

MARCH 23, 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, March 23, 1970 at 7:00 p.m.

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

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:  
"That the Minutes of the meeting held on March 16, 1970 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR PRITTIE, drew attention to the fact that because next Monday was a holiday, the Council meeting would be held on Tuesday, March 31, 1970.

The following wrote requesting an audience with Council:

- (a) Mr. W. R. Kitzul re: Sewers in the Claude - Rayside Area
- (b) Mr. H. J. A. Chivers re: Rezoning proposal involving Lots 1 and 2, W $\frac{1}{2}$ , Block 13, D.L. 158E $\frac{1}{2}$ , Plan 1908 (Reference RZ #63/69)

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

CARRIED UNANIMOUSLY

(a) Before Mr. Kitzul spoke, the Municipal Manager, with the leave of the Chair, stated that:

- (i) An examination of the request from Mr. Kitzul and the others indicates that the matter of installing sewers in the Claude - Rayside Area is slated for 1971 under the Capital Improvement Programme.

- (ii) Since the subject area is regarded as having a high priority for sewer installations, the administration is prepared to recommend to Council that the project be advanced for construction in 1970.
- (iii) This would, however, require the deferment of some other capital project that is scheduled for 1970.
- (iv) No additional funds would be required - there would only be a transfer between the years 1970 and 1971 of the sums and projects involved.
- (v) It is expected that Council will be asked to consider the Capital Improvement Programme within the next two or three weeks.

Mr. Kitzul then spoke and explained that the petitioners had nothing to add to their submission.

He also stated that the petitioners were pleased with the situation outlined this evening by the Municipal Manager, and trusted that Council will seriously consider advancing the matter of installing sanitary sewers in the Claude - Rayside Area to the year 1970.

*It was understood by Council that the remarks made this evening by the Municipal Manager would be conveyed to the petitioners as representing the position of the municipality in regard to the request for sanitary sewers in the Claude - Rayside Area.*

*It was also understood by Council that the Manager would, in preparing a recommendation on the question of advancing the sewer installation in question to the year 1970, provide a detailed explanation in connection with the adjustment which will need to be made in the Capital Improvement Programme.*

(b)

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:  
"That Item (2) of Municipal Manager's Report No. 19, 1970, which deals with the subject of the submission from Mr. Chivers, be brought forward for consideration prior to hearing Mr. Chivers."

CARRIED UNANIMOUSLY

The following is the substance of that report:

- (2) Lots 1 and 2 W $\frac{1}{2}$ , Block 13, D.L. 158 E $\frac{1}{2}$ , Plan 1908  
Reference Rezoning #63/69

The Planning Department has reported as follows in connection with the above rezoning proposal, particularly the development plan relating to it:

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- (i) Under the definition of "Usable Open Space" in the Zoning By-law, any area intended as part of the required usable open space shall have no dimension less than 20 feet; therefore, the minimum space that could comply with the regulations would be an area of 20 feet by 20 feet.
- (ii) In the applicant's proposal, none of the balconies or deck areas on the top floor comply with that requirement. Balconies have never been included as part of the required usable open space for any apartment development. Furthermore, roof decks have never been included as part of the required open space, except in the case of RM5 high density apartment categories.
- (iii) Under the RM5 category, a portion of the required usable open space can be provided on the roof of the building, subject to the following restrictions:
- 30% of the total lot area must be developed usable open space.
  - A maximum of 25% of this 30% could be provided on the roof of the building (i.e. 7½% of the total required usable open space)
  - A maximum of 25% of the available roof area is permitted to be credited to the total required usable open space.
- (iv) The foregoing regulations could only be applied logically to a large high density apartment development and would have no relevance to the proposal now at hand.
- (v) As noted in the definition of usable open space, required front yards are excluded as part of the total required usable open space area; therefore, the deck area which fronts Neville Street could not be considered as complying with the requirements for developed usable open space. This would apply to the required 25 foot front yard setback for the apartment development along the entire frontage on Neville Street. The deck area over the proposed underground parking structure would comply with the regulations in that:
- The area is located behind the required front yard.
  - Its dimensions are greater than the 20 foot minimum.
  - It is available for use by all the tenants.
- (vi) It is the opinion of the Planning Department that the applicant's proposal should at least comply with the same regulations that are applicable to any other apartment project and the standard of development should not be lowered as a result of the mixing of commercial and apartment uses.
- (vii) One of the basic goals of the comprehensive development category is to achieve a higher standard than that of any individual apartment or commercial development.

- (viii) The applicant's proposal would create a comprehensive development scheme, the standard of which would be lower than that of an individual apartment development.

