

NOVEMBER 2, 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 2, 1970 at 7:15 p.m.

PRESENT: His Worship, Mayor Prittie, in the Chair;
Aldermen Blair, Clark, Dailly, Drummond,
Herd, Mercier and McLean;

ABSENT: Alderman Ladner;

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That the Minutes of the meeting held on October 26, 1970 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN HERD:
"That Alderman Ladner be granted Leave of Absence from this meeting."

CARRIED UNANIMOUSLY

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P R O C L A M A T I O N

HIS WORSHIP, MAYOR PRITTIE, then proclaimed "Remembrance Week", as follows:

"WHEREAS the purposes and objects of the Legion, as contained in an Act to Incorporate The Royal Canadian Legion, Chapter 84 of the Statutes of Canada, 1948 as amended by Chapter 86 of the Statutes of Canada 1951, Chapter 72 of the Statutes of Canada 1959 and Chapter 83 of the Statutes of Canada 1960, include:

- (e) to perpetuate the memory and deeds of the fallen and of those who die in the future;
- (f) to promote and care for memorials to their valour and sacrifice .. to keep an annual memorial day, to preserve the records and memories of their service and to see that such services shall not be forgotten by the nation;
- (g) to educate public opinion regarding national duties to the dead;

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(h) to foster loyalty among the public and education in the principles of patriotism, duty and unstinted public service;

AND WHEREAS every person who has been initiated into membership in The Royal Canadian Legion, has sworn to uphold and advance the aims and objects of the Legion;

AND WHEREAS the National Poppy Committee has recommended that the observance of a "Remembrance Week" immediately prior to November 11th would do a great deal to encourage greater interest on the part of the public;

KNOW YE THAT WE, by and with the approval of the Dominion Convention of the Royal Canadian Legion, do designate the seven days commencing NOVEMBER 5th AND ENDING NOVEMBER 11th as

"REMEMBRANCE WEEK"

and we do recommend to all loyal members of The Royal Canadian Legion that they:

- (1) Recall to mind the oath they took to perpetuate the memory of the fallen;
- (2) Rededicate themselves to the task of encouraging their branches to a greater effort on behalf of Remembrance Day;
- (3) Accept personal responsibility for encouraging their branches to a greater effort on behalf of Remembrance Day;
- (4) Personally participate in the distribution of poppies or wreaths during Remembrance Week;
- (5) Personally attend and participate in the Remembrance Day ceremony in whatever role required by their branch;
- (6) Make a special effort to contact other veterans and encourage them to share in this important occasion;
- (7) Ensure that they and all those with whom they come in contact, conduct themselves on Remembrance Day in a manner befitting the solemn nature of that day.

Of all which our loyal members and all others whom these Presents may concern are hereby required to take notice and to govern themselves accordingly.

In testimony whereof we have caused the Seal of The Royal Canadian Legion to be hereunto affixed.

At Legion House, in the City of Ottawa, this 1st day of October in the year of our Lord one thousand nine hundred and seventy. "

ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

Chairman, Building Committee, The New Vista Society, submitted a letter expressing the gratitude of the Society for the assistance and co-operation received from the members of Council and staff in connection with the programme of the Society for increasing accommodation for senior citizens in the municipality.

District Secretary, Burnaby Lake District, Boy Scouts of Canada, wrote to request permission to hold a Walkathon on November 22nd along the route outlined on a map accompanying her letter.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That permission be granted to the Burnaby Lake District to conduct its Walkathon at the time and along the route indicated, subject to:

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

CARRIED UNANIMOUSLY

Secretary, Central Park Committee, wrote to ask that Council give consideration to the matter of saving the trees along the Westerly side of Central Park when dealing with the matter of widening Boundary Road from Kingsway to Imperial Street.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the Municipal Engineer discuss the following points with the City of Vancouver and report the conclusions reached as a result:

- (a) Is the median planned to be provided on the widened Boundary Road required, in part, for left-turn stots? If not, is the median needed at all?
- (b) Is it necessary to devote the curb lanes on the subject portion of Boundary Road for the parking of vehicles?

It does not seem likely that such parking facilities will be in demand because there is ample off-street parking available in the area.
- (c) What is the full extent of the road planned, including the ultimate standard that is intended to be applied?"

CARRIED UNANIMOUSLY

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B. & P. Benedet submitted a letter expressing an objection to the proposed "high-rise" planned to be built on the "Seton Academy" property.

