

NOVEMBER 23, 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, November 23, 1970 at 7:00 p.m.

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

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:  
"That Minutes of the meeting of November 16th, 1970 and the Public Hearing held November 16th, 1970 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:  
"That the Original Communications be received."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

A letter was received from the Canadian Lacrosse Hall of Fame expressing appreciation to the Council for their donation of \$200.00 towards the purchase of permanent plaques for the Canadian Lacrosse Hall of Fame.

Mrs. Grace McCarthy, Minister Without Portfolio, Parliament Buildings, Victoria wrote drawing attention to the fact that there was a great need for new housing units within the next decade in Canada and also pointing out that the development of housing would create employment in the building trades and would stimulate industry through sales of furniture, landscaping, etc. etc.

The Minister also pointed out that there were many families whose income ranged from five to ten thousand dollars whose chances of home ownership in this decade diminished daily through the high cost of land, money and the rising cost of living.

As an alternative it was suggested that public subsidized housing could be encouraged and would house some families earning from \$6,500.00 to \$8,000.00 yearly. The Minister went on to explain about a pilot project being undertaken in the City of Vancouver where monthly payments would amount to approximately \$115.00 per month. In order to provide the opportunity for lower or moderate income family accommodation the unit price should not exceed \$17,000.00 and this selling price was to be found in the townhouse concept where more than one home was placed on the usual city lot.

The Minister referred again to Champlain Heights in Vancouver where the pilot project was underway and urged that this Council and other Councils in the Province would repeat the concept so that the shortage of housing might be met. It was suggested that the Council would need to allocate 15% of next year's housing starts for housing these lower income families and in this respect it was submitted that 273 homes would be needed.

The Minister offered to meet with the Council at any time to consider this proposal. The Minister added that the Federal Government had announced its intention to offer another 200 million dollars mortgage money for innovative housing for low income families and suggested that British Columbia should put forth its best endeavors to qualify for a large percentage of this financing.

*During discussion the following comments were made:*

- (a) The statement of the Minister suggested that the Federal Government had allotted a further 200 million dollars for mortgage money, which was commendable, but there did not seem to be any further assistance forthcoming from the Provincial Government and that Government was apparently asking that the Federal Government and municipalities should make provision for this additional housing without any further assistance from the Provincial Government.*
- (b) Authority should be given to the Regional District to construct low rental row housing and further progress in this direction would be made if such authority were granted.*
- (c) Reference was made to the minutes of the U.B.C.M. Convention held in September, 1970 when the Minister of Municipal Affairs commented that the municipalities, through rezoning procedures, were pushing the value of land higher because of the greater demand for commercial high density housing units. It was submitted that the Governments generally should ease up on restrictions which raise the end price of homes, which would include less rigid zoning regulations as well as lower interest rates. It was submitted that this Council had not looked seriously at how it may bring down the end price of housing.*
- (d) The new Dawson Developments together with the Stride Development and other housing projects in Burnaby, place Burnaby in a very favourable position where low rental and public housing was concerned and it was submitted that the two municipalities of Vancouver and Burnaby had probably done more in this connection than any of the other municipalities.*

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- (e) *The Council should meet with the Minister. There is a certain amount of buck passing upon the municipality and it was suggested that all levels of Government including the Provincial Government should do more toward the provision of housing.*
- (f) *The municipality cannot go it alone on the type of housing that the Minister is talking about and it was suggested that the Council could make areas available in the municipality for sale to private enterprise for this type of housing.*

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LADNER:

"That the suggestion of the Minister Without Portfolio, that she meet with the Council to discuss the housing situation, be referred to the Housing Committee to arrange a suitable agenda and to also arrange for a meeting with the Minister."

CARRIED UNANIMOUSLY

Executive Assistant, Office of the Minister of Urban Affairs, Ottawa wrote with reference to a resolution forwarded to the Minister relative to housing.

The Executive Assistant commented that the Winter Works Programme, which had been requested be renewed in the resolution, had been replaced by a Manpower Retraining and Mobility Programme to the tune of several hundreds of millions of dollars as compared to the relatively small amount spent on Winter Works Programmes which was very limited and piecemeal in scope.

With reference to the second part of the resolution that the Federal and Provincial Governments launch a large scale low rental housing programme, it was submitted that the budget for the Central Mortgage and Housing Corporation was in excess of one billion dollars and that the great preponderance of these funds was being directed to row housing for low-income families and persons. Roughly 50,000 dwelling unit commitments were underway this year alone or 77,000 unit commitments this year and last.

Mr. Thomas Farrington wrote with reference to the Council's recent decision to increase by  $\frac{1}{2}$  of 1% the business tax in Burnaby and suggested that this was a grave error in judgement. Mr. Farrington submitted that industry created employment and that to increase taxes on business and industry would not relieve the homeowner but eventually would have the reverse effect as some businesses would find themselves leading to bankruptcy.

*During discussion it was pointed out that there were approximately 2,500 businesses in the municipality and 1,700 of such businesses under the increased business tax would pay \$25.00 per year or less. About 7% of the total would pay \$100.00 or more. It was felt that the impact of the increase was not great on the business community and no real criticism had been received against the imposition of the tax.*

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*There were further items on the Agenda to be dealt with, re business tax, later in the meeting and it was decided to leave Mr. Farrington's letter in abeyance pending consideration of these items before deciding on the disposition of his letter.*

The Vancouver and Lower Mainland Industrial Development Commission advised of the Seminar to be held at the Villa Motor Inn, Burnaby on Saturday, December 5th on the subject "Where is Greater Vancouver Going in the next Decade?". The Commission asked that as many members of the Council as possible be in attendance at this Seminar. A copy of the programme was submitted for the information of the Council.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:  
"That the members of the Council be authorized to attend this Seminar."

CARRIED UNANIMOUSLY

Mrs. Hazel L'Estrange wrote enclosing a poll taken at the Kwik-Serve Red and White Store at 4910 Hastings Street as a result of certain actions taken by the Traffic Safety Committee and the Municipal Council in attempting to find the answer to Traffic Safety problems at Delta Avenue and Hastings Street. Mrs. L'Estrange submitted petitions which indicated one person in favour of a complete closure of Delta Avenue to North and South traffic. 62 people were not in favour of complete closure and nil persons expressed no opinion.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That the traffic situation at this intersection be referred to the Traffic Safety Committee for further investigation and review."

CARRIED UNANIMOUSLY

The Board of School Trustees, School District No. 41 submitted, for the Council's information, that the Board expected to present to the ratepayers "Burnaby School Loan By-law Referendum No. 7" on Saturday, December 12, 1970 for the purpose of raising for capital purposes the amount of \$3,197,800.00 for acquiring and developing school sites, purchasing, constructing, reconstructing buildings for school purposes or use in connection therewith, furnishing and equipping buildings for school purposes or use in connection therewith, other capital expenditures for school purposes. The programme included the modernization and Fire Marshall requirements within various schools amounting to \$544,000.00 and the Board submitted a consolidated sheet showing the details of the work to be done with these funds.

The Manager advised the Council that the presentation of the School Board Referendum had received approval from Victoria late that day, November 23rd.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:  
"That a Public Hearing be set for Tuesday, December 15th, 1970  
at 7:30 p.m. for the purpose of dealing with certain rezoning  
proposals."

CARRIED UNANIMOUSLY

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NOTICE OF MOTIONS

ALDERMAN LADNER submitted the following Notice of Motion re:  
Business Tax:

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the Council petition the Provincial Government  
and present a resolution to the Union of B. C. Municipalities,  
urging that the Municipal Act be amended to permit  
Municipalities to charge a business tax in any one year  
based upon the previous year's tax rate with payment due  
on January 1st, provided that the Council may, on or  
before May 15th alter the business tax rate for that year.  
Depending upon the rate established, any amount owing  
shall be due and payable or any rebate shall be made within  
a reasonable time thereafter."

Alderman Ladner submitted that it was ludicrous for the Council  
to be expected to establish a part of the tax rate at this time  
of the year and that this entire matter should be referred to  
the Municipal Manager for report on the administrative implications  
of the suggestions laid out in the resolution.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the proposal laid out in the resolution submitted relative  
to business tax be referred to the Municipal Manager for consideration  
and report to the Council."

CARRIED UNANIMOUSLY

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ALDERMAN McLEAN submitted Notice of Motion with reference to  
Business Tax/Trades Licence Fees.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the Council petition the Provincial Government and present  
a resolution to the U.B.C.M. for amendments to the Municipal Act  
allowing a Municipality, in instances where a Business Tax is  
charged, to not impose a Trades Licence Fee, or alternatively, to charge  
a Trades Licence Fee over and above a Business Tax."

This resolution, it was felt, required further study by the  
Administration to determine which approach was the most suitable  
before any references were made to the Union of B. C. Municipalities  
or the Provincial Government.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the proposal inherent in the resolution of Alderman McLean  
be referred to the Municipal Manager for a report on the  
best way to establish the concept contained therein before any  
reference is made to the Union of B. C. Municipalities and/or the  
Provincial Government."

CARRIED UNANIMOUSLY

REPORT

The Committee on Election Procedures reported on the recent trip to the City of Bremerton, Washington, on November 3rd to observe the use of the "Vote-a-Corder" voting machine at a County Election held in and for Kitsap County on that day.

The Committee reported on the scope of its study and gave a comparative of the various components of the Election including the number of questions put to the people compared to those in Burnaby, the number of names on the Voters' List, the percentage of voters and the number of polling divisions.

Costs of purchasing 125 machines for Burnaby would be approximately \$22,500.00 which would include the services of an I.B.M. Technician and an employee of the Datamedia Computer Service suppliers of the Vote-a-Corder device, to assist with preparations for two elections.

Their services would include the preparation of T.V. and Radio publicity, and preparations for a mock election to acquaint people with the use of the machine. Extra machines would be made available for demonstration purposes on Election Day. The cost of printing ballots presently amounting to approximately \$1,000.00 would be saved as would costs involved in handling of polling booths, the hiring of headquarter staff and the costs of recounts as the machines would produce not only a much faster return but a much more accurate return than the manual system presently used.

The Committee recommended that the Committee members be empowered to proceed to the Department of Municipal Affairs in Victoria and press for permissive legislation which would permit mechanical devices to be used at Municipal Elections.

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

CARRIED UNANIMOUSLY

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QUESTION AND ANSWER  
PERIOD

ALDERMAN DRUMMOND reported that the New Vista Society had prepared tenders for the first high-rise on the New Vista site near Edmonds Street and that the tenders would be published on the 27th of November and the closing date for receipt of tenders would be December 17, 1970. Approximately ten months would be required to build the first high-rise which would house 174 senior citizens. The Alderman thanked the Council on behalf of the Society for the co-operation received in this respect. The number of senior citizens to be housed at the Edmonds High-Rise Development was questioned and in reply the Manager advised that this development would house 240 persons and the expected time of construction was one year.

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The Engineer was asked why the work along East Hastings Street had recently come to a halt and the Engineer submitted that it was necessary to wait for a day or two for the ground to consolidate after the removal of certain amounts of fill and that the crews would be back again the following day.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That the Council resolve into a Committee of the Whole at 7:55 p.m."

CARRIED UNANIMOUSLY

R E P O R T S

SPECIAL COMMITTEE appointed to meet with representatives of the Burnaby Parks and Recreation Commission and the Regional Parks Authority to discuss jurisdictional and boundary problems related to Burnaby Lake, reported having met and discussed both these subjects with the result that the Committee had resolved to ask the Burnaby Parks and Recreation Commission to review the present and future municipal park needs in Burnaby Lake Regional Park and recommend to the Council the areas which were to remain under their jurisdiction.

The Committee reviewed a specific request from the Commission to allow preloading of an area North of the Municipal Rink between Sperling Avenue and Kensington Avenue with sawdust in order that the development of a future sports field may proceed. The Commission had available to it quantities of free sawdust fill and wished to take advantage of the opportunity of obtaining such fill.

The Committee recommended that the Council approve of the Commission's request to develop playfields in the area immediately North of Laurel Street between Sperling Avenue and Kensington Avenue.

*During discussion the information was given to the Council that at the meeting from which the Committee's Report arose the two representatives from the Regional Parks Authority were not present so that there had been no firm discussion held on the boundary or jurisdictional problems. It was understood by some members of the Council that the area upon which the Commission were now asking to preload with sawdust fill would in fact come under the jurisdiction of the Regional Parks Authority and some opposition was raised to the granting of the Commission's request in view of this situation and until a further meeting had been held when Regional Parks Authority representatives were present.*

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the report of the Joint Committee be tabled pending a further meeting of the Committee with the full membership present, including the representatives from the Regional Parks Authority."

MOTION LOST

AGAINST -- ALDERMEN CLARK,  
DRUMMOND, BLAIR, AND LADNER  
AND MAYOR PRITTE

*During discussion which followed the following points were made:*

- (a) The Parks and Recreation Commission had submitted to the Committee details of development over the next decade planned by the Commission and gave information on which lands the Commission wished to be retained under their jurisdiction.*
- (b) The Parks and Recreation Commission advised of their interest in developing playing fields in the area described in the report and as the report indicated the Commission wished to carry on with this preloading at this time.*

*Other questions posed were:*

- (1) What use would be made of the sports fields between Sperling and Kensington?*
- (2) There seemed some doubt that the boundaries between the parkland under municipal jurisdiction and that under Regional Parks Authority jurisdiction had, in fact, been established.*
- (3) There really is no urgency on the preloading question as sawdust fill is available any time.*

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:  
"That the recommendation that the Council approve of the Park Commission's request to develop playing fields in the area immediately North of Laurel Street between Sperling Avenue and Kensington Avenue be referred to the Parks and Recreation Commission with the suggestion that the Commission make its own request to the Council and that the remainder of the report be received."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER'S REPORT  
NO. 70, 1970

(1) Lease with National Harbours Board of Certain Street Ends - Burrard Inlet

The Manager reported that an original lease No. V-508 dated 1907 (renewed in 1929 and 1950) had expired.

The lease covers certain street ends in the Burrard Inlet and was renewable for a period of 21 years at an annual rental of \$1.00.

The Manager recommended that lease No. V-508 be renewed for a further 21 years and that the Mayor and Clerk be authorized to sign the necessary documents.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the recommendation of the manager be adopted."

CARRIED UNANIMOUSLY



(2) Willard Street - 12th Avenue to Trapp Road

The Manager referred to a request from the delegation from the Riverside District Civic Committee that sidewalks be constructed on Willard Street - Trapp Road to 12th Avenue; 12th Avenue - Meadow Avenue to Marine Drive; Trapp Road - Marine Drive to Willard Street.

The Traffic Safety Committee had considered the request; however they were unable to recommend a priority due to the lack of funds.

The Engineering Department has reviewed the situation and of the three locations suggested has submitted that Willard Street from Trapp Road to 12th Avenue was considered to warrant preferable treatment. It was proposed therefore to install a gravelled walking area at an estimated cost of \$4,000.00.

The Manager recommended that this work be approved by the Council.

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

CARRIED UNANIMOUSLY

(3) Subdivision Reference No. 117/69  
Broadway At Sperling

The Manager advised the Council that the subdivider of this land into 52 lots had asked for the application of the Council's sidewalk policy whereby the Corporation would pay 80% of the increased cost of installing curb sidewalks instead of the curbs and gutters required under the subdivision servicing.

The Contractor's price was \$2.10 per lineal foot, of which the Corporation's share would be 80% or \$1.68 per lineal foot for 4,300 feet of sidewalk making the Corporation's total cost \$7,220.00.

The Manager recommended that in view of the Engineer's opinion that this cost was fair and reasonable the request be approved at an estimated cost of \$7,220.00.

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

CARRIED UNANIMOUSLY

(4) Hastings Street Ornamental Tubs

The Manager reported on a request to the Parks and Recreation Commission to consider the matter of replacing tubs on Hastings Street which had been removed after having been placed there by the merchants as part of the Centennial events in 1967.

The Parks staff had advised the Commission that while the tubs were of the right size for the sidewalk space available they were not large enough to ensure proper growth of trees and a full grown tree would interfere with signs and would be subject to damage by passing buses etc.

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The trees, while on Hastings Street, were subject to severe vandalism and the Parks staff were continually replanting and repairing. Furthermore, it was considered Hastings Street in its present form and stage of development, with large amounts of traffic, both pedestrian and vehicular, did not lend itself to ornamental horticultural beautification.

The Manager advised of the appointment of a Committee of One, by the Commission, to obtain the views of the merchants, ten of whom indicated that if the tubs were to be continually subjected to vandalism they would prefer not to have them reinstalled and that if the trees could not be maintained in the existing containers it was best that they be eliminated.

The Commission recommended that the ornamental tubs not be re-established on Hastings Street but that they be placed in public places where vandalism would be minimal.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:  
"That the recommendation of the Parks and Recreation Commission be adopted and that the Commission be asked to consider other possible alternatives for ornamentation along the subject portion of Hastings Street, for example the use of existing brackets on the ornamental lighting standards for hanging flower baskets."

CARRIED UNANIMOUSLY

(5) By-law No. 5814

The Manager reported that this By-law being "BURNABY CAB AND COMMERCIAL VEHICLE BY-LAW 1951, AMENDMENT BY-LAW NO. 1, 1970" establishing a ratio of one taxicab licence for each 2,000 of population, appeared on the Council Agenda for this meeting.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the information be received."

CARRIED UNANIMOUSLY

(6) Construction of Sanitary Sewers - Lougheed Highway and Gamma Avenue

The Manager reported that tenders had been called, returnable up to 3:00 p.m. local time, for the construction of sanitary sewers at Lougheed and Gamma.

The Manager supplied a description of the works to be undertaken together with information on the various diameters of pipe involved and submitted that the work was to be completed by January 30, 1971.

A tabulation of the bids received was attached. It was recommended that the contract be awarded to Gosal Bros. Contracting Ltd. in the sum of \$31,659.00 or as more specifically detailed by unit costs in the tender.

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

CARRIED UNANIMOUSLY

(7) Easement Acquisition

The Manager recommended that an easement of varying widths between 0.231 acres in area be acquired from Triton Centres Limited, 4567 Lougheed Highway, Burnaby over property legally described as Lot 36, D.L. 120, Plan 25111, situated at 4455 Halifax Street (corner of Willingdon Avenue and Halifax Street). The property is being rezoned under Rezoning Reference No. 68/69.

No consideration is payable by Burnaby and it was recommended that the Council grant approval for the acceptance of this easement.

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

CARRIED UNANIMOUSLY

(8) Drive-In Restaurant Rezoning - Reference No. 63/70

The Manager submitted a report of the Planning Director concerning a number of rezonings for drive-in restaurants.

The Planner submitted that pursuant to the passage of an amending by-law establishing a new zoning district category (C7) for drive-in restaurants, a number of such restaurants should be rezoned to the new category to ensure the continued conformity of these existing establishments.

The seventeen drive-in restaurants recommended for C7 District zoning were as follows:

<u>NAME</u>	<u>EXIST. ZONE</u>	<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>
Luxury Freeze Drive-In	C4	6558 Kingsway	Lot 12E½ & 13, Block "D", D.L. 96, Plan 1740
Pizza Hut	C4	4775 Hastings	Lot "A", Blk. 6, D.L. 122, Pl. 34735
Chappy's Fish & Chips	C4	4590 Kingsway	Lots 3 & 4, Blk. 15, D.L. 153, Pl. 1109
Dog N'Suds	C4	7585 Kingsway	Lot 18, Block 2, D.L. 29, Pl. 3035
Giant Burger Drive-In	C2	7741 Edmonds	Lot "C", Blks. 2, 3 & 4, D.L. 28, Plan 22047
Sam's Roast Beef	C4	4174 Kingsway	Lot 106, D.L.'s 151/3, Pl. 36700
King's Drive-In	C4	3793 Kingsway	Lot 9, Blks. 17 & 50, D.L.'s 35/151, Pl. 799
McDonald's Drive-In	C4	4560 Hastings	Lots 15-19, Blk. 9, D.L. 122
McDonald's Drive-In	C4	7229 Kingsway	Lot 183, Blk. 3, D.L. 95, Plan 34416
Red Barn	C4	6040 Kingsway	Lot 66, D.L. 97, Plan 37634
The Burger House	C4	7437 Edmonds	Lot 3, Blk. 6, D.L. 30, Pl. 20569
A & W Drive-In	C3	4315 Lougheed	Lot "A", Blk. 4, D.L. 119, Plan 23015

NAME

A. & W. Drive-In	C4	6535 Kingsway	Lot 75, Bk. "D", D.L. 96, Plan 32131
A. & W. Drive-In	C4	6131 Hastings	Lot 58, D.L. 205, Pl. 34681
Harvey's Burgers	C4	5580 Kingsway	Lot 23, D.L. 94, Pl. 720
White Spot	C4	4075 North Road	Lot 11, D.L. 2, Pl. 30924
Lighthouse Drive-In	C4	3717 Canada Way	Lots 1, 2 & 3, Bk. 43, D.L. 69, Plan 4369

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
 "That the recommendation of the Planner be adopted and that the  
 proposed rezonings be referred to a Public Hearing."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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BY - LAWS

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:  
"That the Council do now resolve into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 54, 1970" #5795."

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #17/70

FROM NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1) TO SPECIAL INSTITUTIONAL DISTRICT (P7)

Lots "A" and "B", Block 25, D.L. 80N½, Plan 16273

(5584 Kincaid Street -- Located on the South side of Kincaid Street approximately 400 feet West of Canada Way Westward a distance of 132 feet)

Reference was made to the Advisory Planning Commission's views on this rezoning that the use was not compatible with the residential character of the neighbourhood. It was also noted that the Planning Director was working with the applicant for a suitable alternative site. The general consensus of Council was that the By-law be abandoned.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That the Committee do now abandon the By-law."

CARRIED

AGAINST -- ALDERMAN DAILLY  
AND MAYOR PRITTE

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:  
"That the Council do now resolve into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 45, 1970" #5760."

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #35/70

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

- (a) Lot 2, Except Expl. Plan 8663, Block 5, D.L. 34, Plan 1355
- (b) Lot 1, Block 5, D.L. 34, Plan 1355
- (c) Lots 2 and 3, Sketch 8663, Block 5, D.L. 34, Plan 1355

(5608, 5622 and 5636 Inman Avenue -- Located on the East side of Inman Avenue from a point approximately 200 feet North of Kingsway, Northwest a distance of 197.5 feet)

Relative to the application, a letter was received from Rainbow Properties Ltd. requesting the Corporation to share in the cost of providing an 18 inch storm sewer at a cost of approximately \$8,500.00. This item was one of the prerequisites established by Council to the rezoning. The letter maintained that the apparent size of the sewer was beyond that required for the development proposed and a portion of the cost should be borne by the municipality.

After reviewing the facts of the matter, and being satisfied that the size of the sewers proposed was not beyond that normally required, it was ruled that the prerequisite was not outside the established policy of Council relative to rezoning.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:  
"That Rainbow Properties Ltd. be advised that the prerequisite established does not fall outside the established policy of Council relative to rezoning and their request is denied."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:  
"That:  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 35, 1970" #5745  
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 38, 1970" #5812  
be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 35, 1970"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 38, 1970"

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That "BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1970" #5813 be now reconsidered."

CARRIED

AGAINST -- ALDERMEN CLARK, HERD AND LADNER

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That "BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1970" be now finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED

AGAINST -- ALDERMEN CLARK, HERD AND LADNER

A letter received from Mr. T. Farrington and dealt with earlier in the meeting was again brought forward. It was directed that Mr. Farrington be advised of the effect the increase would have on the individual business operations in the community and, that he be sent a detailed sheet in this respect, as referred to by Alderman Mercier.

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That leave be given to introduce:

"BURNABY CAB AND COMMERCIAL VEHICLE BY-LAW 1951, AMENDMENT BY-LAW NO. 1, 1970"

#5814

"BURNABY TAXATION EXEMPTION BY-LAW NO. 13, 1970"

#5816

and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:  
"That:  
"BURNABY CAB AND COMMERCIAL VEHICLE BY-LAW 1951, AMENDMENT  
BY-LAW NO. 1, 1970"  
"BURNABY TAXATION EXEMPTION BY-LAW NO. 13, 1970"  
be now read a Third Time."

CARRIED UNANIMOUSLY

\* \* \*

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:  
"That leave be given to introduce "BURNABY ZONING BY-LAW 1965,  
AMENDMENT BY-LAW NO. 55, 1970" #5810 and that it now be read  
a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY



This By-law provides for the following proposed rezoning:

Reference RZ #23/70

FROM RESIDENTIAL DISTRICT FIVE (R5) TO RESIDENTIAL DISTRICT ONE (R1)

(a) The rear and Easterly 200 feet portions of lots:

- (i) Block 39 except Pcl. "A", Expl. Pl. 16876, D.L. 86, Pl. 1203
- (ii) Block 40 except Exp. Pl. 16940, D.L. 86, Pl. 1203
- (iii) Lot 1, D.L. 86, Plan 23399
- (iv) Block 42 except plan 24296 and except Pcl. "A", Expl. Plan 22819, D.L. 86, Plan 1203
- (v) Block 43, except Pcl. "A", Expl. Plan 14196, D.L. 86, Plan 1203
- (vi) Block 44 except Expl. Pl. 13748, D.L. 86, Pl. 1203

(The Easterly 200 feet of 6054, 6084, 6116, 6140, 6184 and 6238 Malvern Avenue -- Located 147 feet East of Malvern Avenue between Burris Street and Stanley Street)

(b) The Southerly 41.4 feet of Lot 246, D.L. 86, Plan 26916

(6005 Humphries Avenue -- Located on the West side of Humphries Avenue from a point approximately 251 feet South of Burris Street Southward a distance of 41.4 feet)

Alderman Mercier indicated that he was against the proposed rezoning of all the properties, and submitted that the change in category would take away the right to develop them as was presently legally permitted. He noted that when Mr. Lesosky had purchased his property he had understood he would be able to develop it under the R5 zoning, and considered that this factor should be borne in mind.

During the discussion that ensued it was pointed out that the plan of development for the area had been set sometime before Mr. Lesosky had purchased his property, and he should have been aware of what was considered to be the ultimate use of the site.

Mention was also made of the other properties concerned, and that the only expression of opposititon to the rezoning proposal was that from Mr. Lesosky.

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

CARRIED

AGAINST -- ALDERMEN DRUMMOND,  
HERD, LADNER AND MERCIER

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMEN DRUMMOND,  
HERD, LADNER AND MERCIER

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 55, 1970"  
be now read a Third Time."

CARRIED

AGAINST -- ALDERMEN DRUMMOND,  
HERD, LADNER AND MERCIER

\* \* \*

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:  
"That leave be given to introduce "BURNABY ZONING BY-LAW 1965,  
AMENDMENT BY-LAW NO. 56, 1970" #5811 and that it now be read a First  
Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

This By-law provides for the following proposed text amendment:

Proposed Amendments to the Service Commercial District (C4)

(1) The inclusion of the C4 District in Clause (1) (b) of Section  
6.15 (Screening and Landscaping) on Page 20 of the By-law  
as follows:

"In C1, C4 and M Districts, all those portions of a  
required front yard not used for permitted parking or  
display areas shall be fully and suitably landscaped  
and properly maintained."

(2) The deletion of Clause (11) and the amendment of Clause  
(7) of Section 304.1 (Uses permitted in the C4 District)  
on Page 50 of the By-law, as follows:

"Car washing establishments and drive-in businesses,  
subject to the following conditions:

(a) The lot shall have an area of not less than 10,000  
square feet.

(b) The maximum area of land which may be built upon  
shall be 20 percent of the lot area.

(c) No building shall be situated closer than 20 feet  
to the side property lines.

(d) The lot shall have a street frontage of not less  
than 100 feet.

(e) The entire customer service area shall be paved with  
a permanent surface of asphalt or concrete.

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(f) Screening of not less than six feet in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an A, R or RM District, or is separated therefrom by a lane."

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That the Committee do now rise and report the By-law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 56, 1970" be now read a Third Time."

CARRIED UNANIMOUSLY

\* \* \*

The Council Recessed at 9:20 p.m.

The Council reconvened at 9:32 p.m.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

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

CARRIED UNANIMOUSLY