The submission from Mr. Chivers indicated the following:

- (i) The plan presented by the intending developer of the property could be amended as follows:
- The floor space ratio of the apartment levels could be reduced from 0.61 to 0.60 (7860 square feet), as was originally proposed by the Planning Department.
  - The developed decks on the second apartment level could be increased in size to approximately 20 feet by 25 feet to conform with the by-law definition of "usable open space".
  - The two 2-bedroom suites could be reduced to two 1-bedroom suites in order to accommodate the increase in size of the developed decks.
  - The studio suite on the first apartment level could be considered a 1-bedroom suite so that the total number of suites are nine 1-bedroom units.
- (ii) The building desired by the developers is composed of the following features:
- Commercial Area (ground floor) 5400 square feet.
  - Apartment Area (2 levels) 7860 square feet.
  - Nine 1-bedroom suites
  - Each suite to have full width balconies totalling 2000 square feet of balcony area
  - Parking, 20 cars as required.
    - 6 under building
    - 14 outside
  - Parking area to be screened from view of neighbouring residential development by decorative concrete block walls.
  - 1000 square feet of usable open space on 2nd apartment level
  - 1125 square feet of usable open space on the 1st apartment level
  - Attractive entrance from Neville Street
- (iii) The building the developers wish to construct will have a maximum floor area ratio of 0.6 for the apartment levels and 0.412 for the commercial level.
- (iv) It will be a low density development of pleasing aesthetics for both the tenants of the building and the other residents in the area.
- (v) Surrounding development is composed of C2 and R5. The latter allows single and two family dwellings, boarding houses, etc. Directly across the lane to the South of the proposed development is a combined commercial and apartment building which contains approximately 20 suites which would appear to exceed a floor area ratio of 1.0 for the apartment levels.

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It is appreciated that this type of development is not desired in the area and was built prior to the Zoning By-law in 1965; however, it is not the intention of the developers to construct anything as ill-conceived and lacking in aesthetics.

One must not overlook the existence of that other building in considering the rezoning of the subject property.

- (vi) The choice of RMI and the subsequent underground parking requirement of the Planning Department to achieve the floor area ratio of 0.6 is an arbitrary decision.
- (vii) The developer will provide, at the North end of the first apartment level, an area of approximately 1125 square feet (45 feet by 25 feet) of usable open space. This area is adjacent to the main apartment level entrance and is readily accessible to all occupants of the building.
- (viii) The intent of the By-law seems to be to disallow the use of roof areas, (top or 2nd or 3rd floor) for usable open space due to their lack of accessibility. The proposed area, although on the roof of a lower commercial level, is only a few feet above ground level and is readily accessible, and therefore should be approved.
- (ix) The developer is providing usable open space to the extent of 2125 square feet, or 325 square feet more than is required.
- (x) It has been noted that the Burnaby Chamber of Commerce commented on "Apartment Study '69" to the effect that balconies should be included in usable open space requirements to the extent of 50% of their area. In the case at hand, this would increase the provision being made in the development to 3000 square feet of usable open space.
- (xi) The Chamber also expressed concern that there has been no development at the RMI standards since 1963, with the exception of the area adjacent to the golf course, which was done under a comprehensive development plan.  
  
It would seem obvious that it is economically impossible to purchase land which is currently developed, even at a low standard, for RMI use.  
  
The alternative, it would appear, is that large areas of the municipality, which are currently undeveloped, be set aside for RMI use and supporting services provided.
- (xii) The underground parking requirement of the Planning Department is considered unnecessary because:
  - The choice of RMI floor area ratios is an arbitrary decision of the Planning Department, which is unwarranted in the light of the surrounding development.
  - The proposed development meets the usable open space requirements.

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- The desired physical and visual separation between the commercial and apartment uses is achieved through architectural design and entrance levels.
- The aesthetic appearance of the development is more than adequate, both for the apartment occupants and the surrounding residential development.
- It is not economically feasible to construct a building of the type required by the Planning Department on the site.

Mr. Chivers spoke and pointed out that his submission this evening should be considered in conjunction with that which was presented to Council on March 9, 1970.

He also remarked that the floor area ratio which should be considered for the development at hand should be related to something that is between the standards required for RMI and RM2 developments.

In response to a question, he remarked that the balconies vary in size from between 6 by 20 feet and 10 by 20 feet.

As a result of a question, the Planning Director stated that the development plan presented by Mr. Chivers still does not comply with the "usable open space" regulations in the Zoning By-law.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:  
"That the last plan which has been presented by Chivers Realty Ltd. for a comprehensive development on Lots 1 and 2 W $\frac{1}{2}$ , Block 13, D.L. 158 E $\frac{1}{2}$ , Plan 1908 be accepted as being suitable for consideration as a part of the amendment to the Zoning By-law covering the rezoning of the property to the CD category, and this proposal be advanced to a Public Hearing."

IN FAVOUR -- ALDERMEN MERCIER, HERD,  
DRUMMOND, CLARK AND LADNER;

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

MOTION CARRIED

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ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

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Secretary, No. 637 Squadron, Royal Canadian Air Cadets, submitted a letter requesting permission to hold an Annual Tag Day on the evening of April 24th and all day of April 25, 1970 in the Southern part of the municipality.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:  
"That permission be granted to the Squadron to conduct its campaign at the times, and in the area, indicated."

CARRIED UNANIMOUSLY

Chairman, 5th Burnaby Heights Boy Scout Group Committee, wrote to request permission to hold a Candy Sale in the Northern part of the municipality on April 4, 1970.

Secretary, South Burnaby Men's Club, submitted a letter requesting permission to hold a Tag Day on the evening of April 3rd and all day of April 4, 1970 at certain locations in the Southern part of the municipality.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That permission be granted to both the 5th Burnaby Heights Boy Scout Group Committee and the South Burnaby Men's Club to conduct their respective campaigns at the times, and in the areas, indicated in each of their submissions."

CARRIED UNANIMOUSLY

Mr. Harry Sumner wrote to invite the members of Council to participate in a "Walk to Osaka" on April 5, 1970 through the Municipality of Coquitlam.

President, Burnaby Tenants' Association, submitted a letter requesting that:

- (a) Council instruct the R.C.M.P. to investigate the nature of a recent rent increase mentioned in a letter he forwarded which was addressed to Mr. S. Nicholson and, if such increase is not retracted, the law pertaining to such matters be enforced.
- (b) All investigations and prosecutions under the Landlord and Tenant Act, when it becomes law, be conducted by the Law Enforcement Agency in the municipality rather than by individual tenants.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:  
"That the request from the Burnaby Tenants' Association dealing with the general enforcement aspect of the Landlord and Tenant Act be referred to the Legal Department for comment."

CARRIED UNANIMOUSLY

Mr. Alfred Bingham wrote to urge that Burnaby Lake be developed as a recreational facility.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:  
"That the letter from Mr. Bingham be referred to the Parks and Recreation Commission for attention, with it being understood that the Commission will reply direct to Mr. Bingham on the suggestion which he advanced."

CARRIED UNANIMOUSLY

Mrs. W. Evans submitted a letter expressing opposition to the rezoning of certain parts of the "Stride Avenue" area for industrial purposes.

*Municipal Manager made the following remarks in connection with the subject of the letter from Mrs. Evans:*

- (a) The area embraced by the Stride Avenue Study, which was produced by the Planning Department, is being examined in two separate stages.*
- (b) The first (Sectors "A" and "B") is regarded as being capable of consideration for redevelopment.*
- (c) The other area (Sectors "C" and "D") poses somewhat of a problem in that this area is partially developed for residential purposes at the present time, and the economics of redevelopment will necessarily have an influence on any future plans for that area.*
- (d) It is expected that there will be a report to Council shortly on the matter of redeveloping Sectors "A" and "B".*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That Mrs. Evans be apprized of the comments made by the Municipal Manager this evening and her letter be brought forward when the report mentioned by the Manager is submitted for the consideration of Council."

CARRIED UNANIMOUSLY



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Mrs. R. H. Cook wrote to express support for a proposal Alderman Dailly advanced that the building which was formerly used as the North Burnaby Branch of the Post Office be converted to a community centre for senior citizens and others.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:  
"That the letter from Mrs. Cook be referred to the Parks and Recreation Commission for consideration in conjunction with the proposal advanced by Alderman Dailly."

CARRIED UNANIMOUSLY

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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TABLED MATTERS

The following items were then lifted from the table:

(a) Report of Alderman Clark re: Election Procedures and Preparation of List of Electors

*Municipal Clerk stated that he had not had an opportunity to prepare a full report on the proposals being recommended by Alderman Clark in his report.*

*It was suggested to the Municipal Clerk by Council that, in his report, he indicate the manner in which all of the recommendations from Alderman Clark could be implemented, whether it be by way of an amendment to the Municipal Act or by the institution of a Council policy.*

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the report of Alderman Clark be tabled for one week."

CARRIED UNANIMOUSLY

(b) Report of Planning Department re: proposed road pattern in the North-East Burnaby Area

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That the report from the Planning Department be referred to both the Traffic Safety Committee and the Advisory Planning Commission for their views and for reports indicating the course of action that could be taken which would lead to the adoption of the plan envisaged in the report, with it being expected that the Planning Department will provide the Committee and the Commission with an elaboration on the report."

CARRIED UNANIMOUSLY

(c) Report of Special Committee on Exempt Staff Salaries

*His Worship, Mayor Prittie, mentioned that he had not been able to arrange a meeting of the Committee during the past two weeks to examine the recommendation of the Committee vis-a-vis the proposal advanced by Alderman Mercier.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:  
"That the subject matter of the Special Committee, including the alternative proposal of Alderman Mercier, be tabled until the Committee has had a meeting and reports back to Council."

CARRIED UNANIMOUSLY

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ITEM FOR RECONSIDERATION

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the following resolution, which was adopted by Council on March 16, 1970, be reconsidered:

"That all members of Council wishing to attend the 33rd Annual Conference of the Canadian Federation of Mayors and Municipalities be authorized to do so."

In support of his motion, Alderman Mercier stated that he felt the amount of productive work which would be done by delegates from Burnaby at the Conference of the Federation could likely be achieved by half of the number which will likely be attending.

He stressed that, bearing that in mind plus the cost of virtually all members of Council going to the Conference, made it unjustifiable and indefensible for Council to authorize all its members to attend.

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A vote was then taken on the motion advanced by Alderman Mercier, and the following were the results:

IN FAVOUR - ALDERMEN MERCIER, LADNER AND HIS WORSHIP, MAYOR PRITTIE

AGAINST -- ALDERMEN BLAIR, CLARK, DAILLY, DRUMMOND, HERD,  
AND McLEAN

MOTION LOST

ALDERMAN DRUMMOND LEFT THE MEETING.

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R E P O R T S

GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that grants be made to the following in the amounts, and for the purposes, indicated:

- (a) An expenditure not to exceed \$50.00 for a trophy that is to be presented to the winner of a Hockey Game between the Burnaby Detachment of the R.C.M.P. and the Burnaby Fire Department on March 27, 1970, with it being understood that this trophy will be so presented annually thereafter.

The proceeds from this game will be given to the Muscular Dystrophy Association.

- (b) Burnaby Junior Chamber of Commerce - \$59.20 - To cover the expenses of Miss Burnaby and a chaperone in attending a dance at Government House in Victoria on April 10, 1970.
- (c) Mr. Morley Jameson, 3856 Southwood Street - \$50.00 to assist him in meeting his expenses in attending the Canadian Badminton Championships, as a representative of British Columbia, between April 4th and 12, 1970 in Winnipeg, Manitoba.
- (d) Post Office Club - \$100.00 - to help defray the expenses involved in travelling to Ottawa to compete in the National Post Office Curling Championships, on the basis that recognition will be given the fact that the team which is participating represents Burnaby and Surrey as well as New Westminster.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:  
"That all of the recommendations in the report of the Grants and Publicity Committee be adopted."

CARRIED UNANIMOUSLY

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*It was understood by Council that His Worship, Mayor Prittie, would consider the selection of an appropriate name for the trophy mentioned in the first item of the report from the Committee.*

*It was also understood that the members of the Post Office Curling Team would indicate, as frequently as possible, when in Ottawa participating in the Championships that they are from Burnaby.*

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HOUSING COMMITTEE submitted a report dealing with the following matters:

(1) Housing Study

The Committee suggested that, in order for it to conduct its work in a proper and informed manner, there is a need for a comprehensive examination of all housing in the municipality.

The Committee pointed out that the Planning Department has prepared a suggested outline for a housing study, a copy of which was being submitted, and though some of the data necessary is already available, it is anticipated it will take approximately 12 months to complete the work entailed in the study.

It was being recommended that Council authorize the Planning Department to undertake a study of the type mentioned because the information which would be obtained would be of great value to the Committee and others in the municipality.

*In response to a question, the Planning Director stated that the approximate cost of his Department making the study recommended by the Housing Committee would be \$12,000.00.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN HERD:  
"That both the Central Mortgage and Housing Corporation and the Housing Committee of the Greater Vancouver Regional District be asked for their comments on the proposal being recommended by the Housing Committee of Council."

CARRIED

AGAINST -- ALDERMEN LADNER, BLAIR,  
AND DAILLY

(2) Municipal Property at Newcombe Street and 10th Avenue

The Committee advised that the Central Mortgage and Housing Corporation has concluded that the site indicated in caption is unsuitable for public housing because of its size and shape.

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The Committee pointed out that the owner of adjacent property, Gillespie Investments Limited, had, in September 1968, expressed a desire to acquire the site in order to allow for an expansion of the adjacent apartment complex (Parkwood Terrace).

It was being recommended that the properties involved be placed in a sale position for RMI use, subject to the conditions which were previously attached when Council was last seized of the matter.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That the Parks and Recreation Commission be asked for its comments on the advisability of using the site which is the subject of the report from the Housing Committee for park purposes."

CARRIED

AGAINST -- ALDERMEN BLAIR AND  
DAILLY

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AIR POLLUTION COMMITTEE submitted a report dealing with the following matters:

(1) Terms of Reference

It was being recommended that the terms of reference of the Air Pollution Committee be broadened to encompass all phases of pollution, except for noise pollution, and that the name of the Committee be changed to the Pollution Committee.

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

CARRIED UNANIMOUSLY

(2) Outdoor Burning

It was being recommended that:

- (a) The proposal whereby outdoor burning, without the use of an approved incinerator, be permitted on the days of the year allowed for such purposes in the Fire Prevention By-law, be approved;
- (b) The proposed amendment to the same By-law which will permit the Fire Chief to issue a special permit for open air burning for the purpose of providing essential training for his own, and industrial fire departments operating within the municipality, be approved;

- (c) That consideration be given the matter of selecting locations where material resulting from the demolition of buildings can be disposed of, other than by burning; and, in that regard, that a Committee consisting of representatives from the Engineering Department, Health Department and Fire Department be appointed to examine this question with a view to submitting a report on the matter to the Committee.

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

CARRIED UNANIMOUSLY

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

THE COMMITTEE RECONVENED AT 9:20 P.M.

MUNICIPAL MANAGER stated that Alderman Dailly, as a Committee of One, had met with those involved in a problem concerning the design of a roof on a dwelling being built at 4325 Mahon Avenue and was in a position to report to Council but, in view of a letter which had just been received by the Chief Building Inspector from Mr. John T. Steeves of the Legal Firm of Russell and Du Moulin, who represents Mr. John Stewart, the person who expressed the concern, the matter should be considered "In Camera".

He pointed out that the Municipal Solicitor had suggested that it would be improper for Council to discuss the item at an open meeting.

He also remarked that the Solicitor for the builder, Mr. C. M. Jeffery, wished to speak but should not be permitted to do so at this time in view of the Municipal Solicitor's comments.

The Manager read the letter which had been received from Mr. Steeves, which indicated the following:

- (a) He is acting for Mr. and Mrs. John Stewart of 5560 Moreland Drive in Burnaby.
- (b) They have consulted him in regard to a situation respecting the construction of a house at 4325 Mahon Drive where it appears the contractor building the house is proceeding on a plan and design that is radically different from that which was filed at the time application was made for a building permit.
- (c) The result of all this has caused an almost complete obstruction of view which formerly existed from the whole of the rear of the main floor of Mr. and Mrs. Stewart's house over the lot on which this new dwelling was being built.

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- (d) Attention is being drawn to this breach of the Zoning By-law, along with a request that the Chief Building Inspector do his duty in the premises and forthwith formally order the contractor to stop work.
- (e) Attention was also being drawn to the provisions of Section 13(1) of the Building By-law dealing with the architectural amenities of other residences in the neighbourhood.
- (f) If advice is not received from the Chief Building Inspector by noon of March 24, 1970 that he is prepared to issue the stop work order, proceedings will be taken by compel him to act in accordance with the provisions of the By-law.
- (g) It appears that, if construction on the present design is not stopped permanently, there will be damages suffered by the Stewarts by a diminution of the value of the house through the loss of the view - in that event, the Stewarts expect to recover this loss from the Chief Building Inspector and the Municipality.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:

"That consideration of the matter of the roof design on the dwelling being built at 4325 Mahon Drive be deferred until the "In Camera" meeting later this evening."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 19, 1970 on the matters listed below as Items (1) to (16), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) 8315 - 12th Avenue

It was being recommended that the Land Agent be authorized to have the dwelling at the above address demolished.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(2) Lots 1 and 2 W½, Block 13, D.L. 158 E½, Plan 1908  
Reference Rezoning #63/69 (Chivers Realty Ltd.)

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

(3) Parcel "S", Ref. Plan 33213, S.D. 1, Block 44, D.L. 94, Plan 8297

It was being recommended that Council authorize the demolition of the dwelling situated on a portion of the above described property, which is required for the widening of Imperial Street between Royal Oak Avenue and Kingsway.

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

CARRIED UNANIMOUSLY

(4) Temporary Financing

It was being recommended that Council pass Burnaby Temporary Borrowing By-law 1970, which will provide for the borrowing of \$3,000,000.00 between April 13th and June 15, 1970, to meet anticipated operating needs of the municipality during that time.