Mr. H. Bishop submitted a letter and an accompanying petition signed by himself and a number of others expressing opposition to a proposal to construct a "high-rise" tower on the "Seton Academy" property.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That the submissions from Mr. and Mrs. Benedet and Mr. Bishop and the other petitioners be dealt with at the time the amendment to the Zoning By-law covering the rezoning of the "Seton Academy" property to Comprehensive Development District (CD) is to be considered."

CARRIED UNANIMOUSLY

Manager, Norburn Electric Limited, wrote to request that the Company be allowed to complete Local Improvement Street Lighting Contract 1970, when the municipality deems fit, at the unit prices prevailing at the time the Company is asked to recommence the work under the contract.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That the request from Norburn Electric Limited be referred to the Municipal Engineer for consideration and report."

CARRIED UNANIMOUSLY

Attorney-General Leslie R. Peterson, submitted a letter explaining the position of the Provincial Government in regard to the use that will be made of the prison at Matsqui.

Municipal Clerk stated that he had received a request by telephone that Council approve the arrival of "Santa Claus" at the Brentwood Shopping Centre by helicopter at 3:45 p.m. on November 21, 1970.

He added that the Administrator for the Shopping Centre had indicated that:

- (a) the heliport that is used to receive the helicopter will be an area approximately 200 feet square on the parking lot opposite the Bank of Montreal and the Doll House Restaurant at Brentwood;
- (b) the area used will be completely fenced;
- (c) the helicopter used will be operated by Haida Helicopters Ltd., which will carry adequate liability insurance;
- (d) both the R.C.M.P. and the Department of Transport have given their approvals and will provide supervision on the occasion;

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- (e) the Brentwood Shopping Centre will take all necessary precautions to ensure the safety of onlookers and all others involved with the matter.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CLARK:

"That Council approve the activity described by the Municipal Clerk concerning the arrival of "Santa Claus" at the Brentwood Shopping Centre by helicopter at 3:45 p.m. on November 21, 1970, on the understanding that the matters embraced by the five points enumerated above will be handled on those bases."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:

"That an additional heading, to be known as "New Business" or "Other Business", be included on the Agenda for Council Meetings."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN HERD:

"That the proposal embraced by the above motion be referred to the Special Committee studying procedural matters pertaining to the conduct of Council meetings for consideration and report."

CARRIED

AGAINST -- ALDERMEN CLARK, McLEAN,
AND DRUMMOND

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"Whereas there have been long-time traffic problems on Canada Way and Curtis Street as a result of the inaction of the Provincial Government on the Stormont Interchange;

AND WHEREAS the reason given in the past for not proceeding with this project was the lack of money;

AND WHEREAS this reason is no longer valid as in fact money is now available;

THEREFORE BE IT RESOLVED that as large a delegation as possible go to Victoria with a Brief requesting completion of the Stormont Interchange to the Pattullo Bridge and to Gagliardi Way immediately, and that the Brief include such things as:

- (a) the length of time Burnaby has been waiting for action on this project;
- (b) the number of times the Municipal Manager and the Mayor have been to Victoria on this subject;
- (c) the length of lineups at rush hours on Canada Way to Sperling Avenue;
- (d) the accident count on Tenth Avenue - partly as a result of the excess traffic;
- (e) the time saved and distance travelled could result in reducing pollution and noise;

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(f) traffic could be reduced on Curtis Street which is a residential street and not constructed for heavy traffic;
and

(g) any other arguments the delegation might find pertinent."

IN FAVOUR -- MAYOR PRITTIE,
ALDERMEN BLAIR, DAILLY
AND MERCIER

AGAINST -- ALDERMEN HERD, DRUMMOND,
CLARK AND McLEAN

MOTION NEGATIVED

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"WHEREAS the Provincial Department of Highways has continually procrastinated on the future of the Stormont Interchange;

AND WHEREAS the failure to complete this much needed link to the Pattullo Bridge has resulted in a continual buildup of traffic on Canada Way and on Tenth Avenue, as well as numerous side streets, transforming local feeder roads into major traffic arterials with the resulting disturbing noise, pollution and other dangerous effects;

AND WHEREAS the Department of Highways has, at present, six major contracts up to bid, all six being in areas with far less traffic and none as critical or as necessary as the completion of the Stormont Interchange;

THEREFORE BE IT RESOLVED that the Burnaby Council demand the Provincial Department of Highways review its list of priorities with a view to revising its present projects, based on traffic volumes and requirements, as opposed to the existing "scattergun" approach;

AND FURTHER, that Council arrange to meet with representatives of New Westminster, Surrey and the Department of Highways to discuss major highway problems that face our municipality with regard to traffic origin and destination."

MOVED BY ALDERMAN CLARK, A SECONDED BY ALDERMAN McLEAN:
"That the above motion be amended by including "Coquitlam, Port Moody" with the other municipalities mentioned in the second part of the resolution."

CARRIED

AGAINST -- ALDERMAN BLAIR

A vote was then taken on the original motion, as amended, and it was Carried with Alderman Blair against.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That Mayor Prittie establish a Committee of Two members to meet for the purpose indicated in the Second Part of the resolution that was just passed, and he endeavor to do so within two weeks."

CARRIED UNANIMOUSLY

Municipal Clerk submitted a Certificate of Sufficiency covering the paving of the Hersham Avenue - Gordon Avenue "T" lane from Imperial Street to the S.P.L. of Lot 16, S.D. 9/10, Block 5, D.L. 91 S.E., Plan 20691, as a Local Improvement, by the Petition Method.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN HERD:
"That the Certificate be received and the Legal Department prepare the Local Improvement Construction By-law authorizing the work embraced by the Certificate."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That a Public Hearing be held on Monday, November 16, 1970 commencing at 6:45 p.m. to receive representations in connection with:

- (a) A proposed change in the Service Commercial District (C4) regulations.
- (b) A proposal to rezone Block 39 except Parcel "A", Expl. Plan 16876, D.L. 86, Plan 1203 and other adjacent lands from Residential District Five (R5) to Residential District One (R1).

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

CARRIED UNANIMOUSLY

* * *

QUESTION AND ANSWER PERIOD

When Alderman McLean enquired as to who was constructing the Moscrop Diversion, he was informed by the Municipal Engineer that the work was being done by contract.

When Alderman Herd asked if any further word had been received concerning the installation of a traffic signal on Boundary Road at Imperial Street, the Municipal Engineer indicated that he expected to receive information on this matter from the City of Vancouver this week.

* * *

R E P O R T S

ALDERMAN CLARK submitted a report recommending that a Special Committee be established to explore the ramifications of a Convention Centre being built in the municipality.

He offered the following in support of his proposal:

- (a) The Greater Vancouver Tourist and Convention Bureau endeavors to entice Convention business to the Lower Mainland Area.
- (b) In order to make the area saleable in terms of holding conventions here, an adequate Convention Centre is required.
- (c) The advantages, in terms of the inflow of tourists and convention dollars, will be manifold, particularly to Burnaby if the Convention Centre is built here.
- (d) Such a facility, in the United States, is located outside the "core" part of a developed area.
- (e) A site in the Central Valley part of the Municipality would have many advantages because:
 - (i) of its centrality.
 - (ii) ample space is available for parking.
 - (iii) there is easy access from practically all directions.
 - (iv) there are many supporting facilities near at hand.
- (f) In addition to general Convention business, the Centre could accommodate many functions that are presently held in the municipality.
- (g) The Committee that was being recommended should consider such things as cost, the method of operation, the facilities to be included, the general economics, and any other matters that may be deemed pertinent.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:
"That the recommendation contained in the report of Alderman Clark be adopted, with it being understood that Mayor Prittie will recommend the appointment of the Committee in question."

CARRIED UNANIMOUSLY

ALDERMAN BLAIR LEFT THE MEETING.

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

- (a) The Canadian Lacrosse Hall of Fame - \$200.00 - to be a non-recurring contribution to a fund that is being established to assist in the purchase of permanent name plaques for the Canadian Lacrosse Hall of Fame;
- (b) The North Burnaby Commerce and Community Bureau - \$1,000.00 - for decorative Christmas lighting on Hastings Street;
- (c) The Danish Old People's Home Society - \$2,312.10 to pay for taxes on Danish Home property;

- (d) The X-Kalay Foundation Society - \$250.00 - to be a non-recurring grant of \$250.00 for the construction of their new facility.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN HERD:
"That the recommendations of the Committee covering the first three items be adopted."

CARRIED UNANIMOUSLY

ALDERMAN BLAIR RETURNED TO THE MEETING.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the recommendation of the Committee covering Item (4) be adopted."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the report of the Committee dealing with the X-Kalay Foundation Society be amended by deleting the words "for the construction of their new facility" from the recommendation."

CARRIED

AGAINST -- ALDERMAN CLARK

A vote was then taken on the Original Motion, as just amended, and it was carried with Alderman Clark against.

SPECIAL COMMITTEE dealing with Landlord and Tenant matters submitted a report, as follows:

- (a) On October 22, 1970, further consideration was given the question of formally establishing a Rental Accommodation Grievance Board under the legislation available.
- (b) Included in that consideration were:
 - (i) An examination of the operation and results of the bodies in neighbouring municipalities that have been established to deal with the matter.
 - (ii) The needs of Burnaby to provide a service to both landlords and tenants.
- (c) The regulations enacted earlier this year as an amendment to the Landlord and Tenant Act adequately cover the majority of landlord and tenant enquiries which are presently dealt with by the municipality, although it is felt the service provided by municipal staff should be formalized.

- (d) There are certain tenancy matters not covered by the regulations in the Landlord and Tenant Act and a Body should be established to mediate and resolve problems that cannot be handled under the provisions of the Act.
- (e) The Committee would continue to serve and assist, where necessary, in landlord and tenant matters that are beyond the scope of existing regulations until a Rental Accommodation Grievance Board is established.
- (f) In view of the foregoing, it was being recommended that:
 - (i) A Landlord and Tenant Advisory Board be established in 1971 and be composed of three members, with an Alderman as Chairman and two members appointed by the Mayor.
 - (ii) A member of staff, who will perform the function of Secretary to the Board, be designated to:
 - (a) deal specifically with landlord and tenant matters.
 - (b) answer enquiries on the basis of the legislation under the Landlord and Tenant Act and any other such regulations which are applicable in the municipality,

on the understanding that the Municipal Manager will make the necessary arrangements in regard to the appointment of the staff members.

Where information or advice cannot be provided by the Secretary on the basis of existing legislation and it is requested that such matters be considered by the Board, all such applications should be lodged in writing.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Committee concerning the appointment of a staff member be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Committee regarding the establishment of a Landlord and Tenant Advisory Board be adopted."

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CLARK:
"That the recommendation of the Committee in connection with the Landlord and Tenant Advisory be amended by deleting therefrom the reference to a member of Council."

IN FAVOUR -- ALDERMEN DAILLY, CLARK,
DRUMMOND AND MAYOR
PRITTIE

AGAINST -- ALDERMEN McLEAN, MERCIER,
HERD AND BLAIR

MOTION NEGATIVED

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Committee relating to the establishment of a Landlord and Tenant Advisory Board be amended by indicating that the reference to a member of Council serving on the Board as Chairman will be on the basis that this arrangement will be reviewed within six months from the date the Board is appointed."

CARRIED

AGAINST -- ALDERMAN CLARK

A vote was then taken on the original motion, as just amended, and it was Carried Unanimously.

MUNICIPAL MANAGER submitted Report No. 64, 1970 on the matters listed below as Items (1) to (18) either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Parcel "B", Ref. Plan 17411, Block 12, D.L. 10, Plans 3054 and 8720 (LOVE)
-

The Planning Department has reported as follows on the extent of the involvement of the above described property with the Regional Park planned for the Burnaby Lake Area:

- (a) The property is located within an area which is included in the proposed Burnaby Lake Regional Park.
- (b) The parcel is also considered as one of the "key" properties in the future development of the projected trail and parkway system that will provide a link between Burnaby Lake Park and the Eastern side of Burnaby Mountain by way of the Stoney Creek Ravine.
- (c) In June, 1970, the owners of the property expressed their desire to sell and suggested that negotiations be undertaken by the municipality for the purchase of the parcel.
- (d) Because of the location of the property within the proposed Regional Park Area, the Planning Department recommended its acquisition to the Vancouver-Fraser Park District. A recent check with that District reveals that purchases of such properties as the one at hand are being held in abeyance pending discussions with a Special Committee that has been formed to deal with the future development of the proposed Regional Park facility. This Committee includes two Council members as well as representatives from the Parks and Recreation Commission and the Vancouver-Fraser Park District. Among the questions to be considered is the development of a Comprehensive Plan for the area, the possible use of Burnaby Lake for the next Canada Summer Games and the dividing of the park area between the municipality and the Park District. This division, which will affect such properties as the subject Parcel "B", will determine the responsibility for land acquisition, development and maintenance of various portions of the total park area.

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

CARRIED UNANIMOUSLY

Mayor Prittie indicated that he would name one of the two Aldermen (either W. A. Blair or W. R. Clark) serving on the Special Committee referred to in the report of the Planning Department as Chairman of the Committee.

(2) Lot 102, D.L. 85, Plan 30131
SUBDIVISION REFERENCE NO. 148/70

An application has been received to subdivide the remainder of Parcel 1, Ref. Plan 7036, D.L. 85. This proposed subdivision would require the inclusion of the subject Lot 102, which is owned by the Corporation.

The Land Agent considers a fair market value for lot 102 to be \$13,000.00.

It was being recommended that the Land Agent be authorized to place Lot 102 in a sale position, subject to:

- (a) It becoming a part of the subdivision covered by Reference No. 148/70
- (b) A minimum price of \$13,000.00 being established.
- (c) The purchaser paying the legal and survey costs associated with the matter.

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

CARRIED

AGAINST -- ALDERMAN DAILLY

ALDERMAN DRUMMOND LEFT THE MEETING.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:
"That, because it is felt the Lot 102 which is the subject of the previous report from the Manager could fetch a higher price than that indicated due to the fact the land is totally frontage on a street (Gordon Avenue) and should be of premium value, especially in relation to the other property covered by Subdivision Reference No. 148/70, the Land Agent not proceed with the sale in question until he provides Council with an explanation as to how he arrived at the value of \$13,000.00 for the parcel."

CARRIED UNANIMOUSLY

(3) Lot 78, D.L.'s 2 and 4, Plan 35966 (formerly a portion of Government Street)

A portion of Government Street East of Lougheed Highway was closed, abandoned and conveyed to Eder (B.C.) Ltd. as a part of the Lougheed Mall Shopping Development. The abandoned portion now carries the legal description shown in caption.

Utility installations of the municipality, the B. C. Hydro and Power Authority and the B. C. Telephone Company remain in the parcel.

A document has been prepared between the parties to grant the B. C. Hydro and Power Authority and the B. C. Telephone Company an easement over the parcel.

Another document has been prepared to grant an easement over the parcel to the Greater Vancouver Water District.

It was being recommended that authority be granted to execute the easement documents in question.

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

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

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

The Committee reconvened at 9:05 p.m.

ALDERMAN McLEAN WAS ABSENT.

(4) Local Improvement Ornamental Street Lighting (Sapperton Avenue, Mona Street and Klenner Drive)

The Municipal Treasurer is, under Section 601 of the Municipal Act, supplying the following cost information pertaining to a proposed Ornamental Street Lighting Local Improvement, under the Initiative Plan, on the streets shown:

"Sapperton Avenue from Holmes Street to Klenner Drive

Klenner Drive from Sapperton Avenue to the W.P.L. of Lot 101,
P. 35990, D.L. 13

Mona Avenue from Sapperton Avenue to the W.P.L. of Lot 110,
P. 35990, D.L. 13

Estimated cost	\$13,600.00
Estimated owner's share - privately owned lots	1,074.00
- Corporation owned lots	1,414.00
Estimated Corporation share - other	11,112.00

No. of Lights	17
No. of properties	30
Actual frontage	3,769.14
Taxable frontage	858.00
Corporation frontage	1,112.00
Years of Levy	10
Estimated lifetime of works in years	20
Annual rate per property	\$ 13
Annual rate per property additional for electrification for indefinite period	\$ 3

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:
 "That the report of the Municipal Treasurer be received and authority be granted to initiate the work that is the subject of the report."

CARRIED UNANIMOUSLY

(5) Road Construction Costs

The Municipal Engineer has provided the following information in respect of road construction costs:

(a) 46' road - no cut	\$35/lin. ft.
(b) 46' road with 5' of cut	59/lin. ft.
(c) 46' road with 10' of cut	87/lin. ft.
(d) 46' road with 15' of cut	123/lin. ft.
(e) 46' road with 20' of cut	163/lin. ft.

These figures include paving and curb and gutter costs, but do not include the installation of services such as storm sewers, sanitary sewers, water mains, street lighting, etc.

The Engineer has also indicated that the disadvantages of constructing a road in a "cut", other than extra costs, are as follows:

- (i) Extra right-of-way widths would be required.
- (ii) Roads built that way present difficulties at intersections because of the separation of the intersecting road and the connection of intersecting utilities.
- (iii) serious problems are also presented in providing either pedestrian or vehicular access to abutting properties in that separate frontage roads would probably be required.

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

CARRIED UNANIMOUSLY

ALDERMAN McLEAN RETURNED TO THE MEETING.

(6) Lot 42, D.L. 135, Plan 3234

Prompted by an enquiry from the Baptist Church, the Planning Department has examined locations for a church site in the North-Central part of the municipality. The property selected, which is owned by the Corporation, was felt to be the most feasible. The legal description of the property is that indicated in caption, and it is located at the North-West corner of Kitchener Street and Augusta Avenue.

Water and sanitary sewer services are available. Kitchener Street is constructed East of Augusta Avenue and Augusta Avenue is constructed as far North as Kitchener Street. Drainage is to an open ditch on Kitchener Street.

The site is presently zoned R4 so rezoning to P1 would be required, a course of action the Planning Department recommends.

In order to create the site, it will be necessary to abandon that portion of the unconstructed Augusta Avenue allowance between Kitchener Street and the D.L. 137 Major Road to the North, and it will also be necessary to retain an easement.

It was being recommended that Council:

- (a) Approve, in principle, the use of the site for church purposes, in which case the Planning Department will include the item in the next group of reports on miscellaneous rezonings.
- (b) Authorize the preparation of a By-law to abandon the portion of Augusta Avenue mentioned above.
- (c) Authorize the Land Agent to offer the property for sale by public tender, as a church site, subject to the purchaser:
 - (i) granting an easement to the Corporation over a portion of the site.
 - (ii) providing preliminary drawings for the building and the site which are acceptable to the Corporation.
 - (iii) providing a construction schedule acceptable to the Corporation.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the recommendations of the Manager under (a) and (b) be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:
"That no action be taken on the recommendation under (c) in the
Manager's Report."

CARRIED UNANIMOUSLY

(7) Service Commercial District (C4)

The Planning Department has reported as follows on the advisability of establishing a separate commercial category for those uses presently permitted under Nos. 1, 2, 3, 10, 13, 23, 24, 27, 28, 30 and 32 of Section 304.1 of the Zoning By-law:

- (a) Present uses in the C4 District were the subject of two earlier reports to Council on April 24th and May 1, 1970. These reports recommended against the introduction of further commercial categories into the Zoning By-law.
- (b) The primary purpose of the C4 District is to provide a service area involving auto-oriented uses of low intensity, uses which are designed to cater to the needs of nearby high density commercial centres, and uses which require large areas for the storage and handling of materials, goods and equipment.
- (c) There are, in addition, a number of C4 uses which are not specifically of a service commercial character, these being uses commonly associated with pedestrian-oriented retail commercial activities.
- (d) The bulk regulations under this zone ensure a low intensity of uses and reduce considerably the possibility of incompatibility between adjacent service commercial uses or between commercial development and neighbouring residential areas. Such standards also lessen the necessity of introducing additional locational controls, particularly when none of the uses can be considered of a noxious nature.
- (e) With minor exceptions, it is felt all of the uses within the various groupings can be located in close proximity to one another without detrimental effect.
- (f) Much of the concern with the appearance and quality of some C4 uses has apparently resulted largely from many of them having existed before the current Zoning By-law was enacted on June 7, 1965. Such uses were, of course, not subject to the screening and landscaping provisions that apply to new development.
- (g) The C1, C2 and C3 Districts provide for the development of standard retail-type commercial centres which are designed to serve various levels of residential development whereas the C4 District generally provides for the retail sale or servicing of non-household or non-personal goods or things that necessitate access by motor vehicles.

- (h) The removal of banks, business and professional offices, cafes and restaurants and grocery stores from the C4 District would provide for a more homogenous zone than the proposed establishment of a new category, although a need exists in the C4 District for the services which are provided by these uses.
- (i) The designating of a multiplicity of zoning district or sub-district categories to govern a variety of specific uses is not considered advisable because:
 - (i) There would be the problem of delimiting reasonably related land use areas for the new category within a district where a variety of uses are now located.
 - (ii) Such a policy could encourage "spot zoning" in unsuitable locations.
 - (iii) The provision of a variety of zones for small groups of uses would also have a tendency to produce a lack of balance in an area which, in turn, will hinder the development of cohesive and well organized commercial districts.
- (j) In view of the foregoing, it was being recommended that the conclusions reached by the Planning Department in its earlier reports on the subject at hand be re-affirmed and that no action be taken to introduce further commercial categories into the Zoning By-law for uses in the C4 District.
- (k) Should Council not accept this recommendation, it was being suggested that any grouping of uses be based on the three groups that were mentioned earlier in the report. Another alternative would involve the removal from the Zone of those uses which are associated with pedestrian-oriented commercial areas and are included as permitted uses in the C1, C2 and C3 Districts.

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

CARRIED

AGAINST -- ALDERMAN HERD

(8) Lot 1, S.D. "A", Block 4, D.L. 119E½, Plan 16108 (LOUGHEED HOTEL LIMITED)

It was being recommended that Council authorize the execution of a quit claim deed to remove an option registered against the above described property under number 194374, which granted the municipality the right to purchase a portion of the property for the eventual widening of Douglas Road, because the area involved is not required for the widening.

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

CARRIED UNANIMOUSLY

(9) "L" Lane East of Davies Street from Davies Street to 16th Avenue

The following cost information is being supplied in connection with the Local Improvement paving of the above lane:

Length of Work	730 feet
Estimated cost of work	\$1,460.00
Actual frontage	1,336.60 feet
Taxable frontage	811.15 feet
Municipal frontage	66.00 feet
Owner's share of the cost of the work	811.15
Estimated lifetime of work	10 years
Frontage tax levies	5 annual installments of \$.257 per taxable front foot.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
"That the report from the Manager be received."

CARRIED UNANIMOUSLY

(10) 1971 Centennial

The following information was being supplied as a result of Council requesting an explanation of the relationship between the account shown in the Treasurer's Statement of Revenue and Expenditure and the one mentioned by the Centennial Committee in the submission it made to Council on October 19, 1970:

Centennial Celebration 1971	
Increase to date	\$63,103.00
Expenditure to date	<u>2,496.00</u>
	60,607.00

This may be broken down as follows:

Burnaby's 1970 share of contribution towards the Capital project (Total 1970-71 share \$73,080)	\$36,930.00
Provincial interim payments towards \$48,720 grant for administration	34,360.00
Interest earnings	<u>1,813.00</u>
	63,103.00
Administrative expenditures	<u>2,496.00</u>
Funds on hand Sept. 27, 1971	60,607.00

The original cost sharing formula was:

Administration

Province 40¢ per capita on 121,800 population \$48,720.00

Project

Province 60¢ per capita 73,080.00

Burnaby 60¢ per capita 73,080.00

\$146,160.00

The new formula is:

Administration

Burnaby - no specified sum per capita
but whatever agreed to by the
municipality.

Burnaby agreed to 40¢ per capita 48,720.00

Project

Burnaby - Baker property 110,134.00
- Dowad property 18,000.00
- 20¢ per capita 24,360.00

152,494.00

Province \$1.00 per capita 121,800.00

Government of Canada \$1.00 per capita 121,800.00

396,094.00

Plus interest earnings from time to time on
cash on hand

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That the report of the Manager be received, with it being understood
that a copy of it will be sent to the Centennial Committee."

CARRIED UNANIMOUSLY

(11) Proposed Commercial Development in D.L.'s 137 and 138

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

- (a) Since the acceptance by Council, as a guide, of the Community Plan for Area "E" (Halifax - Phillips), the Planning Department has submitted several reports on the subject of municipal participation in the development of a site in the above area for commercial purposes.
- (b) This direct participation arises because a portion of the site is owned by the municipality and two developers have expressed interest in purchasing the municipal land.
- (c) To date, the Council has made no commitment as to the disposition of the Municipal land but, at the October 5th meeting, the Planning Department was directed to forward to Council any proposals received for the development of the municipal property.

(d) The following two proposals are being presented at this time:

(i) Dawson Developments Ltd. - This company proposes to develop a neighbourhood shopping centre on the site owned by the municipality, which is located at the North-West quadrant of the Halifax - Phillips Intersection and is approximately 3 acres in size.

(ii) J. Diamond and Sons Limited - This company wishes to develop a neighbourhood shopping centre on a five acre site which would include the land owned by the municipality.

(e) As currently presented, neither plan from the Companies fulfills the requirements of the Community Plan, which is to develop a community level commercial centre having an urban character through the integration of the proposed commercial development to the West and South, the intent being to create a pedestrian-oriented commercial core relating to the surrounding multiple family development through the use of shopping malls and pedestrian walkways as opposed to the more typical shopping centre located in the middle of a large on-surface parking area.

It was drawn to the attention of Council that a spokesman for J. Diamond and Sons Ltd. was present and desired an audience.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the submission from the Planning Department, including the attachments to it, be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:
"That a spokesman for J. Diamond and Sons Ltd. be granted an audience."

CARRIED UNANIMOUSLY

Mr. C. Diamond then spoke and advised that his Company owns approximately 9.96 acres in the area consisting of those parcels shown as 6, 10 and the West part of 15 on the map presented this evening by the Planning Department.

He also mentioned that it was difficult to obtain financing for a commercial development if any of the land to be used was leased.

Mr. Diamond also indicated that his Company was, at one time, prepared to exchange parcels 6 and 10 for the municipal property involved (the East part of Parcel 15).

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:

"That the Planning Department review the subject at hand, particularly the question of effecting some sort of land exchange (not necessarily the one indicated this evening by Mr. Diamond) that might produce an arrangement which would be mutually acceptable to the Corporation and the developer of land in the subject area; and further, the Department reflect any other considerations involving other parties associated with the development plan in question and, in reporting the results, the Department include reference to past submissions that it has made on the general subject."

CARRIED

AGAINST -- ALDERMAN DRUMMOND

ALDERMAN BLAIR LEFT THE MEETING.

(12) Hastings Street Widening Project

The Department of Highways has approved the municipality undertaking the widening of Hastings Street from Esmond Avenue to MacDonald Avenue and from Springer Avenue to Holdom Avenue, and will include in future work the construction of a sidewalk on Hastings Street between Springer and Holdom Avenues.

The Municipal Engineer has also reported, as follows, on the matter:

- (a) The Capital Improvement Programme Budget made provision, in the amount of \$65,000.00, for the Municipality's share of the Hastings Street Widening Project, which sum was for retaining walls.
- (b) A further appropriation, amounting to \$12,000.00, would have been necessary for sidewalk work.
- (c) Work Order 52-023, which ^{is} in the amount of \$79,000.00, is intended to cover the work the municipality will do in connection with the project.
- (d) The net result of the arrangement authorized by Council on September 28, 1970 is that the municipality will derive the benefit of a completed street at this time without needing to await Provincial Government appropriations and will have the added advantage of having no future cost involvement in the portions of Hastings Street which are involved.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the reports of the Manager and the Engineer be received."

CARRIED UNANIMOUSLY

(13) 1970 Recast Budget

The Recast Budget for 1970 was being submitted.

Alderman Mercier, as the Liaison with the Finance Department, also presented a summary of the significant changes in the 1970 Budget.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the 1970 Recast Budget, as presented, be accepted."

CARRIED UNANIMOUSLY

(14) Lots 75 to 77 inclusive, D.L. 4, Plan 35319 and a portion
of Block 2S½, D.L. 4, Plan 845
REZONING REFERENCE NO. 84/69

It was being recommended that Council authorize the:

- (a) acquisition of easements, for sewerage and drainage purposes connected with the above rezoning proposal, over portions of the above described properties, at no cost to the Corporation.
- (b) execution of the documents associated with the matter.

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

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

(15) Estimates

It was being recommended that the Municipal Engineer's Special Estimates of Work in the total amount of \$88,560.00 be approved.

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

CARRIED UNANIMOUSLY

(16) Allowances

It was being recommended that the allowances shown on the attached report from the Municipal Treasurer, amounting to \$19.62, covering applications under Section 411 of the Municipal Act be approved.

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

CARRIED UNANIMOUSLY

(17) Health Department

A report of the Medical Health Officer covering the activities of his Department for the month of September, 1970 was being submitted.

(18) Social Service Department

A report of the Social Service Administrator indicating Social Allowance Disbursements and Case Loads for select months in 1970, as compared to the same months in 1969, was being submitted.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:
"That the above two reports be received."

CARRIED UNANIMOUSLY

The Social Service Administrator was asked to furnish a report indicating the geographic 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.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

BY - L A W S

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That:

- "BURNABY FIREARM REGULATION BY-LAW 1965, AMENDMENT BY-LAW 1970" #5794
 - "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26, 1970" #5710
 - "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 32, 1970" #5728
- be now reconsidered."

CARRIED UNANIMOUSLY

Nov/2/1970

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"That:

"BURNABY FIREARM REGULATION BY-LAW 1964, AMENDMENT BY-LAW 1970"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26, 1970"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 32, 1970"

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

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN McLEAN:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. NO. 53, 1970" be tabled until the November 9th meeting."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

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

CARRIED UNANIMOUSLY