

OCTOBER 26, 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, October 26, 1970 at 7:00 p.m.

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

ABSENT: Alderman Drummond;

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:  
"That the Minutes of the Council meeting held on October 19,  
1970 and the Public Hearing on October 20, 1970 be adopted as  
written and confirmed."

CARRIED UNANIMOUSLY

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P R E S E N T A T I O N

HIS WORSHIP, MAYOR PRITTIE, then presented Miss Joyce Sadowick with a token of appreciation for her athletic achievement the past summer when she was a member of the Canadian British Commonwealth Games Tack Team.

His Worship indicated that Miss Sadowick had achieved the following:

- (a) During the competition at Edinburgh, she took part in the 100 meter relay race, along with three other girls, and won a bronze medal.

In this race, the Canadian girls set a Canadian record of 44.6 seconds.

- (b) She also won the 200 meter race at Grangemouth, Scotland.

- (c) She won the 200 meters and placed second in the 100 meters at an International Meet in Ireland.

- (d) After returning home, she was a member of the Canadian Track Team that participated in the International Meet in Winnipeg with Norway and Sweden. In this meet, she was a member of the 400 meter relay team and the team again set a Canadian record.

His Worship also mentioned that Miss Sadowick was an excellent student.

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His Worship, Mayor Prittie welcomed members of the 11th Burnaby Girl Guides Company to the Council meeting.

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### PROCLAMATION

HIS WORSHIP, MAYOR PRITTIE then proclaimed Toastmistress Week, as follows:

"WHEREAS October 25th is the 32nd Anniversary of International Toastmistress Clubs;

AND WHEREAS the members of International Toastmistress Clubs pledge to give active thought to leadership training and speech improvement, hoping through better communication to achieve better understanding throughout the world;

AND WHEREAS International Toastmistress Clubs foster free and open discussion which shall be without bias on all subjects, whether political, social, economic, racial or religious;

AND WHEREAS the Burnaby Toastmistress Club performs a most valuable Public service and encourages woman to take a more active role in the leadership of the Municipality of Burnaby;

NOW THEREFORE, I, ROBERT W. PRITTIE, Mayor of the Municipality of Burnaby, do proclaim and declare the week of October 25th to 31st inclusive to be Toastmistress Week in the Municipality of Burnaby.

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### ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That all of the below listed Original Communications be received."

CARRIED UNANIMOUSLY

Vice President, S.P.A.D.E. Club, wrote to request permission to collect funds on October 31, 1970.

Oct/26/1970

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to the Club to conduct its campaign at the time indicated, providing the Club furnishes satisfactory evidence as to it being bona-fide."

CARRIED UNANIMOUSLY

Pastor Arthur M. Spenst, Westminster Seventh-Day Adventist Church, submitted a letter requesting permission to hold the Annual Ingathering Appeal between December 1st and December 23, 1970 for the purpose of raising funds for missions and welfare.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to the Church to conduct its campaign at the times indicated."

CARRIED UNANIMOUSLY

Secretary, Armistice Day Ceremonies, the Royal Canadian Legion, Branch #148, submitted a letter requesting permission to hold:

- (a) The Annual Remembrance Day Church Parade on November 8th commencing at 10:30 a.m. from the I.G.A. Parking Lot on Hastings Street at Ingleton Avenue and along that Avenue to Albert Street where the Willingdon Community Church is located.
- (b) The Annual Armistice Day Parade commencing at 10:30 a.m. from the Safeway Parking Lot to Confederation Park.
- (c) The Annual Poppy Sale on November 6th and 7, 1970.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to Branch #148 of the Royal Canadian Legion to conduct both of its Parades and its Poppy Sale at the times indicated and, in the case of the Parades, along the routes mentioned, with the Parades being subject to the:

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

CARRIED UNANIMOUSLY

Mr. Edwin R. Anderson, Sales Representative for Simon Fraser Realty Ltd., submitted a letter indicating that the owner of Lot 39, Except Parcel "A", Expl. Plan 16876, D.L. 86, Plan 1203, Mr. T. Lesosky, is now prepared to subdivide his property by leaving the rear portion in one parcel and creating a lot 65.4 feet wide on Malvern Avenue and will register a restrictive covenant against the rear portion to preclude the construction of a building on that land until serviced in conjunction with Stage III of the adjoining Buckingham Heights Area.

Oct/26/1970

Mr. Anderson also made the following points in connection with the matter:

- (a) Mr. Lesosky is prepared to contribute his fair share of the cost of the servicing for the Stage III mentioned.
- (b) The main reason for the proposal outlined is that the servicing costs made the subdivision originally proposed, which would have created two lots on Humphries Avenue, uneconomical, whereas the proposal offered will at least permit Mr. Lesosky to dispose of his house and lot on Malvern Avenue.
- (c) Mr. Lesosky objects to the proposal advanced by the Planning Department that the rear portion of the subject property be rezoned to R1 inasmuch as he purchased the land several years ago recognizing the potential of being able to subdivide into two duplex lots at some time in the future.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That Item II of the Municipal Manager's report No. 62, 1970, which deals with the subject at hand, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

- (II) Lot 39, Except Parcel "A", Expl. Plan 16876, D.L. 86, Plan 1203 (Lesosky)  
SUBDIVISION REFERENCE NO. 61/70

The Planning Department wishes to correct the information contained in the letter from Mr. Anderson regarding sanitary sewers. In that regard, the sanitary sewer connection to the duplex dwelling was relocated as part of the servicing requirements when the lot was subdivided. The connection now runs directly out to the street to connect in a line on Humphries Avenue. No easements are involved.

The recommendations contained in the report submitted to Council on October 5th in connection with the matter were being reaffirmed.

These recommendations were that the proposal advanced by Mr. Anderson on behalf of Mr. Lesosky be endorsed in principle, subject to the following:

- (a) The registration of a restrictive covenant, in favour of the Corporation, prohibiting development on the rear lot that is to be created by the subdivision until this parcel is serviced in conjunction with Stage III of the adjoining Buckingham Heights municipal subdivision.
- (b) That the aforementioned rear portion of Mr. Lesosky's property, plus additional land shown on an accompanying sketch, be rezoned to Residential District One (R1).

Oct/26/1970

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:  
"That the two recommendations in the report of the Planning Department be adopted."

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That the previous motion be tabled until a report is submitted to Council indicating the length of time Mr. Lesosky has owned the subject property and when details of the Buckingham Heights Subdivision were made known to the public."

IN FAVOUR -- ALDERMEN LADNER,  
McLEAN, HERD AND CLARK

AGAINST -- MAYOR PRITTIE,  
ALDERMEN MERCIER, DAILLY AND  
BLAIR

MOTION NEGATIVED

A vote was then taken on the original motion, and it was Carried with Aldermen Ladner, Clark and Herd against.

Chairman, British Columbia Trailer Coach Association, submitted a letter suggesting that it is opportune for the municipality to consider making provision for a large camping area for tents and trailers.

Mrs. A. R. D'Altroy wrote to forward a copy of a letter dated September 11, 1970 that she sent to the Council of New Westminster pertaining to the recreational pursuit of horse riding.

Executive Director, Union of British Columbia Municipalities, submitted letters dated October 20th and 21, 1970 advising of the action taken by the U.B.C.M. in respect of:

- (a) An announced intention of the Minister of Finance to impose a 10% limitation on assessment increases.
- (b) The subject of Municipal Administration costs.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:  
"That the Municipal Assessor provide Council with a report indicating whether the 10% limitation mentioned in the above correspondence is to be on assessments for general and/or school purposes plus any other points that he deems important."

CARRIED UNANIMOUSLY

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TABLED ITEMS

The following matters were then lifted from the table:

Oct/26/1970

- (a) Application to rezone the South-Westerly 10.92 acre portion of Lot 67, D.L.'s 6/10/56/148, Plan 31569 North Westerly portions of Lot 69, D.L.'s 4/6, Plan 31569 and Parcel 1, Ref. Plan 22345, S.D. Parcel "A" Block 17, D.L. 6, Plan 748 having a combined area of 10.57 acres  
REFERENCE REZONING #37/70

Mr. J. W. Poole, President, Dawson Developments Ltd., the applicant for the above rezoning proposal, wrote to request an audience on the matter.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:  
"That Mr. Poole be heard."

CARRIED ANIMOUSLY

Mr. Poole then spoke and advised that, at a meeting in the Mayor's Office this afternoon, the following points were made in connection with the prerequisite involving the availability of an elementary school building in the area affected by the rezoning:

- (a) Three proposals were advanced to the School Board; one of them was a \$25,000.00 cash offer for the site the Board requires for the school; the second was that Dawson Developments Ltd. would set aside, immediately, approximately 5 acres at the Eastern end of Stage V of the development area for the construction of temporary classrooms thereon; and the third was that, later, approximately 7 acres of the land contained in Stage IV of the development area would be set aside for the same purpose, with the Board having more than 13 months during which to consider the purchase of this land for the same price per acre.
- (b) Dawson Developments Ltd. purchased the land from Western Pacific Projects Ltd. knowing of the commitment to the municipality concerning the use of the "ravine" portion of the area for park purposes.
- (c) Western Pacific Projects Ltd. will be dedicating 12 of the 30 acres it still retains to the municipality for park/school purposes.

The Chairman of the Burnaby School Board, Mr. J. R. Fleming, then spoke and indicated the following:

- (a) The Board sincerely hopes a joint school-park site will be acquired in the subject area.
- (b) There are a number of problems in endeavoring to negotiate a price for the land that needs to be purchased by the Corporation.
- (c) The primary concern of the Board is in obtaining a site for an elementary school - not the provision of the building itself.
- (d) A Special Committee of the Secretary-Treasurer of the Board and Mr. P. MacCarthy, the Land Acquisitions Agent acting for the Board in the matter at hand, is prepared to recommend acceptance of the proposal advanced by Dawson Developments Ltd. and, if the Board accepts this recommendation, it will have no objection to the rezoning proceeding.

Oct/26/1970

- (d) The Board will do its utmost to see that the actual classrooms are provided on the site involved when needed by the children who will occupy the dwellings planned to be built by Dawson Developments Ltd.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That "Burnaby Zoning By-law 1965, Amendment By-law No. 43, 1970" #5756 be included on the Agenda at this time for Reconsideration and Final Adoption."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 43, 1970" be now reconsidered."

CARRIED UNANIMOUSLY

It was pointed out in Council that the rezoning covered by the above By-law would be effected on the understanding that assurances have been given that arrangements will be made by Dawson Developments Ltd. to set aside, for school purposes:

- (a) Immediately, approximately 5 acres at the Eastern end of Stage V of the Company's development area for the construction of temporary classrooms thereon.
- (b) Later, approximately 7 acres of the land contained in Phase IV of the said development area.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 43, 1970" be now finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

(b) Service Commercial District (C4)

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That an Amendment to Burnaby Zoning By-law 1965 reflecting the changes in the C4 District that were recommended in the report Council received from the Planning Department on October 19th be brought forward and the proposal advanced to a Public Hearing."

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:  
"That the question of changing the regulations in the Service Commercial District (C4) be left on the table indefinitely."

IN FAVOUR -- ALDERMEN McLEAN,  
HERD, AND BLAIR

AGAINST -- ALDERMEN CLARK, DAILLY,  
LADNER, AND MERCIER:

MOTION LOST

A vote was then taken on the original motion, and it was Carried with Aldermen Mercier, Herd and Clark against.

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NOTICES OF MOTION

Alderman Dailly introduced the following motion in connection with the Business Tax:

"WHEREAS Burnaby's business tax of 6.5 percent has not been increased since it was first instituted in 1965;

AND WHEREAS our business tax is considerably below that of neighbouring municipalities such as Vancouver with 8 percent and New Westminster with 9 percent;

AND WHEREAS the failure of business interests in Burnaby to contribute their fair share of taxes places an extra tax burden on homeowners;

AND WHEREAS an increase in the business tax to 8.5 percent would bring in an additional annual revenue of \$372,000.00, which would take care of increased welfare costs;

THEREFORE BE IT RESOLVED that Council increase the business tax from 6.5 percent to 8.5 percent."

He received no seconder for this motion.

Manager, Burnaby Chamber of Commerce, submitted a letter on the subject of the submission from Alderman Dailly, advising as follows:

- (a) Since 1965, the Council has imposed business tax at the rate of 6 ½ percent. In that time, revenue from the tax and business licences has grown quicker than any other source of income from Burnaby taxpayers. Growth has averaged over 12% each year to 1969 and, in 1970, growth to August 2nd this year is 8.5 %, with considerable revenue still to be received.
- (b) Business Tax Assessment at November, 1969 were \$18,672,525.00.
- (c) The 1971 Business Tax Assessment is estimated at \$22,000,000.00, an 18% increase over the same time last year.
- (d) 1971 Revenue from Business Tax will increase at least 12%, and probably 14%.
- (e) The increase in assessments reflects new business growths, but at least half of the increase comes from increased assessments of current businesses.
- (f) Municipal costs are rising and will continue to do so.
- (g) The proposed 10% limitation on assessments, that was announced recently by the Premier, may not necessarily apply to assessments for general purposes. This type of assessment should increase between 12 and 15% overall.



Oct/26/1970

- (h) Using the 1970 mill rate of 15 mills and a business tax of 6 ½ percent, the Council should have at least 10% more revenue in 1971.
- (i) The Council should not consider increasing the business tax for 1971 without some firm indication of next year's costs. If it appears that, even with increased assessments, a general mill rate increase is to be expected, then perhaps the business tax should be increased.
- (j) Business tax is imposed by only three of the Lower Mainland municipalities: Vancouver, New Westminster and Burnaby. The first two are not the areas with whom Burnaby is competing for new development as they have virtually no industrial land available and their commercial development will come as a direct result of the core concept.
- (k) Municipalities that do not impose a tax are seeking, like Burnaby, industrial and commercial development to better balance their assessment rolls.
- (l) While taxation is not the only factor considered in a decision to locate, it can be the determining factor between two almost equal areas. Burnaby has ample industrial and commercial land available for development and to suggest that the municipality, in its circumstances, should impose the same business tax as Vancouver, is not considering all facts.
- (m) It was therefore being recommended that:
  - (a) Council take no action to amend the business tax rate until a projection of the 1971 Budget, together with a tentative mill rate, is prepared.
  - (b) The 1971 Business Tax rate be established so that it reflects the same percentage increase as the tentative 1971 mill rate.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That, before giving the subject of the Business Tax any further consideration, a report be submitted by the Manager reviewing the Business Tax rates as they compare to the general mill rate, and this report include:

- (a) An opinion on the submission from the Burnaby Chamber of Commerce that was received this evening.
- (b) An indication as to the amendments that would be required to the Municipal Act to enable Councils to deal with the question of establishing business tax rates at the same time as the general tax rates."

CARRIED UNANIMOUSLY

Oct/29/1970

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:

"Whereas unemployment in Burnaby is growing rapidly, adding 20 to 25 cases daily to Burnaby Welfare Rolls;

And Whereas this is adding a substantial and unexpected cost not budgeted for which would necessitate cuts in other municipal services;

And Whereas the Provincial Government adamantly refuses to increase its welfare contributions, and neither of the senior governments appears to be taking any action to alleviate unemployment;

THEREFORE BE IT RESOLVED that Burnaby Municipal Council:

- (1) Urge the Provincial Government to immediately restore its welfare contributions from the present 30 percent to the former 40 percent; further, that we urge it to create jobs by developing secondary manufacturing industries (e.g. smelters for iron and copper) instead of the present policy of exporting all our resources in their raw state to foreign countries;
- (2) Urge Ottawa to immediately implement a winter works programme to provide employment for people now on welfare; further, that the Federal, <sup>and Provincial</sup> Governments be asked to launch a large scale low rental housing programme to provide both jobs and houses.
- (3) Call a Public Hearing inviting all community groups to present briefs on solutions for our welfare and unemployment problems."

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That Point (3) in the above motion be deleted."

CARRIED

AGAINST -- ALDERMAN DAILLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That Points (1) and (2) in the above motion be referred to the U.B.C.M. for appropriate action."

IN FAVOUR -- ALDERMEN HERD,  
BLAIR AND CLARK

AGAINST -- ALDERMEN MERCIER,  
McLEAN, LADNER AND DAILLY

MOTION LOST

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the above motion be amended by deleting the preamble therefrom."

CARRIED UNANIMOUSLY

Oct/26/1970

A vote was then taken on Original Motion, as amended twice, and It was Carried Unanimously.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:  
"That the motion of Alderman Clark dealing with unemployment be considered at this time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:  
"WHEREAS many of our able bodied citizens are at present without work and are on welfare, a situation which is increasing rapidly;

AND WHEREAS this is creating an unfair burden on taxpayers and productive members of the community;

AND WHEREAS the present methods of handling welfare recipients and unemployed solves nothing and generally creates a worsening situation;

THEREFORE BE IT RESOLVED that the Burnaby Municipal Council request the senior levels of government to take immediate steps to implement programmes to alleviate this situation in an many ways as possible, e.g.

- (a) Lower interest rates on housing;
- (b) Re-education of the unemployed so that they can seek employment in other areas;
- (c) Municipal cost-sharing incentive work programmes;
- (d) Establishment of Regional Welfare Offices;
- (e) Immediate start on many government projects currently being held in abeyance."

CARRIED UNANIMOUSLY

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#### R E P O R T S

MUNICIPAL CLERK submitted a Certificate of Sufficiency covering the paving of the lane East of Davies Street between 14th Avenue and 16th Avenue from 16th Avenue to Davies Street, as a Local Improvement under the Petition method.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That the Clerk's Certificate be received and the Legal Department prepare a Local Improvement Construction By-law to authorize the work covered by the Certificate."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That a submission from the New Vista Recreation Association be admitted to the Agenda for consideration at this time."

CARRIED UNANIMOUSLY

Oct/26/1970

Mr. Richard Stewart, President, New Vista Recreational Association, submitted a petition signed by 81 persons requesting that immediate action be taken to prevent:

- (a) further vandalism in the New Vista Society Senior Citizens development.
- (b) those residing there from being assailed.

Mr. Stewart also asked that the bush in the area be cleared as a means of minimizing the problems being caused the citizens in the area.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:  
"That the requests of the New Vista Recreation Association involving the safety of the residents in the area be referred to the R.C.M.P. for additional surveillance of the area, with particular attention being paid the matter of enforcing the regulations prohibiting the discharging of firecrackers there."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That the question of clearing the bush mentioned in the petition from the New Vista Recreation Association be referred to municipal staff for consideration and report."

CARRIED UNANIMOUSLY

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QUESTION AND ANSWER  
PERIOD

ALDERMAN McLEAN endeavored to present a proposal involving traffic problems in the municipality resulting, in his opinion, from the Department of Highways not undertaking certain major road projects that have been promised the municipality for some time.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:  
"That the subject of the presentation by Alderman McLean be placed on the Agenda for consideration after dealing with the Municipal Manager's Report later this evening."

CARRIED

AGAINST --ALDERMAN BLAIR

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ALDERMAN CLARK served a Notice of Motion that he would be introducing a proposal whereby an item "New Business" should be shown on the Agenda for Council meetings.

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Oct/26/1970

ALDERMAN DAILLY suggested that the Liquor Store on Hastings Street should be relocated because of traffic problems caused by its presence in a heavily travelled portion of the Street.

He suggested that an appropriate place for the Liquor Store would be the Kensington Shopping Centre.

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When Alderman Ladner enquired as to the progress being made in embarking upon the Hastings Street Widening Programme, the Assistant Municipal Manager stated that there had been no change from that indicated at the last Council meeting but staff was endeavoring to expedite the matter.

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When Alderman Herd enquired about the proposed installation of a traffic signal at Boundary Road and Imperial Street, the Municipal Engineer stated that he would endeavor to obtain a report from the City of Vancouver in connection with the matter.

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#### R E P O R T S

HIS WORSHIP, MAYOR PRITTIE submitted a report recommending that Alderman Herd be appointed Acting Mayor for the months of November and December, 1970.

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

CARRIED UNANIMOUSLY

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Aldermen Clark and Mercier submitted a report on the subject of Taxi Licences, recommending that the proposal advanced by the Municipal Manager in Item (3) of his report No. 7, 1970, which was that Council establish a ratio of taxi cab licences at one for every 2,000 persons in the municipality, be endorsed.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:  
"That the recommendation of Aldermen Clark and Mercier be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:  
"That the Chief Licence Inspector collaborate with the Special Committee of Aldermen Clark and Mercier in determining to whom the new taxi licences should be issued, on the understanding that these Aldermen will submit a recommendation to Council on the matter following their consideration."

CARRIED UNANIMOUSLY

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

THE COUNCIL RECONVENED AT 9:10 P.M.

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

CARRIED UNANIMOUSLY

POLLUTION COMMITTEE submitted a report outlining the results of the ambient air testing programme that has been conducted in the municipality over the past several months.

A submission from the Chief Public Health Chemist, Mr. A. J. Lynch, relating to the matter was also presented by the Committee.

The Committee indicated that Mr. Lynch was desirous of extending the studies already underway by undertaking further sampling but he does not have the facilities available to him to make the necessary readings. The Committee indicated that Mr. Lynch could make the monitoring equipment used available to the Corporation and he would make the results of his analysis available as well if the municipality was in a position to man the stations, which would require approximately one to two man hours per day.

The Committee recommended that the proposal advanced by Mr. Lynch, as detailed in the report, be adopted.

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

CARRIED UNANIMOUSLY

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TRAFFIC SAFETY COMMITTEE submitted a Report recommending that two of its members (one appointed and one staff) be authorized to attend the 13th Annual Conference of the Western Canada Traffic and Parking Association in Brandon, Manitoba between November 4th and 6th, 1970.

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

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 62, 1970 on the matters listed below as Items (1) to (13) either providing the information shown or recommending the courses of action indicated for the reasons given:

Oct/26/1970

- (1) Lot 18, North 50 feet of South 154 feet, D.L. 149NW $\frac{1}{4}$ , Plan 3159
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It was being recommended that Council authorize the acquisition of the rear 10 feet of the above described property, which is required for lane purposes, for a consideration of \$1.00.

It was also being recommended that authority be granted to execute the documents connected with the matter.

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

CARRIED UNANIMOUSLY

- (2) (a) Lot 19, Block 5, D.L. 173, Plan 1043  
(b) Parcel "A", Expl. Plan 8786, D.L. 155, Plan 3077  
(c) Parcel "B", Ref. Plan 9170, D.L. 155, Plan 3077  
A.B.C. SALVAGE AND METAL LIMITED
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The Planning Department has reported as follows on a proposed land exchange involving the above properties and A.B.C. Salvage and Metal Limited:

- (a) Discussions have been held with a representative of A.B.C. Salvage and Metal Limited concerning a proposal to extend a rail spur line into the site of the Company from the B. C. Hydro and Power Authority rail line in the Big Bend Area.
- (b) The Company's property is presently separated from the rail line by a Corporation-owned parcel (Lot 19, Block 5, D.L. 173, Plan 1034) .
- (c) A proposal has been advanced whereby the said Lot 19 would be consolidated with the abutting portion of the Meadow Avenue road allowance and exchanged for two portions at the North-Westerly and South-Easterly ends of the Company's site (which is the property described under the captioned (b) and (c)).
- (d) The retention of an easement along the present drainage ditch on the Westerly side of Meadow Avenue would also be necessary. The Engineering Department has indicated that a sixty inch culvert would be the minimum requirement in the road allowance mentioned to accommodate the proposed railway spur crossing of the drainage course, with this installation to be the responsibility of A.B.C. Salvage and Metal Limited.
- (e) The proposed exchange would allow for the development of a 66 foot road allowance on Marshland Avenue, which would be terminated by a cul-de-sac at its Easterly end, and for the Westerly extension of Thorne Avenue, which is envisaged as a future industrial collector route in the Southern part of the Big Bend Area.
- (f) In terms of area, the proposed exchange would involve approximately 60,000 square feet of the land owned by the Company and about 59,700 square feet of municipally-held property.

- (g) The B. C. Hydro and Power Authority has advanced a proposal that is found to be acceptable because it avoids the crossing of the usable portions of the Meadow Avenue and Marshland Avenue rights-of-way and makes provision for a "diamond" crossing that will allow future rail access to the adjoining Corporation-owned parcel on the North-West side of Marshland Avenue.
- (h) In a letter dated October 9, 1970, A.B.C. Salvage and Metal Limited has requested permission to continue to use a portion of the land at the Southerly end of its present holdings, for a limited period of time, for access and security purposes.
- (i) It was being recommended that the proposed land exchange outlined above, which would provide the Corporation with needed road allowances and permit the Company to proceed with the extension of a spur line into its property for the transporting of scrap metal to the Marpole Area in Vancouver, be accepted.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:  
"That the recommendation contained in the report of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- (3) (a) Southwest portion of Lot "A", D.L. 42, Plan 3055  
PRELIMINARY PLAN APPROVAL #1305
- (b) Lot "A", S.D. 26, Block 8, D.L. 40, Plan 5274  
PRELIMINARY PLAN APPROVAL #1315

The above applications have been received for two proposed industrial developments in the Winston - Government Area that is presently under study by a Special Committee of Council.

The following are the particulars of the proposals:

- (a) Southwest portion of Lot "A", D.L. 42, Plan 3055  
PRELIMINARY PLAN APPROVAL #1305

It is proposed to develop a warehouse building suitable for occupancy by several tenants or separate owners on the condominium principle.

The site may be affected by changes either in land use pattern or road alignment, which could result from studies presently under way.

- (b) Lot "A", S.D. 26, Block 8, D.L. 40, Plan 5274  
PRELIMINARY PLAN APPROVAL #1315

This application concerns rather limited development of a large site abutting the North boundary of Warner Loat Park.

The property may well be involved in the consideration of plans for possible park expansion or an alternative alignment for the Winston - Government Collector Route.



Oct/26/1970

The direction of Council in processing these applications was being sought.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:

"That the applications be referred to the Special Committee mentioned in the report of the Manager for a detailed analysis and report."

CARRIED UNANIMOUSLY

(4) Canadian Federation of Mayors and Municipalities

The Canadian Federation of Mayors and Municipalities has written to advise of the dues which will be payable by the municipality next year and in 1972 for membership in the Federation.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That the report of the Manager, including the accompanying copy of the letter from the Canadian Federation of Mayors and Municipalities, be received."

CARRIED UNANIMOUSLY

(5) Application for Trades Licence - Savette Distributors Limited (Teno Distributors Limited)

The above Company has applied for a Trades Licence to sell Savex Cashchek cards directly to the public for \$12.00 annually so that the holder of the card can obtain a 10% discount for cash on goods and services from a list of organizations provided by the Company.

The President of the Company has, in a letter, indicated that he does not intend to use what has been referred to as the "Pyramid" method of selling the cards, although he may permit organizations to promote the sale of the cards as a method of raising funds.

Several of the organizations listed by the Company have been contacted and all have confirmed that they would grant a 10% cash discount on the presentation of a card.

There are no means available to control the method of selling the cards.

A copy of the letter from the Company, which contains an elaboration on the matter, was being submitted.

The direction of Council in connection with the application was being sought.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That Council authorize the issuance of a Trades Licence to Savex Distributors Ltd. to sell the Savex Cashchek cards mentioned in the report of the Manager."

CARRIED

AGAINST -- ALDERMAN DAILLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:  
"That the Chief Licence Inspector report further to Council toward the end of the licence year (December 31, 1970) on the activities conducted by Savex Distributors Ltd. between now and then in order that Council can determine the merits of authorizing a renewal of the Trades Licence. "

CARRIED

AGAINST -- ALDERMAN LADNER

(6) Easement - Lot 67, D.L. 53, Plan 33863  
STRIDE AVENUE HOUSING DEVELOPMENT

The Corporation has easements over the above described property, which is occupied by the Stride Avenue Housing Development, for underground installations.

The Greater Vancouver Water District wishes permission to use the easements.

It was being recommended that the request of the Greater Vancouver Water District be granted and that the Mayor and Clerk be authorized to sign the necessary documents.

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

CARRIED UNANIMOUSLY

(7) Burnaby Association for Retarded Children

The Planning Department has reported as follows on the proposed rezoning of the site desired by the Burnaby Association for Retarded Children (Lots 48B to 52B inclusive, S.D. 19, Block 6, D.L. 74S½, Plan 1852):

- (a) A plan is being prepared to accompany the By-law that will close the lane involved in the matter.

When completed, the By-law will be presented to Council for passage and, once title to the lane is obtained, it and the five lots involved can be consolidated into one parcel.

- (b) A letter has been sent to the Association requesting that it agree to the ultimate closure of Banff Avenue (one of the streets abutting the site).

- (c) A suitable plan of development for the site, which relates to the high standard of development of the adjacent Donald Patterson School, is expected to be received.

- (d) The cost of providing:

- (1) Storm sewer service.

- (2) A ten foot easement over the lane to be cancelled.

Oct/26/1970

- (3) A new water main along Banff Avenue to connect with the existing system and, after Banff Avenue is closed, the acquisition of a ten foot wide easement to protect the water main,

is being obtained.

If the land involved is to be leased or sold at a nominal rate, presumably the Corporation will bear the cost of the services.

- (c) The question of transferring the property to the Association versus a longterm lease has been discussed with a representative of the Association.

Leasing has been favoured by the staff of the municipality, but there was a question regarding the availability of money from the various governments if the Association did not own the land.

It has been learned that monies will be available on the basis of a long-term lease so it was being recommended that Council consider leasing the site rather than transferring title.

Direction was being sought as to the terms on which the lease should be granted.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:  
"That the Municipal Manager indicate the terms that are regarded as being suitable for the leasing of the site which is the subject of the report from the Planning Department to the Burnaby Association for Retarded Children."

CARRIED UNANIMOUSLY

- (8) Lots "A" and "B", Block 25, D.L. 80N, Plan 16273  
(5584 Kincaid Street)  
REFERENCE REZONING #17/70

The Planning Department is recommending that Council establish the following prerequisites in connection with the above rezoning proposal:

- (a) The submission of a suitable plan of development for the site.
- (b) The deposit of sufficient money to cover the cost of providing storm sewers to the site.
- (c) The consolidation of these two lots into one property.

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

CARRIED UNANIMOUSLY

(9) Storm and Sanitary Sewer Projects (Imperial Street and  
Bainbridge Avenue)

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It was being recommended that Council accept the tender of Donmac Contractors Limited in the amount of \$74,985.79 for the supply of the requisite materials and the installation of them for the above storm and sanitary sewer projects, as more particularly described in the tender call.

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

CARRIED UNANIMOUSLY

(10) Portion of Lot "L", Explanatory Plan 29608, Block 2, D.L.  
216, Plan 28637,  
SUBDIVISION REFERENCE NO. 111/70

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It was being recommended that Council waive the provisions of Section 712(1) of the Municipal Act in respect of a subdivision involving the above property in order to exempt the subdivider of the parcel from being required to provide the amount of land prescribed by the Section mentioned as a highway.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the owner of D.L. 216, Lot "L", E.P. 29608, Block 2, Plan 28637 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 Donald S. Black and sworn the 30th day of April, 1970."

CARRIED UNANIMOUSLY

(11) Lot 39, Except Parcel "A", Expl. Plan 16876, D.L. 86, Plan  
1203 (Lesosky) SUBDIVISION REFERENCE NO. 61/70

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

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

The Planning Department has reported as follows on the above rezoning application:

- (a) At the Hearing which was held on this rezoning proposal, questions were raised as to whether there was a need for an extension of Horne Street in the location proposed by the Planning Department.
- (b) The South-Westerly extension of Horne Street and its proposed alignment were established in Community Plan #10, which was adopted by Council on September 21, 1970.

Oct/26/1970

(c) This proposal has been reviewed and consideration has been given the alternative advanced at the Public Hearing that the extension be realigned in a more East-West direction, with the result the following observations are being made:

- (i) Although it would appear logical to locate the road in an East-West direction parallel to existing property lines, the proposed location of the road would result in very substantial grades (in some places exceeding 13%).

The location proposed by the Planning Department provides more reasonable grades, not exceeding 10%.

- (ii) The Community Plan recommended the creation of a site for low-density townhouse development bounded by the road proposed by the Planning Department, the present Government Street and Keswick Avenue.

In the event the road was located in the alternate position, it would pass on the North side of an existing B. C. Hydro and Power Authority powerline tower and consequently a housing site would be created under a major powerline.

The Community Plan created a more acceptable situation in that the road in the first position would form the Westerly boundary of the proposed housing site and the powerline and tower would fall within an area designated for the Stoney Creek Park - Trail system.

- (d) In view of the foregoing, it was being recommended that the original location of the road in question be confirmed.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That the report of the Planning Department be tabled until consideration of the amendment to the Zoning By-law pertaining to the subject rezoning later this evening."

CARRIED UNANIMOUSLY

(13) Defunct C.N.R. Crossing (Second Narrows Bridge)

The Municipal Engineer has reported as follows on the above matter:

- (a) Dillingham Corporation of Canada Ltd. has advised that all major blasts of the Crossing below the surface of the water will be monitored by a professional group (Materials Testing Ltd.) and all blasts are being designed in accordance with a schedule established in the Contract. These blasts are well below the damage threshold determined by an International Committee working on the Saint Lawrence Seaway.

- (b) The Company has further advised that, to date, no other feasible method has been developed for demolishing concrete below the surface of water.
- (c) The Municipal Solicitor has indicated that there is no action he can take to restrain the Company from doing any further blasting. His advice is based on the fact that the Company must only operate within Section 871 of the Municipal Act, which pertains to the regulation of blasting.
- (d) The Company is working within a Board Order of the Canada Transport Commission, which means that the regulation of the Contractor comes within the exclusive jurisdiction of the Federal Government.
- (e) Having been apprized of the foregoing, an appeal was made to the representative of the Company to ensure that possible damage to homes in the area would be eliminated or kept to an absolute minimum.

The Company spokesman stated that this situation was as much in the interests of the Company as the municipality and the Company would certainly continue to co-operate in any way possible.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:  
"That the report of the Municipal Engineer be received and the substance of it be conveyed to the Vancouver Heights Ratepayers Association."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

ALDERMAN McLEAN then returned the proposal he introduced earlier in the meeting concerning major traffic problems being caused by the lack of Provincial highway facilities.

He drew attention to the fact that traffic volumes on Canada Way and on 10th Avenue are such that congestion frequently occurs, a situation that could be relieved if the Stormont Interchange of the Freeway was built entirely as has been indicated to the municipality by the Department of Highways.

Oct/26/1970

Alderman McLean also mentioned that the Department of Highways recently let five major contracts for highways up country. He contended that none of these projects were as important as the major roads required in Burnaby.

He proposed that the Department of Highways be requested to establish a priority list of all its projects and inform the various municipalities in the Lower Mainland accordingly.

He added that many long-term plans, such as park development and the establishment of industries, are being delayed due to the absence of adequate major road facilities that are the responsibility of the Provincial Government.

Alderman McLean was directed by Council to prepare a formal Motion on the subject of his presentation this evening.

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

CARRIED

AGAINST -- ALDERMAN CLARK

ALDERMAN LADNER LEFT THE MEETING.

Oct/26/1970

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By - l a w s

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That leave be given to introduce:

"BURNABY FIREARM REGULATION BY-LAW 1964, AMENDMENT BY-LAW  
1970" #5794

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 FIREARM REGULATION BY-LAW 1964, AMENDMENT BY-LAW  
1970" be now read a Third Time."

CARRIED UNANIMOUSLY

\* \* \*

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:

"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. 26, 1970" #5710

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

CARRIED UNANIMOUSLY



Oct/26/1970

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26, 1970 provides for the following proposed rezoning:

Reference RZ #4/70

FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO SERVICE COMMERCIAL DISTRICT (C4)

Lots 24 to 27 inclusive, Block 2, D.L. 28, Plan 24032

(7817 and 7827 - 6th Street -- Located at the North-West corner of Sixth Street and 11th Avenue)

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)

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

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:  
"That:  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26, 1970"  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 32, 1970"  
be now read a Third Time."

CARRIED UNANIMOUSLY

\* \* \*

Oct/26/1970

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That:

"BURNABY TAX ABATEMENT BY-LAW 1970"

#5792

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 36, 1970" #5793

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY TAX ABATEMENT BY-LAW 1970"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 36, 1970"

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 McLEAN:

"That leave be given to introduce "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 47, 1970" #5785 and that it now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, 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 #42/70

FROM RESIDENTIAL DISTRICT ONE (R1) TO MULTIPLE FAMILY  
RESIDENTIAL DISTRICT ONE (RMI)

- (a) Parcel "A", Ref. Plan 4157, part South on Plan 4829 except Parcel 1, Expl. Plan 12354, Blocks 6 and 7, D.L. 4, Plan 845
- (b) Parcel 1, Ref. Plan 11653, Parcel "B", Block 6, D.L. 4, Plan 845

(3687 and 3809 Keswick Avenue -- Located at the South-West corner of Keswick Avenue and Lougheed Highway having an area of 3.47 acres)

Oct/26/1970

The report of the Planning Department on the rezoning proposal covered by this By-law, which Council received earlier in the meeting, was returned for further consideration.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:

"That further action on this By-law be tabled until the November 2nd meeting and the Planning Department submit a report then containing answers to the following questions:

- (a) What is the future intended use of the road mentioned in the report of the Planning Department now at hand?
- (b) What is the current zoning situation for land in the area?
- (c) What type of residences are located in the area, and would it be prudent to disturb their amenities by creating the Westerly extension of Horne Street in the alignment preferred by the Planning Department."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:

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

CARRIED UNANIMOUSLY

Oct/26/1970

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That leave be given to introduce:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 48, 1970" #5786

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 49, 1970" #5787

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 50, 1970" #5788

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1970" #5790

and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

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

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 48, 1970 provides for the following proposed rezoning:

Reference RZ #38/70

FROM RESIDENTIAL DISTRICT FOUR (R4) TO MULTIPLE FAMILY  
RESIDENTIAL DISTRICT THREE (RM3)

Lot 16, Block 77, D.L. 127, Plan 4953

(351 Holdom Avenue -- Located on the West side of Holdom Avenue from a point approximately 264 feet North of Hastings Street Northward a distance of 66 feet)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 49, 1970 provides for the following proposed rezoning:

Reference RZ #40/70

FROM RESIDENTIAL DISTRICT FOUR (R4) TO ADMINISTRATION AND  
ASSEMBLY DISTRICT (P2)

(a) Lot 15, Block 12, D.L. 79, Plan 2298

(b) Lot 16, Block 12, D.L. 79, Plan 2298

(4218 and 4276 Norland Avenue -- Located on the East side of Norland Avenue from a point approximately 229 feet North of Canada Way Northward a distance of 264 feet)

Oct/26/1970

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 50, 1970 provides for the following proposed rezoning:

Reference RZ #6/70

FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Lots 7 and 8, Blocks 12 and 13N, D.L. 79S, Plan 2298

(3826 and 3876 Norland Avenue -- Located on the South-East corner of Norland Avenue and Sprott Street)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1970 provides for the following proposed rezoning:

Reference RZ #43/70

FROM SMALL HOLDINGS DISTRICT (A2) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Lot 26, D.L. 79, Plan 31328

(Vacant -- Located on the South side of Roberts Street from a point 255 feet East of Ledger Avenue Eastward a distance of 397 feet with an average depth of 313 feet, being that area East of the Y.M.C.A. property and North of that occupied by the Burnaby Winter Club)

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

\* \* \*

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:  
"That leave be given to introduce "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 51, 1970" #578.9 and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Oct/26/1970

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:  
"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 # 36/70

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

Lot "B", Block 30, D.L. 186, Plan 5371  
Lot 17, Block 30, D.L. 186, Plan 1124  
(401 North Esmond Avenue -- Located West of Esmond Avenue  
between Trinity and McGill Streets, Westward a distance of  
300 feet)

Mr. and Mrs. C. A. Moore, 3796 McGill Street, submitted a letter  
indicating that, after careful study of the revised plans for  
the proposed Senior Citizens Housing Development on the subject  
property, they were in complete concurrence with the proposal  
now at hand.

The Moore's also offered the following in support of the location  
of the proposed tower on the property:

- (a) It would be adjacent to the proposed parking facility  
and the gymnasium or recreational hall.
- (b) The lane serving the site is so located as to facilitate  
easy servicing.
- (c) The elevation of the site is much lower where the tower  
is to be located than the South-East corner.
- (d) The proposed positioning of the tower is more centrally  
located in relation to the entire block bounded by  
Boundary Road, Trinity Street, Esmond Avenue and McGill  
Street, which will thus produce a more balanced and  
aesthetic general appearance to the whole area.
- (e) The amenity in the form of open space, with pleasant park-like  
grounds, is desirable.

Mr. and Mrs. Moore also commended the Planning Department for its  
work in connection with the subject at hand.

Mr. G. Chernoff, 3760 McGill Street, also wrote on the subject  
rezoning, offering the following:

- (a) He supports the proposal planned for the property in  
question, as well as the tower replacing the school on  
the site.
- (b) The positioning of the tower is ideal and should only be  
changed if the school building there now was required.

Oct/26/1970

Planning Department submitted a report on the subject rezoning proposal advising that the revised plans for the proposed Senior Citizens Housing Development have been examined and the following was being offered as a result:

- (a) The plans basically reflect the proposal advanced by the Department in its report dated August 19, 1970 (i.e. removing the existing one-storey school structure and replacing it with the tower).
- (b) The new proposal would provide for a total of 372 senior citizens; a site coverage of approximately 18.8%; and a maximum floor area ratio of 1.40, which would be in line with the RM4 regulations.
- (c) The new proposal also provides for the use of the existing mansion for staff accommodation and recreational facilities for the senior citizens. The fire regulations will not allow the mansion to be used for senior citizen accommodation.
- (d) The existing gymnasium will be used as a recreational hall and social centre, as proposed in the original plan that was submitted.
- (e) More detail is required regarding such aspects as landscaping, screening, finish materials, dimensions, general site development and finished grades and elevations. These details can be determined between the Architect and the Planning Department.

The Planning Department is satisfied with the latest plan and would therefore recommend its acceptance.

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

CARRIED

AGAINST -- ALDERMEN MERCIER,  
AND BLAIR

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMEN MERCIER  
AND BLAIR

\* \* \* \*

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:  
"That leave be given to introduce "BURNABY ZONING BY-LAW 1965,  
AMENDMENT BY-LAW NO. 53, 1970" #5791 and that it now be read a  
First Time."

CARRIED

AGAINST -- ALDERMAN MERCIER

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

Oct/26/1970

ALDERMAN HERD LEFT THE MEETING.

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

CARRIED

AGAINST -- ALDERMAN MERCIER

This By-law provides for the addition of a new zoning category  
for Drive-In Restaurants to the Zoning By-law.  
(For details see Page 11 of the September 28, 1970 Council  
Minutes)

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

CARRIED

AGAINST -- ALDERMAN MERCIER

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMEN MERCIER  
AND CLARK

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 53, 1970"  
be now read a Third Time."

CARRIED

AGAINST -- ALDERMEN CLARK  
AND MERCIER

\* \* \*

ALDERMAN DAILLY LEFT THE MEETING.



- 33 -

Oct/26/1970

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

CARRIED UNANIMOUSLY