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

CARRIED UNANIMOUSLY

(5) Lot "C", Block 4, D.L. 136, Plan 8977  
SUBDIVISION REFERENCE #182/69

It was being recommended that Council waive the requirements of Section 712(1) of the Municipal Act in order to exempt the subdivider of the above described property from being required to provide the amount of land prescribed by that subsection as a highway.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the owner of Lot "C", Block 4, D.L. 136, Plan 8977 be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described as shown on a survey plan prepared by Gordon E. McLaren and sworn the 16th day of March, 1970."

CARRIED UNANIMOUSLY

(6) (a) Kingsway-Olive-Beresford-Patterson area except for Lots "S" & "B", S.D. 26, Blk. 7, D.L.'s 151/3, Plan 4327  
(b) Lots 13, 14 15 and 16, Blk. 8, D.L.'s 151/3, Plan 2155  
REFERENCE REZONING #30/69

The Council, on January 19, 1970, agreed to rezone the above properties.



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In accordance with Council instructions, the Municipal Clerk notified the owners of the properties in question of this action.

At its meeting on February 2, 1970, the Council referred the Community Plan for the Kingsway-Olive-Patterson Area to the Advisory Planning Commission and, on March 13, 1970, the Commission indicated that it endorsed the recommendations of the Planning Department with regard to the area.

In the meanwhile, the Planning Department has received an application for Preliminary Plan Approval for a retail outlet at the South-East corner of Kingsway and Barker Avenue on a lot that is involved in one of the high-rise sites to be created in the Community Plan Area. The Council, on March 16, 1970, authorized the withholding of approval to build this facility.

There have been no replies to the notification given by the Municipal Clerk (which is mentioned above) so it was being recommended that the rezoning in question be now finalized.

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

CARRIED UNANIMOUSLY

(7) Community Plans - Maywood Area (M), Hastings Street (A),  
Kingsway/Nelson (L)

The Planning Department has reported that it agrees with the Advisory Planning Commission that Area 10 East of Willingdon Avenue and the balance of Area 11 should be developed for RM4 purposes rather than RM3.

The Department has, however, reaffirmed its concept of proposing apartment development which would have an uninterrupted link with Central Park as well as providing a major pedestrian route for the entire Maywood Area.

The Department was therefore requesting that Council accept the three Community Plans, as more particularly detailed in reports which were submitted earlier to Council, relating to the areas.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That Council approve the Community Plans which are the subject of the report from the Manager on the basis indicated therein."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:  
"That, notwithstanding the foregoing, Council review the matter of diverting Willingdon Avenue to connect with Patterson Avenue to determine the effect which is anticipated in the traffic pattern in the area if that rerouting proposal is implemented."

CARRIED UNANIMOUSLY

(8) Storm and Sanitary Sewer Construction - Winston Street

It was being recommended that the lowest tender received, which is from Craigs Construction Company Ltd. and is in the amount of \$93,453.46, for the installation of sanitary and storm sewers on Winston Street between Bainbridge and Lozells Avenues, be accepted.

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

CARRIED UNANIMOUSLY

(9) Proposed Senior Citizens' Recreation Centre - Kingsway and Edmonds Street

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

- (a) The original sketch plans for the senior citizens housing project included an auditorium and related facilities for the use of senior citizens residing in the general area.
- (b) On July 17, 1969, the Housing Committee agreed to delete this auditorium in order to meet the requirements of Section 35 A of the National Housing Act and to expedite the approval of the Housing Project by the B. C. Housing Management Commission.
- (c) Now that the senior citizens housing has been approved and is under way, His Worship, Mayor Prittie, has requested that the Council now consider whether to proceed with the recreation centre as a municipal project, with funds earlier set aside for senior citizens purposes and with whatever grants can be obtained from the Provincial Government.
- (d) The Mayor is aware that the Parks and Recreation Commission has not provided for such a centre in its own capital programme, and that the staff have stated that it has a fairly low priority because space is available elsewhere.
- (e) It is the opinion of the Municipal Recreation Director that, to be successful, the centre should include:
  - an auditorium to seat 300 persons, with stage, changing rooms, etc.
  - a smaller meeting room
  - games rooms
  - hobby rooms
  - storage
  - office space and committee room area

- (f) Although no detailed analysis or cost estimates have been obtained, it appears the site can accommodate such a building and that it would cost approximately \$200,000.00 to construct.
- (g) Depending on the decision of Council in regard to the matter, a detailed programme can be prepared, and investigation made as to the availability of grants for the project.

