Royal Oak Avenue)

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



It was being recommended that the application be approved for further consideration and that the following prerequisites be established in connection with the rezoning proposal:

- (a) The closing of the lane flanking the Easterly side of Lot 7 and the subsequent sale of it to the Company. The formalities required to close and abandon this lane will be undertaken by the municipality.
- (b) The presentation of a plan consolidating the subject properties with the lane mentioned under (a).
- (c) The submission of a suitable plan of development for the site.
- (d) The provision of an undertaking that all existing structures on the properties will be removed within six months of the rezoning being effected.
- (e) The granting, to the Corporation, of a ten-foot wide easement along a portion of the lane to be closed for the sanitary sewer installation there.
- (f) The deposit of sufficient monies to cover the cost of providing storm sewer facilities to the site.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of its report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(9) Reference RZ #59/70

- (a) Portions of Lots 42 and 49, D.L. 135, Plan 3234
- (b) Portion of Augusta Avenue Road Allowance between the said portions of Lots 42 and 49

(Located on the North side of Kitchener Street, 297 feet East of its intersection with Duthie Avenue and South of the proposed Broadway - Hastings Diversion)

FROM RESIDENTIAL DISTRICT FOUR (R4) TO NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI)

It was being recommended that this application be approved for further consideration on the basis that:

- (a) No prerequisites will be established until the property is about to be sold or leased.
- (b) The portion of Augusta Avenue mentioned under (b) above is abandoned by By-law.
- (c) This abandoned portion of Augusta Avenue will be consolidated with the other parcels, whereupon the Land Agent can be authorized to advertise the sale or leasing of the total site by public tender after the rezoning is completed, with it being understood that the tender will include reference to the following points:

- (i) The need for the easement shown on an attached sketch.
- (ii) The price expected for the property.
- (iii) The need for preliminary drawings showing the details of the building to be constructed, and use to be made, on the site.
- (iv) The construction schedule.

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

CARRIED UNANIMOUSLY

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

CARRIED

AGAINST -- ALDERMEN CLARK AND DRUMMOND.

(10) Reference RZ #60/70

- (a) Parcel 1, Expl. Pl. 9640, S.D. 18, Block 4, D.L. 125, Plan 3520
- (b) Parcel "A", Expl. Pl. 9639 except Pcl. 1, (E.P. 9640), S.D. 18, Block 4, D.L. 125, Plan 3520
- (c) Parcel "A", Expl. Plan. 12407, S.D. 19, Block 4, D.L. 125, Plan 3520

(Located on the North side of the Loughheed Highway, 627 feet East of Springer Avenue)

FROM TOURIST COMMERCIAL DISTRICT (C5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RMI)

It was being recommended that the application be approved for further consideration and that the following prerequisites be established in connection with the rezoning proposal:

- (a) The submission of a suitable plan of development for the site showing predominantly 3 bedroom apartment units with a small number of 2 bedroom units, such plan to provide for:
  - (i) access only from Broadway.
  - (ii) suitable design, layout, open space and facilities for family living.
- (b) The consolidation of the properties into one site.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:  
"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of its report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

*It was understood by Council that the plan of development covering the previous rezoning application would be available at the Public Hearing.*

(11) Reference RZ #53/70

Lot 19, Except Pcl. "A", Sk. 12407, Block 4, D.L. 125, Plan 3520

(Located on the North side of the Lougheed Highway, 458 feet East of its intersection with Springer Avenue)

FROM TOURIST COMMERCIAL DISTRICT (C5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RMI)

It was being recommended that the application be tabled until:

- (a) Discussions can be held between the applicant and the Planning Department regarding the possible integration of properties to the West into one unified scheme.
- (b) The results of the Municipal Building Department's survey of the existing structure on the property, which is to determine whether the renovations the applicant proposes are possible according to current building code and by-law standards, are available.
- (c) A suitable plan, which provides facilities for family living, can be submitted.

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

CARRIED UNANIMOUSLY

(12) Reference RZ #61/70

Lot "A", Block 2, D.L. 119E½, Plan 4307

(Located East of Rosser Avenue between Halifax and Buchanan Avenues)

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

It was being recommended that Council indicate approval in principle of a mixed land use development in the area where the subject property is located and authorize the Planning Department to work with the Project Architects of the applicant in the preparation of suitable plans of development for the subject Lot "A" reflecting the conceptual objectives outlined in the report, with it being understood that, as progress is made on the matter, the Department will submit a detailed report on the proposal for Lot "A" together with the prerequisites which should be applied to its rezoning to Comprehensive Development District (CD).

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY