

JUNE 22, 1970

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, June 22, 1970 at 7:00 p.m.

PRESENT: His Worship, Mayor Prittie, in the Chair;
Aldermen Blair (7:20 p.m.); Clark (7:05 p.m.);
Drummond, Herd, Ladner, Mercier and McLean;

ABSENT: Alderman Dailly

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the Minutes of the Public Hearing held on June 16, 1970
be adopted as written and confirmed."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR PRITTIE, drew attention to the fact that Superintendent J. E. Gibbon, the Officer-In-Charge of the Burnaby Detachment, R.C.M.P., was being transferred to the Vancouver Sub-division, and would be leaving his post in Burnaby effective June 30, 1970.

Superintendent Gibbon was present.

His Worship paid tribute to Superintendent Gibbon for the leadership he has provided during his four-year tenure in Burnaby.

He also mentioned that Burnaby is the largest single detachment of the R.C.M.P. in Canada.

His Worship stated that Inspector R. H. Simmonds would succeed Superintendent Gibbon as the Officer-In-Charge of the Burnaby Detachment of the R.C.M.P.

His Worship concluded by presenting Superintendent Gibbon with a memento and wished him success in his new position.

Superintendent Gibbon expressed his appreciation for the recognition being shown his past four-year service in Burnaby and indicated that he was leaving the municipality with some regret because he had enjoyed a good relationship with the Council and appointed officials of the Corporation during his tenure.

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ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

Miss Julia Kong submitted a letter expressing appreciation for the grant Council made to her for the purpose of helping defray her expenses while travelling with the Continental Singers.

Secretary, Burnaby Fire Fighters' Association (Local 323), wrote requesting permission to hold a fund raising campaign in connection with the Muscular Dystrophy Association on October 30th and 31, 1970.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That permission be granted to the Burnaby Fire Fighters' Association to conduct the campaign mentioned at the times indicated."

CARRIED UNANIMOUSLY

ALDERMAN CLARK ARRIVED AT THE MEETING.

Mr. and Mrs. Edmund J. Lowe submitted a letter requesting that Council authorize the Municipal Assessor to recognize their application for an assessment of their property on a residential basis rather than on the zoning of the property.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:
"That the submission from the Lowes be referred to the Municipal Assessor for a report on the situation of concern to them."

CARRIED UNANIMOUSLY

Mrs. Thomas Farrington wrote to express his opinion on a proposal that Alderman Mercier advanced at the last Council meeting that a system be introduced whereby loans could be made to unemployed persons who are in need of financial assistance due to an interruption in their employment or other similar emergency situations.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the submission from Mr. Farrington be tabled until later in the evening when consideration is given the proposal to be advanced by Alderman Mercier regarding the subject of the letter from Mr. Farrington."

CARRIED UNANIMOUSLY

June/22/1970

Mr. C. M. Wright and a number of other residents of the 8800 and 8900 Blocks 15th Avenue plus the 7600 Block Cariboo Road submitted a petition requesting the early installation of sanitary sewers in their area.

Municipal Engineer stated that:

- (a) The question of providing the type of service requested by the petitioners was being considered in conjunction with the survey that is being made of the municipality where sewer service is lacking.*
- (b) It was expected a report on this survey would be presented to Council within two or three weeks time.*

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:
"That the petition at hand be referred to the Municipal Engineer for a report at the same time his submission is made in connection with the study pertaining to the provision of sewer service to various parts of the municipality, as just mentioned by him."

CARRIED UNANIMOUSLY

General Manager, Transportation, B. C. Hydro and Power Authority, wrote to advise that the Authority proposes to terminate the special bus service to and from the Lougheed Mall effective June 22, 1970 because of exceptionally light patronage.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:
"That the letter from the B. C. Hydro and Power Authority be referred to the Traffic Safety Committee for an opinion on a proposal that the service which is the subject of the letter from the Authority might be more effective if it was extended westward on Lougheed Highway from Bainbridge Avenue or Sperling Avenue to Boundary Road."

CARRIED UNANIMOUSLY

Rotojet Turbines Canada Ltd. submitted a Notice in which the Company advised that an isothermal combustion automotive engine, with low pollution emission, has been available for development since 1959.

Chief Librarian, Burnaby Public Library, wrote to advise that the Library Board considers the Universal Life Foundation buildings as being unsuitable for the needs of the Board.

Secretary, Lower Mainland Municipal Association, submitted a Notice that the Association would be meeting on June 25th commencing at 8:00 p.m. at the Maple Ridge Municipal Hall.

Alderman Clark indicated he would endeavor to attend the meeting of the Association.

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

CARRIED UNANIMOUSLY

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TABLED ITEM

The following matter was then lifted from the table:

Work Orders 32-781 to 32-789

Municipal Engineer stated that he has still not had an opportunity to compile a report on these Work Orders, as directed by Council a few weeks ago.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:
"That the question of considering Work Orders 32-781 to 32-789 be retabled until the June 29th meeting and the Municipal Engineer provide, at that time, a review of his original submission in connection with the Work Orders, in addition to the information Council is seeking, so that a full appreciation of the matter can be obtained."

CARRIED UNANIMOUSLY

* * *

ALDERMAN BLAIR ARRIVED AT THE MEETING.

ALDERMAN McLEAN proposed the following motion:

"WHEREAS "Burnaby Zoning By-law 1965" contains regulations pertaining to the height of fences and no other By-law has been adopted relating to the erection of fences in the municipality;

AND WHEREAS there is a continual danger of abuse with respect to fence materials, construction standards, design and colour, which can cause neighbourhood incompatibility;

AND WHEREAS it is in the public interest that additional regulations be adopted covering the erection of fences;

THEREFORE BE IT RESOLVED: That the Municipal Manager be asked to study the matter and bring down recommendations with a view to an amendment being introduced to "Burnaby Zoning By-law 1965" and/or "Burnaby Building By-law 1969" which will provide adequate control over construction standards, materials, design and colour of fences."

No member of Council seconded the motion so no action was taken on Alderman McLean's proposal.

June/22/1970

ALDERMAN MERCIER submitted the following motion:

"THAT the Municipal Manager be instructed to contact the Welfare Department of the Provincial Government and obtain comment from the Department regarding the feasibility of establishing a system whereby persons temporarily in need of funds due to interruption of their employment or other emergency situations may obtain cash loans from the Municipality."

Alderman Mercier offered the following in support of this Motion:

- (a) The system would be administered by the Social Service Department, with proper controls established.
- (b) Maximum loan amounts would be established for semi-monthly loans, with an overall ceiling.
- (c) The present cost-sharing basis with the Provincial Government would apply to cash requirements and any write-offs that result.
- (d) The justification for such a program is the provision of an alternative for persons that otherwise may qualify for Welfare Assistance. A cost-saving would result for the Municipality and the Provincial Government if persons that are normally self-supporting but temporarily require Welfare Assistance are provided the opportunity to obtain a repayable loan rather than non-repayable assistance.
- (e) If successful on a limited basis, such a program could be expanded with emphasis by the Social Welfare Department on proper money management for other welfare recipients.

The letter from Mr. Thomas Farrington, which Council received earlier in the evening, was brought forward.

No member of Council seconded the proposal of Alderman Mercier so no action was taken on the matter.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:

"That the following resolution, which was adopted by Council on June 15, 1970, be returned for reconsideration:

"THAT the recommendation of the Traffic Safety Committee that Section 29(2) of "Burnaby Street and Traffic By-law 1961" re the definition of a "commercial vehicle" be amended as follows, be adopted.

"Commercial vehicle" means a commercial vehicle, semi-trailer, or trailer, and defined in the Department of Commercial Transport Act, having a licenced Gross Vehicle Weight over 30,000 pounds, but does not include an emergency vehicle, a municipal vehicle, or a public passenger vehicle, as defined in the Motor Carrier Act."

IN FAVOUR -- ALDERMEN McLEAN AND
HERD

AGAINST -- ALDERMEN BLAIR, CLARK,
DRUMMOND, LADNER, MERCIER

MOTION LOST

QUESTION AND ANSWER
PERIOD

ALDERMAN LADNER stated that complaints have been received that non-amateur and non-junior events are being allowed at Swangard Stadium in Central Park to the prejudice of amateur and junior events.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LADNER:
"That the Parks and Recreation Commission indicate whether the situation portrayed this evening by Alderman Ladner concerning the use of Swangard Stadium is correct and, if so, why events are being scheduled in that manner."

CARRIED UNANIMOUSLY

* * *

As a result of Alderman McLean enquiring as to when Council can reconsider decisions, the Municipal Clerk stated that a motion to reconsider a matter, once it has been defeated, cannot be reconsidered.

* * *

When Alderman Clark enquired as to whether His Worship, The Mayor, had been able to ascertain when the Hastings Street Widening Project was to be commenced, the Mayor indicated he would endeavor to have a report for Council on the matter at its June 29th meeting.

* * *

When Alderman Ladner asked why the traffic signal had not yet been installed at Hastings Street and Holdom Avenue, the Municipal Engineer advised that he had ascertained the following from the Department of Highways in connection with the matter:

- (a) A contract for the installation was awarded last April but the successful tenderer has encountered labour problems in that some of the trades involved in the installation have been locked out, and he can therefore not proceed with the installation.
- (b) If the situation continues long enough, the Department of Highways might review the matter and make some other arrangements to install the traffic signal.

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R E P O R T S

HIS WORSHIP, MAYOR PRITTIE, submitted a report proposing that Council meetings be held every two weeks during the months of July and August, with the specific dates being July 13th, July 27th, August 10th and August 24, 1970.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That Council concur with the proposal of His Worship, The Mayor, concerning Council meetings during July and August."

CARRIED UNANIMOUSLY

MUNICIPAL CLERK submitted his Certificate of Sufficiency for the paving of the Imperial Street - Elwell Street "T" lane between Colborne Avenue and Sperling Avenue as a Local Improvement.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the Clerk's Certificate be received and arrangements be made by the Legal Department to prepare the necessary Construction By-law to authorize the work covered by the Certificate."

CARRIED UNANIMOUSLY

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GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that grants be made to the following Organizations, in lieu of taxes, in the amounts indicated:

- (a) United Church Home for Girls - \$7,036.68
- (b) B. C. Christian Institute - \$2,684.88
- (c) St. Leonard's Society - \$ 680.10

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN HERD:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:
"WHEREAS THE Municipal Act does not allow the use of mechanical devices for registering votes at Municipal Elections:

AND WHEREAS there are now available devices which can be oriented to computers and either progressively record votes when they are registered or arrive at a count following the closure of the polls;

AND WHEREAS such devices are capable of returning an election count with greater speed and accuracy than existing methods;

THEREFORE BE IT RESOLVED: That the Provincial Government be asked to amend the Municipal Act to provide permissive legislation allowing the use of suitable mechanical devices for the purpose of returning the votes registered at Municipal Elections."

CARRIED

AGAINST -- ALDERMAN McLEAN

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

BY - LAWS

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That leave be given to introduce:
"BURNABY TRADES LICENCE BY-LAW 1950, AMENDMENT BY-LAW
NO. 1, 1970" #5733
and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That "BURNABY TRADES LICENCE BY-LAW 1950, AMENDMENT BY-LAW NO. 1,
1970" be now read a Third Time."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That:

- "BURNABY LEASE AUTHORIZATION BY-LAW NO. 1, 1970" #5714
 - "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 20, 1970" #5716
 - "BURNABY ROAD CLOSING BY-LAW NO. 7, 1970" #5720
 - "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 21, 1970" #5729
 - "BURNABY REFUSE BY-LAW 1967, AMENDMENT BY-LAW NO. 1, 1970" #5721
 - "BURNABY ROAD CLOSING BY-LAW NO. 3, 1969, AMENDMENT BY-LAW NO. 1, 1970" #5730
 - "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1969" #5601
 - "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1969" #5598
- be now reconsidered."

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1969 provides for the following proposed rezoning:

Reference RZ #29/69

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

Lots 13 and 14, Block 1, D.L.'s 121/187, Plan 1354

(4137 and 4145 Albert Street -- Located on the North side of Albert Street from a point 198 feet West of Carlton Avenue Westward a distance of 132 feet)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1969 provides for the following proposed rezoning:

Reference RZ #21/69

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

- (a) Lots 14 and 17, Block 4, D.L. 116, Plan 1236
- (b) Lots 15 and 18, Block 4, D.L.'s 116/186, Plan 1236
- (c) Lot 16, Block 4, D.L. 116 N, Plan 1236

(4001 - 4051 Albert Street Inclusive -- Located at the North-East corner of Albert Street and MacDonald Avenue)

Municipal Clerk stated that the Planning Department had reported that the prerequisites established in connection with these rezoning proposals have been satisfied.

Alderman Clark suggested that Council should withhold passage of Burnaby Lease Authorization By-law No. 1, 1970, which authorizes the continuation of a lease of land to Bestwood Industries, because, from his observations, smoke is being emitted by the operations of that Company, and not steam as was reported to Council a few weeks ago, which is causing pollution of the air.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 20, 1970"

"BURNABY ROAD CLOSING BY-LAW NO. 7, 1970"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 21, 1970"

"BURNABY REFUSE BY-LAW 1967, AMENDMENT BY-LAW NO. 1, 1970"

"BURNABY ROAD CLOSING BY-LAW NO. 3, 1969, AMENDMENT BY-LAW NO. 1, 1970"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1969"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1969"

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That Burnaby Lease Authorization By-law No. 1, 1970 be tabled until the June 29th meeting to allow for the submission of a report on the matter mentioned this evening concerning smoke being emitted by Bestwood Industries."

CARRIED

AGAINST -- ALDERMEN BLAIR AND McLEAN

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ALDERMAN MERCIER enquired as to why the Personnel Department has not submitted reports to Council for the months of April, May and June, 1970.

It was understood that arrangements would be made to either furnish these reports or indicate why this has not been done.

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MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That leave be given to introduce:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 28, 1970" #5724

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 29, 1970" #5725

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1970" #5726

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1970" #5727

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 32, 1970" #5728

and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That the By-laws be now read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That the Council do now resolve into a Committee of the Whole to consider and report on the By-laws."

CARRIED UNANIMOUSLY

June/22/1970

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 28, 1970 provides for the following proposed rezoning:

Reference RZ #22/70

FROM RESIDENTIAL DISTRICT ONE (R1) TO PARKING DISTRICT (P8)

Portion of Lot 32, D.L. 40, Plan 28710

(8418 Government Street -- Located on the South side of Government Street from a point 90 feet West of Brighton Avenue Westerly a distance of 565.8 feet)

In response to a question, the Planning Director stated that it was expected Columbia Trailers Limited (whose property is covered by this By-law) would be complying with past obligations to the Corporation in providing landscaping on the site and making arrangements to minimize noise emissions from its operation. In that latter regard, he stated that the Company would be required, as a prerequisite, to provide some sort of "buffer" arrangement to reduce the noise. He added that fencing would need to be provided and that this, in conjunction with the landscaping work, should protect the amenities of surrounding properties.

The Planning Department was directed to investigate means by which an assurance can be received by the municipality that the landscaping to be performed by Columbia Trailers Ltd. will be undertaken and maintained.

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 29, 1970 provides for the following proposed rezoning:

Reference RZ #21/70

FROM RESIDENTIAL DISTRICT THREE (R3) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RMI)

- (a) Lot "C", S.D. 2, Block 1, D.L. 25W, Plan 19669
- (b) Lot 58, D.L. 25, Plan 27253
- (c) Lot "C", S.D. 1, Block 1, D.L. 25W, Plan 19669

(8303 - 10th Avenue; 8304 and 8305 - 11th Avenue -- Located on the East side of Newcombe Street between 10th and 11th Avenues and at the North-East corner of 11th Avenue and Newcombe Street)

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MERCIER:
"That Burnaby Zoning By-law 1965, Amendment By-law No. 29, 1970 be abandoned because it is felt the land involved should be retained by the municipality until its future use can be more positively determined, especially when it is a known fact that a portion of the properties will be required for the widening of Newcombe Street, but the Planning Department investigate the possibility of leasing the land to the owner of the adjacent land to the East."

CARRIED

AGAINST -- ALDERMAN BLAIR

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1970 provides for the following proposed rezoning:

Reference RZ #15/70

FROM RESIDENTIAL DISTRICT FIVE (R5) TO NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI)

- (a) Lot 3, Block 59, D.L. 98, Plan 15517
- (b) Lot 5, Block 60, D.L. 98, Plan 6965
- (c) Lot 6, S.D. "A", Block 60, D.L. 98, Plan 6965

(5155, 5165 and 5175 Victory Street - Located on the North side of Victory Street from a point 100 feet West of Royal Oak Avenue Westerly a distance of approximately 160 feet)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1970 provides for the following proposed rezoning:

Reference RZ #19/70

FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT FIVE (RM5) TO GENERAL COMMERCIAL DISTRICT (C3)

Lots 13 to 16 inclusive, Block 8, D.L.'s 151/3, Plan 2155

(4256, 4280 and 4292 Kingsway -- Located on the South-East corner of Kingsway and Olive Avenue)

Mr. Peter F. Matthews, Real Estate Manager, A. & W. Food Services of Canada Limited, wrote to request an opportunity to address Council on the rezoning proposal covered by Burnaby Zoning By-law 1965, Amendment By-law No. 31, 1970.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN. MERCIER:
"That Mr. Matthews be heard."

CARRIED UNANIMOUSLY

Mr. Matthews spoke and made the following points in his presentation:

- (a) From a survey he has made, it seems unlikely that the property in question will be developed for RM5 purposes (which is the current zoning of the property).
- (b) The development being proposed by A. & W. Drive-Ins Limited will cost approximately \$600,000.00, and will have a floor area of some 9,000 square feet.
- (c) Using every feasible approach in analyzing the development of the site for RM5 purposes, it has been determined that the net income from such a development would be, at the very most 3.4%, with it being more likely that the net income would be less than 1%.

- (d) It does not seem possible to assemble enough land in the area to accommodate a Comprehensive Development Scheme, as is being proposed by the Corporation.
- (e) The opposition expressed at the Public Hearing by Mr. R. Brownlee, Architect, to the A. & W. proposal was based on his belief that it was to be just another drive-in restaurant. When Mr. Brownlee was subsequently informed that the proposal of A. & W. is for a sit-down/take-out restaurant, he changed his mind and now supports the proposal.
- (f) A. & W. might be prepared to consider a more intensive use of the site at a later date.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:
"That, because of the remarks by Mr. Matthews concerning Mr. Brownlee, Mr. Brownlee be heard at this time."

CARRIED UNANIMOUSLY

Mr. Brownlee spoke and stated that his clients who are developing land in the vicinity of the subject property for CD purposes do not object to the A. & W. proposal because of the type of development which Mr. Matthews has indicated will be built.

He added that, as Mr. Matthews indicated, it was highly unlikely a Community Plan concept could be introduced for the site or the adjoining area.

Planning Director commented that:

- (a) The report of his department on the rezoning application in question specifically mentioned the type of use planned by A. & W. Drive-Ins.
- (b) His Department does not recommend rezoning of land for the purpose of enabling people to make a profit - its only concern is the best use of the land.
- (c) A. & W. Drive-Ins Limited, which is the applicant for a site at Kingsway and Acorn Avenue, more or less agree that this might be an appropriate site for a CD development, if "high-rises" were not built there.
- (d) The current taxes on the Kingsway-Olive property are \$3,071.00. On the basis of reputed development costs, it has been calculated that taxes on the site would increase to \$4,618.00 if the A. & W. Proposal was built. If a 90 suite apartment, developed under the RM5 category, was built on the site, taxes would be approximately \$22,500.00.

If Council did not allow the rezoning of the property in accordance with the wish of A. & W. Drive-Ins and the taxes remained on the same basis as currently applies, not much tax revenue would be lost by the municipality.

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 32, 1970 provides for the following proposed rezoning:

Reference RZ #10/70

FROM GASOLINE SERVICE STATION DISTRICT (C6) TO SERVICE COMMERCIAL DISTRICT (C4)

Lot 12, D.L. 2, Plan 33637

(4191 North Road -- Located on the North-West corner of Lougheed Highway and North Road.)

The applicant for the rezoning of this property submitted a plan illustrating a revised layout of the development planned.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That the Committee do now rise and report progress on:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 28, 1970"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1970"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1970"

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That the Committee do now rise and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 29, 1970"

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

HIS WORSHIP, THE MAYOR, DECLARED A RECESS AT 8:45 P.M.

THE COMMITTEE RECONVENED AT 9:00 P.M.

* * *

A report of the Planning Department entitled "Municipal Land - Acquisition, Development and Sales", which Council received on June 15th, was brought forward for consideration.

Municipal Manager commented that Schedule "M" of the Capital Improvement Programme made reference to the report now at hand, as follows:

- (a) The matter of land acquisition involves that required for rights-of-way where properties are offered to the municipality in advance of their actual need, parks properties where they are needed according to a plan, and other land required for municipal purposes where the need is imminent.

- (b) There are three other categories for "land assembly and development"; they being:
- (i) Land for a future municipal purpose, which is purchased when offered for sale rather than permitted to be developed for some other use that makes it difficult for the future municipal purpose.
 - (ii) Assembly of land for future industrial sites, which will be purchased when offered.
 - (iii) Assembly of private and municipally-owned land for development as municipal subdivisions.
- (c) It is expected that enough land will be sold by the municipality annually to provide funds for the purchase of lands in the three categories just listed, and to provide funds for other purposes as well.
- (d) The Corporation has a revolving fund in connection with the sharing of costs in developing subdivisions when the works provided benefit municipally-owned property.

The Municipal Manager then turned the attention of Council to the report of the Planning Department in which it was indicated that, with the acceptance of a land assembly programme on the basis outlined in the report, the following recommendations were being made:

- (1) That land assembly for various purposes be considered as a priority programme, for which \$500,000.00 a year is to be allocated annually. (\$495,000.00 for 1970)
- (2) That the Tax Sale Monies Fund be used as exclusively as possible for the purposes of land assembly, and as a "cushion" for the revolving fund to meet service costs from time to time.
- (3) That the adequacy of the Tax Sale Monies Fund be assessed annually in relation to the land assembly programme intended for the year ahead.
- (4) That the Land Assembly Programme, whenever possible, be financed from the Tax Sale Monies Fund, but where inadequate funds are available from the Tax Sale Monies Fund, the difference be made up from other sources.

The Manager added a comment that the policy proposed by the Planning Department in its report would require the sale of approximately 70 lots each year.

The Planning Director remarked that the working papers his department prepared for the report, which were distributed to the members of Council, contained an elaboration on various points in the report.

HIS WORSHIP, MAYOR PRITTIE, LEFT THE MEETING.

ALDERMAN DRUMMOND ASSUMED THE CHAIR ON THE APPOINTMENT OF HIS WORSHIP, MAYOR PRITTIE, DUE TO THE ABSENCE OF ACTING MAYOR DAILLY.

ALDERMAN MERCIER suggested that there should be a funding arrangement for the total municipal land requirements, including schools, parks, libraries, etc., so that better financial control and regulation could be exercised by Council.

In response to a query by Alderman Clark as to whether any consideration has been given the matter of leasing municipal land, the Manager stated that this proposal was discarded because it was felt that it would take the municipality too long to recover its outlays for servicing the land involved.

Alderman Mercier suggested that arrangements should be made to ensure that land required by the municipality is acquired when municipal property is sold, otherwise the sums realized from such sales would not be adequate to cover the acquisition costs due to the fact land being bought is continuing to appreciate in value all the time.

Municipal Manager remarked, in response to a question, that it was considered better for the municipality to first service land it owns and then sell it rather than sell the raw land and require the servicing to be performed by the purchaser.

He pointed out that the reason it was expensive to service land in the D.L. 86 area in the initial phase was that much of the servicing was required to recognize these needs when servicing the remainder of the area.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That the recommendations in the report of the Planning Department be adopted in principle, on the understanding that this action is not to be construed as necessarily representing a decision based on an exhaustive study of the subject and that it will not commit the municipality irretrievably to selling or purchasing land according to the policy embraced by the recommendations."

CARRIED

AGAINST -- ALDERMAN MERCIER

* * *

MUNICIPAL MANAGER drew the attention of Council to the presence of Mr. H. Lash, Director of Planning for the Greater Vancouver Regional District, and introduced him to the Council.

Mr. Lash then spoke and made the following remarks:

- (a) The question of the Regional District applying for Letters Patent in connection with the matter has been deferred until its next meeting in case proposals may be advanced by the various member municipalities which could have a bearing on the Letters being sought.
- (b) The Regional District presently does not have the staff with which to assume the function in question.


- (c) The service will be undertaken by the Director of Housing and his staff.
- (d) It is realized that some municipalities, like Burnaby, have a planning staff that can provide information to the Regional District for a study of the question of Public Housing, while others are not so equipped.
- (e) The Director of Housing will need to determine the programme which will be followed in pursuing the matter of Public Housing.
- (f) It is not proposed to prepare an inventory of housing needs in the various member municipalities.
- (g) The main objective is merely to provide public housing.
- (h) The Planning Division of the Greater Vancouver Regional District currently has 14 on staff, with it being expected that this will be increased to 17 by the end of the year.
- (i) No money or staff are available for the preparation of a housing inventory.
- (j) His staff is only preparing the Letters Patent mentioned earlier.
- (k) The Greater Vancouver Regional District will endeavor to not do any local planning, unlike its predecessor the Lower Mainland Regional Planning Board, although it is recognized that this may be necessary in some municipalities which do not have a Planning staff.
- (l) The B. C. Housing Management Commission determines rents for Public Housing Projects.


Municipal Manager distributed the 1969 Financial Report to the members of Council.

The meeting adjourned at 10:10 p.m.

Confirmed:

Certified Correct:


MAYOR


CLERK

EW/hb