In addition, Harrison and Kiss, who prepared the original sketch plans, could be engaged to prepare revised plans of the project.

The Municipal Manager concurs in the suggestion that, if the project outlined by the Planning Department is accepted by Council, the architects for the senior citizens development should be retained so that maximum compatibility can be planned in both instances.

The foregoing relates closely to the suggestion that emanated from Council regarding the possible use of portions of, or material from, the former Municipal Hall.

It would seem simpler to assimilate either parts or material from the old Municipal Hall into such a building as a recreation centre than it would be into a concrete high-rise building. Some material could be used in the senior citizens development project (F.P.2) for such a thing as a sheltered court.

The Chief Building Inspector has reported as follows on the subject of retaining portions of the Municipal Hall:

- (a) Completely intact the building could have some small local significance, but once the parts are separated from the whole, they would likely become nothing but a burden and a charge, with no one paying them any attention or showing any further interest in them.
- (b) The parts around the front doorway - the two engaged columns flanking the entrance, the entablature over the columns (including the architrave and frieze) are of wood veneer, badly deteriorated due to age.
- (c) The front doors themselves were installed new in 1956 when the building was rehabilitated for the police; hence, they do not form part of the original building and have no call to any significance.
- (d) The front stairs are of concrete, and are now 59 years old, and show most visibly their age. There is no justification for preserving them either on the basis of their design or their construction.
- (e) The parts mentioned have no intrinsic value to justify their preservation.

- (f) Beyond this, unless the parts were restored at substantial cost and then taken immediately and put in a suitable architectural setting, their preservation for the sake of local history would be difficult to justify.
- (g) Much the same comment could be offered for the dome on the building. This dome is actually a sheet metal roof covering over a ventilator. The ventilator is of wood construction that is decayed and deteriorated. The first former Municipal Hall was topped by a domed ventilator similar to that on the latest former Municipal Hall. That ventilator was saved from the building wreckers with the idea of being preserved for historical significance but it lay about the grounds next to the former Dog Pound and the Civil Defence Building, and received absolutely no attention or interest until it had to be removed as garbage.

A similar fate would surely befall the present ventilator unless it was given immediate and a permanent re-establishment.

- (h) There is a sizable quantity of fine granite stone around the ground storey of the former Municipal Hall. All window headers are formed by one large stone slab and there is a fine stone plinth completely around the building at the main floor line. This stone could find a place on the site when the senior citizens building is constructed.
- (i) There could be a use for a low stone fencing around parts of the property, or stone retaining walls to effect grade changes, or even the use of some of the stone in or around the base of the building.
- (j) If this idea is amenable to Council, the architects, (Harrison & Kiss) should be asked to make appropriate provision in the building and site design for the use of the stones of the old building.
- (k) As to the brick in the old building, its salvage and re-use would become expensive, and it might be a more difficult element to make compatible in the design of the new building.

Harrison & Kiss could also be asked whether they could utilize the brick in the new building design without extravagant costs.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That the concept outlined in the report of the Planning Department pertaining to the construction of a recreation centre adjacent to the senior citizens high-rise development on a site at Kingsway and Edmonds Street be endorsed and be referred to the Parks and Recreation Commission for specific recommendations, with it being understood that the Commission will bear in mind the fact that a proposed "high-rise" project on the New Vista land lying approximately one half mile away will likely provide a similar type of facility as that suggested by the Planning Department; and, if the Commission supports the concept, Harrison and Kiss be engaged to incorporate the structure into the plan for the senior citizens high-rise development on the Kingsway-Edmonds site."

IN FAVOUR - ALDERMEN MERCIER, McLEAN,  
HERD AND CLARK

AGAINST -- HIS WORSHIP, THE MAYOR, ALDERMEN  
DAILLY, BLAIR AND LADNER

MOTION NEGATIVED

Mar/23/1970

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the subject of the report from the Manager, and the accompanying one from the Planning Department, be tabled for one week."

CARRIED

ALDERMAN DAILLY AND BLAIR - AGAINST

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the Recreation Director offer his comments on the matter of locating a recreation centre such as that outlined in the report of the Planning Department, including a complete description of the facility deemed most desirable, on the Kingsway - Edmonds site or elsewhere."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:  
"That the suggestions made by the Chief Building Inspector in his report be endorsed."

CARRIED UNANIMOUSLY

(10) Lot 13, Block 32, D.L. 152, Plan 2455  
KINGSWAY-ROYAL OAK INTERSECTION

It was being recommended that Council authorize the expropriation of a ten foot by ten foot truncation from the above described property, for road purposes, in order to provide a more adequate area for the turning movements of traffic.

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

CARRIED UNANIMOUSLY

(11) 1970 Assessment

The Municipal Assessor is herewith submitting a report on the captioned matter.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:  
"That the report of the Assessor be received."

CARRIED UNANIMOUSLY

(12) Estimates

It was being recommended that the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$5,500.00 be approved.

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

CARRIED UNANIMOUSLY

(13) Allowances

It was being recommended that the applications for allowances of percentage additions under Section 411 of the Municipal Act, as listed in the accompanying report of the Municipal Treasurer, be granted.

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

CARRIED UNANIMOUSLY

(14) Monthly Report of Fire Department

A report of the Fire Chief covering the activities of his Department during the month of February, 1970 was being submitted.

(15) Monthly Report of R.C.M.P.

A report from the R.C.M.P. covering the policing of the municipality during the month of February, 1970 was being submitted.

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

CARRIED UNANIMOUSLY

ALDERMAN LADNER explained that he had just learned last Thursday that a member of the legal firm with whom he is associated is acting for Nu-Way Merchandising Ltd.

Alderman Ladner stated that he was not aware of that situation when Council rendered a decision in connection with the application of the Company for a Trades Licence.

ALDERMAN LADNER LEFT THE MEETING.

(16) Nu-Way Merchandising Ltd.

Mar/23/1970

The Municipal Clerk was today served with a Notice of Motion on behalf of the above Company, returnable in the Supreme Court at Vancouver on March 31, 1970, for a Writ of Certiorari to quash the decision of Council made on the 9th of March, 1970 refusing a licence to the Company.

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

CARRIED UNANIMOUSLY

ALDERMAN LADNER RETURNED TO THE MEETING.

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

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

CARRIED

AGAINST -- ALDERMAN CLARK

\* \* \*

BY - LAWS

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

"BURNABY TEMPORARY BORROWING BY-LAW 1970"

#5675

"BURNABY ROAD CLOSING BY-LAW NO. 2, 1970"

#5673

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 4, 1970" #5678  
and that they now be read a First Time."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY LEFT THE MEETING.

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

CARRIED UNANIMOUSLY

Mar/23/1970

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

CARRIED UNANIMOUSLY

ALDERMAN DAILLY RETURNED TO THE MEETING.

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:  
"That:  
"BURNABY TEMPORARY BORROWING BY-LAW 1970"  
"BURNABY ROAD CLOSING BY-LAW NO. 2, 1970"  
"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 4, 1970"  
be now read a Third Time."

CARRIED UNANIMOUSLY

\* \* \* \*

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:  
"That:  
"BURNABY FIRE PREVENTION BY-LAW 1968, AMENDMENT NO. 1, 1970" #5677  
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 9, 1970, #5676  
AMENDMENT BY-LAW : 1970"  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 79, 1969" #5628 "  
be now reconsidered."

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 79, 1969 provides  
for the following proposed rezoning:

Reference RZ #75/69

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

Lots 3 to 10 inclusive, Block 41, D.L. 30, Plan 3036

(7418, 7424, 7432 Nineteenth Avenue, 7365, 7385 Humphries  
Avenue and 7425, 7419, 7411 Eighteenth Avenue -- Located  
between Eighteenth and Nineteenth Avenues South-West  
from Humphries Avenue a distance of approximately 280 feet)



The Municipal Clerk stated that the Planning Department had reported that the prerequisites established by Council in connection with this rezoning proposal have been satisfied.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That:

"BURNABY FIRE PREVENTION BY-LAW 1968, AMENDMENT NO. 1, 1970"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 9, 1970,  
AMENDMENT BY-LAW 1970"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 79, 1969"  
be now finally adopted, signed by the Mayor and Clerk and the  
Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

\* \* \*

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That Burnaby Zoning By-Law 1965, Amendment By-law No. 83,  
1969 be tabled for one week."

CARRIED

AGAINST -- ALDERMEN LADNER AND  
BLAIR

\* \* \* \*

ALDERMAN CLARK enquired as to when the Special Committee of Council dealing with Council procedures would be submitting its report.

HIS WORSHIP, MAYOR PRITTIE, stated that the Municipal Clerk was in the process of preparing something for the Committee and that, when that submission was received, the Committee would be in a position to deal further with the matter.

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ALDERMAN DAILLY enquired as to whether Council should express its concern regarding the future of the Greater Vancouver Regional District, in view of recent pronouncements which had been made.

He pointed out that <sup>the</sup> District was meeting this Wednesday and that they would be required to deal with a number of important matters.

His Worship, Mayor Prittie, stated that he felt the representatives of Council on the District could act without any direction of Council on the matters alluded to by Alderman Dailly.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY