

FEBRUARY 1, 1971

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, February 1, 1971 at 7:00 p.m.

PRESENT: Mayor R. W. Prittie in the Chair;
Aldermen Blair; Clark; Dailly(7:05 p.m.);
Drummond; Emmott; Ladner; Mercier and
McLean;

ALDERMAN EMMOTT announced that Mr. Samuel E. Hughes, a former member of Council, had been killed in an airplane crash this morning.

He pointed out that Mr. Hughes had, during his term of Office, made an outstanding contribution, especially in the fields of planning and parks development. He made particular reference to Mr. Hughes' efforts in connection with the Centennial Park and Central Park.

It was understood by Council that Mayor Prittie would arrange to recognize Mr. Hughes' contribution in an appropriate manner.

MAYOR PRITTIE drew attention to the presence of Messrs. D'Andrea, Murray, O'Connell and members of the 4th and 8th Burnaby-Burrard Boy Scouts.

Mayor Prittie also drew attention to the Centennial flags on display in the Council Chambers and the Centennial pins which have been distributed to each member of Council.

The Minutes of the meeting held on January 25, 1971 came forward for adoption.

Alderman Ladner drew attention to Page 30 of those Minutes in which it was indicated that "Alderman Ladner" would obtain a report from the Health Department on the matter of request for technical information pertaining to waterways in the municipality.

Alderman Ladner requested that his name be replaced with "the Pollution Committee" in that sentence.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the Minutes of the meeting held on January 25, 1971 be amended by making the replacement suggested by Alderman Ladner and the Minutes, with this change, be adopted."

CARRIED UNANIMOUSLY

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) President, The Playhouse Theatre Company, re grant.
- (b) Save Burnaby Lake Association re future use of land on the North side of Burnaby Lake

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the delegations be heard."

CARRIED UNANIMOUSLY

(a) No one was present from the Playhouse Theatre Company so the matter of hearing a delegate from that Organization was deferred until later in the evening. (See Page 3).

(b) Mr. H. Fuller of the Save Burnaby Lake Association then spoke and indicated his group was opposed to a proposal that water skiing events connected with the Canada Summer Games be held on Burnaby Lake.

Mr. Fuller contended that the use of motorboats on Burnaby Lake would cause unacceptable damage to the dredged area and to waterfowl using the habitat in that:

- (i) waves, particularly those from propeller wash, will damage the banks along the dredged area.
- (ii) the events will be held at a time when adult waterfowl are in the process of molting and are often flightless.
- (iii) Ducklings, during that season, have not yet grown sufficient flight feathers and could be easily trapped and drowned in reed areas in the Lake, if panicked.

Mr. Fuller also suggested that a dangerous precedent would be established if motorboats were allowed on the Lake because it will be difficult to deny this use of the Lake to other groups in the future.

He concluded by suggesting that, if water skiing events are to be held in connection with the Canada Summer Games, this be done elsewhere or, if no other site is acceptable to the water skiing interests, another sport be substituted.

When elaborating on the points made in the submission from the Association, Mr. Fuller claimed that turbulence in the water of Burnaby Lake, both by dredging and by its use by motorboats, would destroy food that is presently found by fish and fowl on the bottom of the Lake, and could also unearth organisms that could prove harmful.

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Mayor Prittie stated that the Council would soon be receiving a letter from the Canada Summer Games Society requesting that the lake be used for a period of three days, for water skiing, during the time the Canada Summer Games are held.

He added that the Water Skiing Association wished its activity to be permitted all year round, but this was not regarded as being desirable.

In response to a question, Mr. Fuller indicated that his Association did not feel the problems described this evening in connection with Burnaby Lake would occur if Deer Lake was used instead for water skiing or motorboating.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the submission from the Save Burnaby Lake Association be referred to both the Parks and Recreation Commission and the Burnaby Lake Development Committee for consideration."

CARRIED UNANIMOUSLY

(a) Mr. Finnigan of the Playhouse Theatre Company then appeared and outlined the points made in a letter the Company submitted to Council in connection with the application for a grant in the amount of \$7,500.00.

As a result of discussion, Mr. Finnigan mentioned that, last year, the City of Vancouver had given \$20,000.00 to the Playhouse Theatre Company and had allowed the Company to use its premises rent-free, which would have a value of \$29,000.00.

Mr. Finnigan also stated that the Playhouse Theatre Company does more than stage productions, an example being that it teaches drama to school children.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN EMMOTT:

"That the application of the Playhouse Theatre Company be referred to the Grants and Publicity Committee for consideration and recommendation."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

Chairman, Vancouver and Lower Mainland Industrial Development Commission, wrote to request a grant in the amount of \$5,602.00

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to assist in pursuing the objectives of the Commission.

It was drawn to the attention of Council that Mr. J. McKeown, Industrial Development Commission, was present to answer any questions that may be posed.

In response to a query, Mr. McKeown replied that the main reason for the increase in the proposed budget for the current year over that spent last year is that the brochure which was intended to be produced then, but was not, would hopefully be prepared this year.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the application from the Vancouver and Lower Mainland Industrial Development Commission be referred to the Grants and Publicity Committee for consideration and recommendation."

CARRIED UNANIMOUSLY

President, Royal City Sports Car Club, submitted a letter requesting that the Club be granted permission to use the gravel pit adjacent to the Municipal Dump for a Motorsport Autocross on February 21, 1971 in place of one that was scheduled for January 24, 1971.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That permission be granted to the Royal City Sports Car Club to conduct its activity at the time and in the location indicated, on the same basis that was established for the Autocross planned on January 24, 1971."

CARRIED UNANIMOUSLY

Mr. C. Home-Douglas of the Save Burnaby Lake Association submitted a letter requesting an opportunity to present views on the future use of the land lying to the North of the railway tracks North of Burnaby Lake.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:
"That Mr. Home-Douglas be heard."

CARRIED UNANIMOUSLY

Mr. Home-Douglas appeared and, when asked, replied that he had not contacted the Planning Department in regard to the matter concerning the Association.

Mr. Home-Douglas was handed a copy of a report the Planning Department produced in connection with the land use situation in the area North of Burnaby Lake (Government-Winston Area), which was scheduled for consideration later in the evening.

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It was understood by Council that the Association, after perusing the report, would be given an opportunity to offer views on the various points covered in the report.

Officer-in-Charge, Burnaby Detachment, R.C.M.P., submitted a letter conveying the conclusions reached as a result of a Coroner's Enquiry into the death of James William Phillips, who died when struck by a motor vehicle in the 7000 Block Royal Oak Avenue late last year.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That the recommendation contained in the letter from the R.C.M.P., which is from the Coroner, be referred to the Traffic Safety Committee for attention."

CARRIED UNANIMOUSLY

H. J. Rai Limited wrote to outline a number of questions that arose after tenders for the clearing of municipal land in D.L. 86 were opened.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:
"That action on the matters broached by H. J. Rai Limited be deferred until a report is received from the Manager on these items at the February 8th meeting of Council."

CARRIED UNANIMOUSLY

Secretary-Treasurer, Burnaby School Board, submitted a letter:

- (a) Outlining a request the Board received from the Burnaby Teachers Association to seek funds from Council to cover certain services that the Association feels should be provided.
- (b) Requesting that Council establish a Special Committee to meet with the Board for the purpose of dealing with the matter.

Mayor Prittie drew attention to a letter each member of Council had received from the Executive Secretary of the Burnaby Teachers Association pertaining to the same subject as that outlined in the letter from the School Board.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That no action be taken on the subject matter of the letters from the Burnaby School Board and the Burnaby Teachers Association because it is considered that the Board, being a separate agency duly elected directly by the people of the municipality, has rendered a decision on a matter which in no way impairs the jurisdiction of Council."

CARRIED

AGAINST -- ALDERMAN DAILLY

Chairman, Burnaby Centennial '71 Committee, submitted a letter advising that the firm of Hopping, Kovach, Grinnel Design Consultants Limited has been selected as consultants to assist in the design and development of the Burnaby Centennial Project.

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TABLED ITEMS

The following matters were lifted from the table:

- (a) "Fraser River Report" from S.P.E.C. and Sewage Treatment Plant proposed for Annacis Island

Secretary-Treasurer, Greater Vancouver Sewerage and Drainage District, wrote to forward a submission presented by Commissioner F. R. Bunnell to the Board of the District pertaining to the status of applications which have been made to discharge treated sewage into the Fraser River.

As a result of a question being asked in Council, it was indicated that Commissioner Bunnell would be presenting an additional report to Council on the submission from S.P.E.C.

It was also drawn to the attention of Council that Items (8), (10), and (11) of the Municipal Manager's Report No. 7, 1971, which were scheduled for consideration later in the evening, dealt with the matter at hand.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MERCIER:

"That consideration of all facets of the question of sewage treatment be deferred until a Special meeting of Council to be held on Tuesday, February 23, 1971 at 7:00 p.m. in the Council Chambers."

CARRIED UNANIMOUSLY

- (b) Application for Preliminary Plan Approval No. 1315 - Lot "A", S.D. 26, Block 8, D.L. 40, Plan 5274 (4180 Piper Avenue)

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That consideration of this matter be deferred until receipt of Item (7) of the Municipal Manager's Report No. 7, 1971 later this evening."

CARRIED UNANIMOUSLY

- (c) Transit Strike

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That consideration of this subject be tabled until the February 8th meeting of Council."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DRUMMOND:
"That Council now give consideration to the matter of the levy of .5 mills that the Vancouver-Fraser Park District proposes to charge its member municipalities this year."

CARRIED UNANIMOUSLY

Alderman McLean urged that Council support the proposed levy of .5 mills, which is an increase of .15 from last year, in order to permit the Vancouver-Fraser Park District to continue with its land acquisition programme.

He pointed out that, if the higher levy was not approved, the Park District would be able to do no more than normal operations.

In response to a question, he stated that the Park District has thus far acquired approximately 2,200 acres.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That the matter of Council setting aside .5 mill in the 1971 Budget, for the Vancouver-Fraser Park District, be tabled until the February 8th meeting."

CARRIED

AGAINST -- ALDERMEN MERCIER,
DRUMMOND AND CLARK

* * * *

QUESTION AND ANSWER
PERIOD

Alderman McLean served notice that he would be introducing a motion urging that the Provincial Government appoint a Minister of Environment.

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Alderman Ladner enquired as to what progress had developed in connection with negotiations pertaining to the construction by Vancouver of roads which could be termed extensions of Rumble Street and Moscrop Street.

Mayor Prittie replied that he had heard nothing about the situation since Alderman Ladner last broached the matter.

It was understood by Council that the Planning Director would determine the status of the "Extensions" in question and report to Council accordingly.

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Alderman Emmott contended that the works Yard should be adequately screened from Highway 401 because the municipality requires industrial and commercial developments to provide such screening so as to shield aesthetically unacceptable parts of their operations from the public view.

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The Municipal Engineer was asked to submit a report on the matter mentioned by Alderman Emmott.

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Mayor Prittie mentioned that the Burnaby Junior Chamber of Commerce had requested the municipality to pay the costs of Miss Burnaby and a Chaperon attending the Lieutenant Governor's Ball on Friday, February 12, 1971 at Government House.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

"That authority be granted to expend the sum of \$78.00 to cover the costs of Miss Burnaby attending the Annual Lieutenant Governor's Ball on February 12, 1971 at Government House in Victoria."

CARRIED UNANIMOUSLY

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R E P O R T S

MAYOR PRITTIE submitted a report recommending that he, as Chairman, and Aldermen Emmott and Mercier be appointed as a Special Committee to explore all ramifications of Burnaby becoming a City.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

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ADVISORY PLANNING COMMISSION submitted a report advising that Dr. H. M. Ellis had completed six years of service with the Commission on January 31, 1971 and Mr. E. Cafferky had completed four years of service as a member of the Commission as of the same date.

The Commission drew attention to the services rendered by the two former members and recommended that a letter of appreciation be sent to each of the gentlemen for their fine services to the Commission.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Commission be adopted."

CARRIED UNANIMOUSLY

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POLLUTION COMMITTEE submitted a report advising that it was examining all ramifications of the subject of technical data pertaining to waterways in the municipality and would be submitting a report to Council on the matter as soon as possible.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLAAN:
"That the report of the Committee be received."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 7, 1971 on the matters listed
below as Items (I) to (II), either providing the information shown
or recommending the courses of action indicated for the reasons
given:

- (I) (a) Artificial Turf
(b) Swangard Stadium Rental Rates

The Central Park Committee has indicated the following with respect
to the above two subjects:

- (a) Artificial Turf

The Parks and Recreation Commission has been advised that
the Committee does not feel the installation of artificial
turf in Swangard Stadium is practical at the present time.

- (b) Swangard Stadium Rental Rates

The request of Council for a review of the rental rates
applied for the use of Swangard Stadium, plus proposals
submitted by Mr. H. Pride of the Parks and Recreation
Commission in connection with the matter, have been
referred to staff for report.

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

CARRIED UNANIMOUSLY

- (2) Urban Structure Report

The printers have indicated that the above report will be completed
on February 26, 1971.

Copies of the report will be made available to Council immediately
thereafter.

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

CARRIED UNANIMOUSLY

(3) 1971 Assessment Roll

The Municipal Assessor is herewith submitting his report in connection with the 1971 Assessment Roll.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the report of the Assessor be received and a copy of it be forwarded to each of the Ministers of Finance and Municipal Affairs for the Province, as was done with the Assessor's Report on the subject of assessment equalization that Council received on January 25, 1971."

CARRIED UNANIMOUSLY

(4) 1970 Annual Report of the R.C.M.P. (Burnaby Detachment)

The Burnaby Detachment of the R.C.M.P. is herewith submitting its 1970 Annual Report.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DRUMMOND:
"That the report of the R.C.M.P. be received."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

(5) Lot 19, Except Pcl. "A", Sketch 12407, Block 4, D.L. 125, Plan
3520
REFERENCE REZONING #53/70

The Planning Department has reported as follows on an application to rezone the above described property to Multiple Family Residential District One (RMI):

- (a) The Building Department advised the applicant, by letter, that the proposed renovation of the buildings on the property should not present any great problem, although major non-conformities exist that will need to be rectified.
- (b) The Planning Department is of the opinion that the renovations proposed will not provide suitable family accommodation in that the rooms would be of minimum size and would not be arranged in such a fashion as to encourage family occupancy.
- (c) The Department is of the view, and so advised the applicant, that an orientation of the units on the property to the South-East was the optimal solution in terms of maximizing amenity, making effective use of the site and maintaining a compatible relationship with adjacent development, which proposal would necessitate the removal of the existing motel.

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- (d) The applicant and the owner to the West are not prepared to work together at this time in a common development.
- (e) The applicant has submitted two proposals for the development of his property which he feels will be architecturally compatible with future development to the West, but has insisted upon the retention of the existing motel.

These proposals have been examined and found unacceptable to the Planning Department.

- (f) The Department is working with the owners of the properties to the East in an effort to create a suitable plan of development reflecting the criteria deemed desirable by the Department, and feasible progress is being made in that regard.
- (g) The Department also considers that it has a good plan for the most Westerly parcel in the block, and would offer this and the other project as examples where judicious consideration has been made of the site and its relation to possible surrounding development.
- (h) In light of the above two points, it is obvious there is not a suitable plan of development for the subject property which provides facilities for family living.
- (i) It was being recommended that the application be tabled until the applicant is prepared to advance a plan which provides true family accommodation.

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

CARRIED UNANIMOUSLY

- (6) Portions of Lots "A" and "B", Block 2, D.L.'s 44/78/131/136; Lot 1, Blocks 1/2, D.L.'s 44/78/131/136, Plan 3049; Lot 25, D.L. 78, Plan 26566

It was being recommended that Council authorize the acquisition of an easement 15 feet wide, for drainage purposes, over a portion of the above described property at no cost to the Corporation, and that authority also be granted to execute the documents attending the matter.

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

CARRIED UNANIMOUSLY

MAYOR PRITTIE DECLARED A RECESS AT 8:50 P.M.

THE COMMITTEE RECONVENED AT 9:05 P.M.

(7) Government - Winston Area

The Planning Department has reported as follows in connection with the above area and related matters:

- (a) The development concept for the area includes the following criteria:
- (1) The location of Winston Street as a clear boundary between the industrial and residential land uses.
 - (2) The restriction, so far as is possible, of access to industrial sites from Winston Street.
 - (3) The creation of secondary roads so as to arrive at suitable industrial site sizes, in conjunction with access points to these sites, in such locations as to avoid access from Winston Street.
 - (4) Cul-de-sacing all North-South roads North of Winston Street (i.e. Bainbridge, Phillips, Lozells and Piper Avenues) at their present intersections with the Government - Winston Industrial Collector Street to avoid an encroachment of industrial traffic into the residential area by the separation of the two traffic patterns.

The triangular portion of land at the South-East corner of Winston Street and Phillips Avenue, which is currently zoned RI, should be rezoned to MI upon application in order to establish the Industrial Collector as the boundary between the two land uses in the area.

- (b) A redesign of the Winston Alignment appears to be required for that portion of the road East of Lozells Avenue to increase the boulevard on the North side of the Collector from ten feet to fifteen feet.
- (c) Several methods of improving the environment in the Winston Street Area and providing for increased compatibility between the uses on either side of the zone boundary have been explored.
- (d) Amendments to the Zoning By-law would also produce a more compatible situation, not only in the subject area but in any area where residential and industrial zones abut.

The amendments which are recommended for consideration fall into the four categories listed below:

(1) Location of Industrial zones

As a general principle, MI zoning should be considered because it permits only the highest uses in the scale and therefore the least objectionable in terms of noise, dust, odour, outdoor storage, etc.

For the most part, the interface between the Industrial and residential zones in the Winston Street area is handled in this way.

(2) Uses Permitted

If the above principle respecting the location of industrial zones is accepted, the uses permitted within the M1 category must be such that they are compatible with adjacent residential development. Certain uses presently permitted in that zoning category would need to be removed and placed in the M2 and M3 zones.

(3) Bulk Regulations

The present bulk regulations are considered adequate, except when the Industrial site is located adjacent to an A, R, or RM zone bounding, or separated from, such zones by a street or lane. In these cases, the following standards should be considered on the abutting or facing side as a means of achieving compatibility:

	<u>M1</u>	<u>M2</u>	<u>M3 and M3a</u>
Front Yard	30' landscaped	30' landscaped	30' landscaped
Rear Yard	30' landscaped	30' landscaped	30' landscaped
Side Yard	20' landscaped	20' landscaped	20' landscaped

In addition, parking should no longer be permitted within these minimum yards.

The Department is examining the definition of landscaping and is exploring the possibility of requiring bonds to ensure landscaping.

A report on this matter will be submitted to Council.

(4) Performance Standards

In order to be effective, quantifiable limits must be included, where possible, for noise, odour, smoke, vibration, glare, dust and electrical interference nuisances.

This matter is to be examined in consultation with the Health and Building Departments and appropriate recommendations will be made to Council later.

- (e) Plans and plan-sections have been prepared to show the extent of the proposed measures pertaining to landscaping and screening for which the Corporation would assume responsibility.

The Corporation should also be responsible for the planting of ornamental trees in grassed boulevards outside those portions of Winston Street adjacent to the Kerrywood and Winlake Subdivisions in order to provide a visual continuity to the planting and landscaping of the Industrial Collector Route.

- (f) Some areas zoned RI situated North of Winston Street are presently undeveloped and strict control can be exercised under the Subdivision Approval procedures to establish an actual buffer strip of sufficient depth and quality between the residential area and the Industrial Collector Street. In this regard, the following would apply:
- (i) The creation of deep lots.
 - (ii) The preservation of good existing growth.
 - (iii) The creation of larger sites by development of the areas under the Strata Titles Act (condominium) with an RI density.
 - (iv) In addition, the provision of planting, landscaping and screening in the boulevard on the North side of the Collector Street should be a developer's responsibility. The provision of such things would bring the landscape standards in these areas up to those proposed for Winston Street adjacent to the Kerrywood and Winlake Subdivisions.
- (g) All boulevards on the South side of Winston Street should be shaped, graded and landscaped as a responsibility of the Industrial Developers in order to be consistent with the proposed 30-foot landscaped front yard on Winston Street.

Detailed plans and cost estimates will be developed for these proposals if Council approves the conceptual approach outlined in the report.

- (h) The following alternate approaches to the problem of the relationship between the location of Warner Loat Park and the Government Street Residential Area have been investigated:
- (1) The acquisition of the land between the Park and Winston Street, for park purposes, or the acquisition of a 250 foot wide park strip fronting on Piper Avenue between the park and Winston Street in conjunction with a new North-South Industrial Access Road East of the park strip.
- However, in view of the substantial costs involved in either of the suggestions and in the light of the existing commitments on parkland acquisitions to satisfy more urgent needs, this approach is difficult to recommend even though it is ideal.
- (2) The establishment of a 100-foot wide building line setback on the East side of Piper Avenue to provide continuous visual green link between Warner Loat Park and the residential area North of Winston Street. Existing good growth should be retained in the strip and supported by suitable landscaping. Under this approach, the existing MI designation would be maintained, but only those uses which are of a high-order industrial nature and unlikely to create problems of noise, odour, dust or excessive traffic, should be encouraged to locate in the vicinity.

This approach was being recommended.

- (i) It is realized that access to two or three industrial sites East of Piper Avenue through the proposed green link cannot be avoided as a result of the decision on the location of the Government-Winston Collector. However, access would be limited as much as possible and the promotion of high-order non-obnoxious uses for the area could further alleviate the problems experienced. In this respect, It should be realized that in the event industrial access from Piper Avenue is restricted, substantial traffic could still be expected on this Avenue in future as both this street and Winston Street probably will serve as an access system to the Burnaby Lake Regional Park.
- (j) The use proposed under PPA #1315, which was reported on earlier to Council, (a research laboratory) is of a high order non-obnoxious industrial nature and, with a 100-foot setback and the preservation of existing growth, could be favourable considered.
- (k) A subdivision application (S.D. 87/70) intends to create a lot on the South-West corner of Winston Street and Piper Avenue, and a development proposal for a computer centre on this lot has been submitted. This use is also considered to be of a high-order non-obnoxious nature. Access to the site would be obtained from Winston Street only.

In the event the proposal does not materialize and a less high-order industrial use is planned, attention should then be given to the establishment of a substantial building line setback on Piper Avenue in conjunction with effective screening and landscaping.

- (l) The following recommendations were being made:
 - (1) That the area development concept outlined in the report be approved.
 - (2) That the changes in the Zoning By-law mentioned in the report be approved in principle and the Planning Department be authorized to examine these matters in detail and report their conclusions as a result.
 - (3) That the proposed measures for landscaping and screening be adopted; that Council accept responsibility for their implementation; and that the Department be authorized to pursue the matters in more detail.
 - (4) That the above approach for the development of the area between Warner Lcat Park and Winston Street be adopted as a part of the development plan for the Winston Street Area.
 - (5) That all applications for Preliminary Plan Approval and subdivision, which have been referred to Council and held in abeyance, be processed in accordance with the criteria for development outlined in the report.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That the report of the Planning Department be referred to the
Advisory Planning Commission for comment and to the Parks and
Recreation Commission for its opinion on the proposals involving
Warner Loat Park."

IN FAVOUR -- ALDERMEN LADNER
AND DAILLY

AGAINST -- ALDERMEN BLAIR,
CLARK, DRUMMOND, EMMOTT,
MERCIER AND McLEAN:

MOTION LOST

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:
"That authority be granted to process Preliminary Plan Approval
Application No. 1315 on the basis that the development observes
a 100 foot setback from Piper Avenue."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the rest of the report from the Planning Department be referred
to the Advisory Planning Commission and the Parks and Recreation
Commission for the purposes indicated in the motion introduced
earlier in the evening that was defeated."

CARRIED UNANIMOUSLY

(8) Sewage Treatment

A report from the Medical Health Officer dealing with the submission
Council received from S.P.E.C. and the one from the Municipality
of Richmond was being submitted.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That, in view of the action taken earlier in the meeting regarding
the general question of sewage treatment, the report of the Medical
Health Officer be referred to the Special Meeting of Council on
February 23, 1971."

CARRIED UNANIMOUSLY

(9) Planning Department Work Programme

The Planning Department has updated its work programme and has
requested a review of existing priorities.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the report of the Planning Department be received and be
brought forward for consideration at the February 15th Council
meeting."

CARRIED UNANIMOUSLY

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(10) Sewage Treatment

A report of Mr. J. J. Kaller on the above subject was being submitted.

(11) Burnaby Lake

A report of the Municipal Engineer in regard to the proposed dredging of Burnaby Lake was being submitted.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That consideration of the above two reports be deferred until the Special Meeting of Council on February 23, 1971 to which reference has been made earlier."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

B Y - L A W S

BURNABY BOARD OF VARIANCE BY-LAW 1971 was scheduled for three readings.

Particular attention was drawn to Section 13 of the By-law wherein it states "the appellant shall, within ninety days of the date of the decision of the Board, apply to the Building Inspector of the Corporation for a permit. If the appellant does not apply for a permit within the said period of ninety days, the decision of the Board shall be void."

A suggestion was made that, if the decision of the Board was to not grant the appeal, it would be virtually impossible for the appellant to make his application for a permit.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:
"That Burnaby Board of Variance By-law 1971 be tabled until the February 15th meeting and a report be submitted then containing an indication as to the differences between existing procedures followed by the Board of Variance and those proposed under the By-law, with it being understood that the Municipal Solicitor will clarify Section 13 of the By-law to indicate that the application by the appellant will only be in cases where the Board grants the appeal."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That leave be given to introduce "BURNABY EXPROPRIATION BY-LAW NO. 2, 1971" #5844 and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, 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

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN EMMOTT:
"That "BURNABY EXPROPRIATION BY-LAW NO. 2, 1971" be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

Feb/1/1971

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. 8, 1970" #5665

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1969" #5487

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 47, 1970" #5785."

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1970 provides for the following proposed rezoning:

Reference RZ #85/69

FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING DISTRICT (P8)

Lot 4, Block 8, D.L. 121, Plan 1054

(4112 Albert Street)

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

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1969 provides for the following proposed rezoning:

Reference RZ #107/68

FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Lots 1 S $\frac{1}{2}$ and 2, Blocks 42/43, D.L.'s 151/3, Plan 1566

(6450 Telford Avenue)

Mr. Ernest Fox, the owner of the Lot to the South of the subject one, submitted a letter reaffirming his opposition to the proposed rezoning.

During the consideration given the amendment by-law at hand, it was pointed out that the rezoning of the properties involved, if finally approved by Council, was in no way intended to jeopardize the industrial activity Mr. Fox conducts on his property.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 47, 1970 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. Pl. 4157, part South on Plan 4829 except Pcl. 1, Expl. Pl. 12354, Blks 6 and 7, D.L. 4, Pl. 845
- (b) Pcl. 1, Ref. Pl. 11653, Pcl. "B", Blk. 6, D.L. 4, Plan 845

(3687 and 3809 Keswick Avenue)

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the recommendation of the Planning Department respecting the prerequisites associated with this rezoning proposal be adopted."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1970"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1969"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 47, 1970"
be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 82, 1969" #5631
"BURNABY STREET NAMING BY-LAW NO. 1, 1971" #5837
"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 1, 1971" #5842
be now reconsidered."

CARRIED UNANIMOUSLY

Planning Department submitted a report in connection with Burnaby Zoning By-law 1965, Amendment By-law No. 82, 1969 outlining the status of the prerequisites which were established in connection with the rezoning proposal covered by this By-law.

The Department indicated that all prerequisites have, as yet, not been satisfied.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That further action on Burnaby Zoning By-law 1965, Amendment By-law No. 82, 1969 be deferred until the Planning Department reports on the possibility of the applicant providing a bond to ensure that he satisfies the prerequisites."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN EMMOTT:
"That:
"BURNABY STREET NAMING BY-LAW NO. 1, 1971"
"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 1, 1971"
be now finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1971" #5840
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1971" #5839
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 3, 1971" #5841
be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1971"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1971"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 3, 1971"
be now finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

* * *

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That all branches of Chartered Banks located in Burnaby and those Branches of the Banks located adjacent to the boundaries of the municipality after February 1, 1971, be approved as Collection Agents for the municipality."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY