

MARCH 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, March 1, 1971 at 7:00 p.m.

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

ABSENT: Alderman Mercier;

Mayor Prittie drew attention to the presence of the new Municipal Manager, Mr. M. J. Shelley.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN McLEAN:
"That the Minutes of the meeting held on February 22, 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

* * *

DELEGATION

Mr. Roger McAfee submitted a letter requesting an opportunity to address Council on the question of land use in the Government-Winston Area.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That Item (13) of the Municipal Manager's Report No. 15, 1971, which deals with the subject of the presentation to be made by Mr. McAfee, be read; then Mr. McAfee be heard, followed by a spokesman for the Burnaby Chamber of Commerce; then the report of the Planning Department dated January 29, 1971 plus a report Council received last Monday evening from the Advisory Planning Commission be considered."

CARRIED UNANIMOUSLY

ALDERMAN BLAIR ARRIVED AT THE MEETING.

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

(13) Industrial Zoning

The Planning Department has reported as follows on this matter:

- (a) The primary objective of the proposals in the January 29, 1971 report dealing with the Government-Winston Area is to provide a zoning category that can be suitably located adjacent, or in close proximity, to residential

areas with a minimum of conflict. The existing M1 zone, which was originally intended for this purpose, appears inadequate in certain respects to properly fulfill this function.

- (b) If the proposed changes in permitted uses were implemented, two firms in the M1 part of the Government-Winston Area would continue to be conforming and the other three, which are already not permitted uses, would remain non-conforming, although the local delivery aspects of the Inter-City Express operation, which is presently allowed in M1 zones, would become non-conforming.
- (c) Less than half of the remaining industrial firms in the M2 portion of the subject area would become non-conforming. Two of these firms are already in that category.
- (d) Of six industrial development proposals under consideration at the present time in the area, four would be conforming if the new regulations were instituted and one would not be permitted.
- (e) The proposed changes in the permitted use section of the M1 and M2 Districts would have a varying effect on other industrially-zoned areas in the municipality.
- (f) A possible alternative to these amendments would be the creation of two new industrial zoning district categories. The first of these, which could include all of the amendments originally proposed for the M1 District, would be a high quality light industrial category designed for locations adjacent to residentially-zoned areas.
- (g) The second proposal would be applied to truck terminals only - a use with special characteristics and methods of operation that would appear to warrant separate consideration.
- (h) In the case of the two alternatives, the permitted uses in the existing M1 and M2 Districts would remain unchanged, except for the removal of truck terminals and drive-in theatres from the latter zone. The advantage of this approach is the elimination of practically all of the non-conformity that would result from the amendment of the existing M1 and M2 District categories.
- (i) The following was therefore being suggested as being the best solution to the problems involved in areas of differing land uses:
 - (I) The establishment of a new industrial zoning category, based on the proposed permitted use changes that were outlined in the aforementioned Winston Street Industrial Collector Report for the M1 District.
 - (II) The rezoning of the existing M1 areas South of the Standard Oil Refinery, East of Brighton Avenue and in the Government Road - Winston Street Area, to the new category, together with the adjoining undeveloped M2 zoned land East of Lozells Avenue.

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(iii) The removal of truck terminals as a permitted use from the M2 District and the establishment of a new industrial zoning category for this use.

(iv) The rezoning of appropriately located existing truck terminal sites to the new category.

Mr. McAfee then spoke and made the following points:

- (a) He resides at 8238 Government Street.
- (b) He is one of the members of a Steering Committee from the Government - Winston Area who are concerned with industrial development in the area.
- (c) The objective of the Committee is to prevent further industrial development in the area and phase out existing development of that kind.
- (d) The report Council has received from the Planning Department pertaining to the Government - Winston Area is based on the premise that industrial development will continue to be encouraged to locate in the area.
- (e) The group plans to contact various professional planners with a view to soliciting their comments on the plans for the area.
- (f) Council should defer further consideration of implementing changes in the zoning regulations for the area, and "freeze" further industrial development, in order to allow the residents in the area an opportunity to obtain advice from professional planners on the proposals being advocated by the Planning Department.
- (g) The residents of the area outnumber the industries.
- (h) The people concerned recognize that the acquisition of industrial land in the Government - Winston Area will be costly but, at the same time, feel that it will be even more costly in the future if additional industrial development is allowed to locate in the area.
- (i) Existing industrial developments in the area are discharging pollutants (e.g. oil) into Burnaby Lake, which is an undesirable thing.
- (j) There are some industries in the area which generate considerable noise and create untidy conditions.
- (k) The concern of the Burnaby Chamber of Commerce differs from that of the residents.
- (l) The Steering Committee is meeting on March 10th and it would be desirable if Council appointed a Committee to meet with the Steering Committee for the purpose of reviewing overall problems in the Government-Winston Area.
- (m) There are any number of alternatives possible to resolve the problems of land use in the area.

- (n) The municipality should extend the park area around Burnaby Lake.
- (o) The Municipal Act contains a provision which does not make it obligatory on a municipality to pay compensation when land is rezoned.

Mr. Angus J. Macdonald, Manager, Burnaby Chamber of Commerce, next spoke and made the following comments on the submission Council received last Monday evening from the Chamber in connection with the land use situation in the Government - Winston Area:

- (a) One of the major concerns of the Chamber is the "whittling away" of industrial land in the municipality.
- (b) It is an established fact that, in order to have a thriving community, there must be a certain balance between residential and industrial development; moreover, industries should not be too far removed from residential areas because, if they are, employees can have travel problems and inconveniences.
- (c) The Chamber grants that there are some industrial developments in the municipality which could improve their premises. In fact, the Chamber is of the opinion these industries should be compelled to beautify their sites.
- (d) In the report Council received this evening from the Planning Department, suggestions are made which would create a greater degree of non-conformity if the proposals were implemented.
- (e) Another concern of the Chamber is with the performance standards proposals.
- (f) He would like the opportunity of discussing the latest report of the Planning Department on the Government - Winston Area with the Executive of the Burnaby Chamber of Commerce.

The January 29, 1971 report of the Planning Department and the report from the Advisory Planning Commission that Council received on February 22, 1971 were then considered.

Alderman Ladner made the following remarks in connection with the matter under discussion:

- (a) If the municipality was to acquire all the industrial land South of Winston Street between Brighton Avenue and Bainbridge Avenue, it would cost at least \$10,000,000.00.
- (b) If this land was rezoned and redeveloped for residential purposes, the net loss to the municipality would be 7½ million dollars.
- (c) If the land was designated for park purposes, the net loss would be even greater.
- (d) The paramount thing is that the municipality does not have the power to acquire land for anything other than municipal purposes and therefore could not purchase the land in question for residential redevelopment.

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- (e) There are other realistic alternatives, and these are those suggested in the January 29th report of the Planning Department plus the one that was submitted this evening.
- (f) It is possible for high-grade industrial development to be compatible with residential development.
- (g) The owners of land in the area South of Winston Street have the same rights as any other property owner in the municipality.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That the Council adopt in principle the recommendations in the report of the Planning Department dated January 29, 1971, as amended by the report of the Department dated February 26, 1971 that is before the Council this evening, and that the consequent amendments to the Zoning By-law be advanced to a Public Hearing."

CARRIED

AGAINST -- ALDERMEN DAILLY
AND McLEAN

MAYOR PRITTIE DECLARED A RECESS AT 8:45 P.M.

THE COUNCIL RECONVENED AT 9:05 P.M.

ALDERMEN CLARK AND DAILLY WERE ABSENT.

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN MALEAN, SECONDED BY ALDERMAN BLAIR:
"That all of the below listed original communications be received."

CARRIED UNANIMOUSLY

Guardian Secretary, Bethel No. 34, International Order of Job's Daughters, submitted a letter requesting permission to hold a Peanut Drive on the evenings of March 16th, 17th and 18, 1971 in the area East of Boundary Road and North of Canada Way.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That permission be granted to the Order to conduct its campaign at the times and in the location indicated."

CARRIED UNANIMOUSLY

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Mr. R. H. Gordon wrote to express concern regarding future land use plans for the Stride Area.

It was understood by Council that the Municipal Clerk would, in acknowledging the letter from Mr. Gordon, apprise him of the current situation in regard to the matter of concern.

Mrs. E. Fershau submitted a letter expressing concern regarding a decision of Council to not rezone land known as 259 and 271 Duthie Avenue to Multile Family Residential District Two (RM2).

Mr. E. M. Williams and others submitted a petition expressing the same concern as Mrs. Fershau.

Mr. H. Battrum wrote to explain his position with respect to a proposal that his property (Lot 17, Block 2, D.L. 207, Plan 4032) only be rezoned for apartment purposes if it is consolidated with other adjacent lots.

Mayor Prittle drew attention to a letter from R. Lee and Associated Ltd. in which a request was made to address Council on the rezoning proposal which is the subject of the submissions from Mrs. Fershau, Mr. Williams and others, and Mr. Battrum.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:
"That Mr. Lee be heard."

CARRIED UNANIMOUSLY

ALDERMAN CLARK RETURNED TO THE MEETING.

Mr. Lee then spoke and made the following comments:

- (a) He was speaking on behalf of those owners whose properties are in the area bounded by Barnet Road, Pandora Street, Duthie Avenue and Hastings Street, particularly the owner of land known as 259 and 271 Duthie Avenue.
- (b) At the Public Hearing that was held on the rezoning of those two lots to the RM2 category, many people expressed opposition to the rezoning, but a great number of those persons live some distance away from the properties concerned.
- (c) There is a new school in the area so the point concerning those opposed to the rezoning regarding the adequacy of school facilities would not seem to be valid.
- (d) The owners in the area are only seeking what the apartment location policy of the municipality advocates, hence the application to rezone 259 and 271 Duthie Avenue to RM2.

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MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LADNER:

"That the following resolutions, which were passed by Council on February 22, 1971, be rescinded:

"That BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1971, be abandoned."

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

CARRIED

AGAINST -- ALDERMEN McLEAN,
CLARK AND DRUMMOND

The Council was now sitting in a Committee of the Whole to consider and report on Burnaby Zoning By-law 1965, Amendment By-law No. 5, 1971, which provides for the rezoning of:

- (a) Pcl. "A", Expl. Plan 15768, S.D. 18, Block 2, D.L. 207, Plan 4032
- (b) Lot 18, Except Pcl. "A", Expl. Plan 15768, Blk. 2, D.L. 207, Plan 4032

to Multiple Family Residential District Two (RM2).

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the School Board be asked for its views on whether the School in the area where the subject properties are located is adequate to handle the additional children who would reside in the apartment that could be built on the property in question in the event it was rezoned; and further, the rezoning proposal be returned to Council at the same time as the Planning Department reports on its review of the Apartment Location Policy for the Barnet-Pandora-Duthie-Hastings Area."

CARRIED

AGAINST -- ALDERMEN McLEAN,
DRUMMOND AND CLARK

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

Chairman, British Columbia Hydro and Power Authority, submitted a letter indicating the alternatives open to the Authority in endeavoring to provide public transit facilities in the Greater Vancouver and Victoria Areas without incurring a deficit greater than what currently exists.

Executive Director, Union of British Columbia Municipalities, submitted a circular memorandum indicating that the Executive of the U.B.C.M. has urged the Attorney General to enter an official government intervention, on behalf of all British Columbia citizens, against an application of the B. C. Telephone Company to the Canadian Transport Commission for a general rate increase.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That Council support the action taken by the Executive of the U.B.C.M. to oppose the application of the B. C. Telephone Company for a general rate increase but suggest that the Executive give further consideration to the question of the U.B.C.M. paying a proportionate share of the cost of opposing the application, with the funds required to be assessed against all member municipalities."

CARRIED

AGAINST -- MAYOR PRITTIE

Major J. B. Lucas, for Base Commander CFB Chilliwack submitted a letter advising that his Department intends to exercise the option to renew the agreements covering the location of attack warning sirens nos. 189, 191 and 193 for a further five years from April 1, 1971.

Mr. H. J. Shopland, President and General Manager, Shopland Construction Company Ltd., wrote to urge that Council reconsider its decision to allow Burnaby Lake to be used for water skiing events during the 1973 Canada Summer Games because of the adverse effect he felt such activity will have on the Lake and life in and around the Lake.

Mr. David H. Burnett, Burnett and Company Engineering Ltd., submitted a letter:

- (a) expressing concern regarding the matter of the Council allowing Burnaby Lake to be used for water skiing events during the 1973 Canada Summer Games.
- (b) Urging that this decision be reconsidered.

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Mayor Prittie stated that he had already replied to Mr. Shopland and explained the precise action taken by Council in regard to the matter concerning him.

It was understood by Council that the Mayor would send a similar reply to Mr. Burnett.

Secretary, Parks and Recreation Commission, submitted a letter requesting that:

- (a) Council ask the Burnaby - New Westminster 1973 Canada Summer Games Society to provide the Commission with information in regard to the 1973 Canada Summer Games.
- (b) Members of the Commission's staff be included in the Planning Committee for the Swimming Pool.

It was reported verbally to Council that the Recreation Director has been kept abreast of the situation in connection with the 1973 Canada Summer Games and he should therefore be in a position to provide the Parks and Recreation Commission with answers to the questions concerning the Commission.

Clerk, Pro Tem, The Corporation of the Village of Burns Lake, submitted a letter enclosing a copy of a resolution passed by the Councils of Burns Lake, Fraser Lake, Fort St. James and Vanderhoof in which the Library Development Commission was asked to postpone, for two years, the final date for grants for library development purposes in order to give the communities building Centennial Libraries an opportunity to complete their projects and establish their operating expenses.

It was pointed out in Council that Burnaby is not involved in the type of matter concerning the four municipalities mentioned above because Burnaby has had no occasion to avail itself of the funds offered by the Library Development Commission which, it was understood, were available to libraries operating sub-standard facilities and were for the purpose of improving the facilities.

Executive Director, The Society for Pollution and Environmental Control, submitted a circular memorandum enclosing Briefs pertaining to the matter of marine oil transportation.

Mayor Prittie stated that he would be presenting the proposals advanced by S.P.E.C. to the Greater Vancouver Regional District at a meeting to be held this Wednesday.

Centennial Co-Ordinator wrote to advise that "Portraits of Nature" will be shown at the Burnaby Arts Centre between March 1st and 5, 1971.

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

CARRIED UNANIMOUSLY

QUESTION AND ANSWER
PERIOD

Alderman Ladner asked about the considerations which have been given the matter of the Greater Vancouver Regional District accepting the responsibility for labour relations in the municipalities which are members of the District.

Mayor Prittie stated that he intended asking the Regional District to defer a decision on the matter for at least one month.

It was understood by Council that the Municipal Manager would endeavor to present his report on the subject broached by Alderman Ladner as soon as possible.

When Alderman McLean enquired as to whether Patterson Avenue was regarded as being one of the first streets to receive snow clearing treatment, the Municipal Engineer replied that Patterson Avenue generally does receive attention before many other streets.

* * *

R E P O R T S

Burnaby Lake Development Committee submitted a report on the subject of short and long-range issues connected with Burnaby Lake Park, advising that the following decisions have been made on the matter:

- (a) The suggestions in a report of the Planning Department were endorsed.
- (b) The Department was directed to prepare a report, in conjunction with the representatives of the Parks and Recreation Commission, outlining the proposed allocation of land in the Burnaby Lake Area between the Regional Parks Authority and the Municipality.
- (c) The Staff Committee associated with the Burnaby Lake Development Committee was directed to work in consultation with representatives of the Regional Parks Authority.

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

CARRIED UNANIMOUSLY

* * *

MUNICIPAL MANAGER submitted Report No. 15, 1971 on the matters listed below as Items (1) to (14) either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) North 165.5 feet of Lot 2, Except North 123 feet, Block 5, D.L. 32, Plan 6123
REFERENCE REZONING #24/70

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The above property is known as 4875 Kingsway and the proposal is to rezone it to Multiple Family Residential District Five (RM5). Last September, the Council endorsed a preliminary development proposal for the property under the CD category. At that time, the Planning Department indicated that once detailed drawings had been prepared, a further report would be submitted on the proposal and would include the prerequisites which should be established in connection with the application. These detailed drawings have now been submitted and are considered suitable for presentation to a Public Hearing.

It was therefore being recommended that the application to rezone the property in question to Comprehensive Development District (CD) be advanced to a Public Hearing and that the following be established as prerequisites:

- (a) Completion of the outstanding application to subdivide the property for the purpose of creating the site concerned.
- (b) The submission of a suitable plan of development for the property.

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

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

(2) Conference - Committee on Municipal and Regional Information Management

The general idea behind the above Conference is the co-ordinating of information produced by the use of electronic data processing equipment.

The conclusion was reached, after consultation with the Municipal Treasurer, that a membership in the Committee should be obtained but that no staff member should attend the Conference. If for no other reason, it is a very inopportune time to make a staff member available.

(3) Borrowing for Local Improvements

The Municipal Treasurer has received a Certificate of Approval from the Inspector of Municipalities, pursuant to Section 601(5) of the Municipal Act, to borrow up to \$3,000,000.00 for the Local Improvements which are scheduled for initiation this year.

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

CARRIED UNANIMOUSLY

(4) Lot 8, Block 3, D.L. 90, Plan 555
SUBDIVISION REFERENCE NO. 4/71

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 McLEAN:

"That the owner of Lot 8, Block 3, D.L. 90, Plan 555 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 Alan J. Tolliday and sworn the 9th day of February, 1971."

CARRIED UNANIMOUSLY

- (5) (a) Parcel "A", Ref. Pl. 4157, part South of Plan 4829 except Pcl. 1, Expl. Pl. 12354, Blks. 6 & 7, D.L. 4, Plan 845
(b) Lot 3, Pcl. 1, Sk. 11653, Blk. 6, D.L. 4, Plan 845
(c) Keswick Avenue South from Lougheed Highway
REFERENCE REZONING #42/70

The Amendment to the Zoning By-law covering the rezoning of the above described property to Multiple Family Residential District One (RMI) was given Third Reading at the February 1st Council meeting.

One of the prerequisites involves a land exchange whereby the applicant will dedicate portions of his property for the Stoney Creek Trail Park System and for a Westerly extension of Horne Avenue in exchange for a portion of Keswick Avenue South of Lougheed Highway.

Although only the portion shown outlined in red on an attached diagram need be closed as part of the rezoning application, the Community Plan for the area proposes the closure of Keswick Avenue in its entirety as part of the development of an internal circulation system for the town centre, the purpose being to minimize access to the major regional artery (Lougheed Highway). The Department of Highways has also indicated that it could only approve the subject rezoning application on the condition Keswick Avenue is closed at Lougheed Highway.

The Planning Department was recommending, at this time, that only that portion of Keswick Avenue shown on the diagram be closed. It is proposed that, at some future date, the remaining portion of Keswick Avenue could be closed and offered for sale to the owner to the East.

The following was being recommended:

- (a) That Council authorize the physical closing of Keswick Avenue at Lougheed Highway in order to satisfy the Department of Highways requirements.
- (b) That a Road Closing By-law be introduced to close that portion of Keswick Avenue indicated on the attached diagram. After title to the Road Allowance is received from the Provincial Government, the Corporation will then be able to convey it to the applicant as part of the exchange.

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

CARRIED UNANIMOUSLY

MAYOR PRITTIE LEFT THE MEETING.

ACTING MAYOR BLAIR ASSUMED THE CHAIR

(6) Preliminary Plan Approval Applications Nos. 1403 and 1405

The following are particulars of the above applications, which involve land in the Big Bend Area:

(a) P.P.A. #1403 - 6089 Trapp Road

This is a proposal to establish an automobile wrecking yard on a site presently occupied by a single family dwelling in poor condition. The dwelling is to be converted for office and staff facility use, and the yard fenced for auto storage and wrecking.

The property is in an M3(a) District, a category which currently permits the use desired, subject to specific screening conditions across the front of the property. However, because of the topographical conditions to the North, the property can be seen by the upland residential areas and the unsightly character of the wrecking yard could be a cause of concern for the people to the North.

(b) P.P.A. #1405 - 7625 Meadow Avenue

This is a proposal to establish a 12-foot swing saw and relative facilities and structures, including a 75-foot log haul, to serve a log-cutting operation. This use does not constitute a sawmill in the usual sense because it processes tree-length logs to be cut and split for fire wood. Although the Zoning By-law is silent on this particular use, it would appear to be most closely related to the M3 or M3(a) category.

Though the site is currently zoned M3, it is in close proximity to an agriculturally-zoned area which permits residential uses. The proposed industrial use must be considered potentially offensive with respect to both unsightliness and noise, although the applicant has pointed out that the machine will be used seasonally, operating two to three days a week from August to January.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That authority be granted to withhold Preliminary Plan Approval Application Nos. 1403 and 1405 until the next report of the Planning Department dealing with the land use situation in the Big Bend Area is presented."

CARRIED UNANIMOUSLY

(7) Equestrian Complex

At its meeting on February 17, 1971, the Parks and Recreation Commission decided that no horse traffic should be allowed on Avalon Avenue and that such movement should only take place on Christie Street, which should be developed to a suitable standard for equestrian traffic.

The Council was being asked to pass a By-law prohibiting equestrian traffic on Avalon Avenue.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That Council concur with the views of the Parks and Recreation Commission."

CARRIED UNANIMOUSLY

MAYOR PRITTIE AND ALDERMAN DRUMMOND RETURNED TO THE MEETING.

ALDERMAN BLAIR RETURNED TO HIS ALDERMANIC SEAT.

- (8) (a) Pcl. 1, Expl. Pl. 9640, S.D. 18, Blk. 4, D.L. 125, Plan 3520
(b) Pcl "A", Expl. Pl. 9639 except Pcl. 1, Expl. Pl. 9640, S.D. 18, Blk. 4, D.L. 125, Plan 3520
(c) Pcl. "A", Expl. Pl. 12407, S.D. 19, Blk. 4, D.L. 125, Plan 3520
REFERENCE REZONING # 60/70

The Planning Department has reported that the prerequisites connected with the above rezoning application are nearing completion, and has suggested that the Amendment to the Zoning By-law covering the proposal could receive third reading.

- (9) Lots 14 to 16 incl. Block 77, D.L. 127, Plan 4953
REFERENCE REZONING #38/70 and 76/68

The prerequisites connected with an application to rezone the above described properties to RM3 have been completed and the Amendment to the Zoning By-law covering the rezoning proposal can therefore be finally adopted.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That the above two reports be received and be brought forward when the respective amendments to the Zoning By-law relating to the rezoning proposals in question are considered."

CARRIED UNANIMOUSLY

- (10) (a) Southerly 2.803 acre portion of Lot 284, D.L.'s 4 and 6
(b) Northerly 5.436 acre portion of Lot 284, D.L.'s 4 and 6
REFERENCE REZONING #37/70

The developer now wishes to commence work on Phase II of his CD scheme for the above area and has asked that a Public Hearing be established for the development plan for the Phase. A detailed report on the scheme will be provided to Council by the Planning Department prior to the Hearing.

It was being recommended that Council set a date for the Hearing.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Manager be adopted and a date for the Public Hearing in question be set by Council at its next meeting."

CARRIED UNANIMOUSLY

- (11) Warner Loat Park
GOVERNMENT - WINSTON AREA

The Parks and Recreation Commission agrees with the establishment of a 100-foot wide building line setback on the East side of Piper Avenue to provide a "tie-in" with Warner Loat Park.

The Advisory Planning Commission supports the concept of an adequate setback for development on Piper Avenue.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

- (12) Grange - Dover Streets from Kingsway to Royal Oak Avenue
1971 LOCAL IMPROVEMENT PROGRAMME

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

- (a) The priority for improving the street arises with the recent very rapid growth in higher density residential accommodation and residential - commercial floor space development currently under way and with proposals for other projects of similar magnitude which have been received by the Planning Department.
- (b) The increased mobility demanded with these developments could not now be handled efficiently on the existing Grange - Dover Streets nor would it be desirable to compel traffic generated in the area to use Kingsway for local circulation.
- (c) The current development of several residential and commercial sites was predicated upon the upgrading, to four moving lanes, and completing the extension of Grange Street Eastward from Sussex Avenue to Dover Street in order to provide the capacity, higher degree of accessibility and flexibility for traffic movements in the Kingsway Town Centre.

- (d) The Planning and Engineering Departments agree on the need for the street improvements and would now seek Council's concurrence in order that improved facilities will further support continued development and growth in the area.

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

CARRIED UNANIMOUSLY

(13) Industrial Zoning

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

(14) Phase IV of Local Improvement Programme

It was being recommended that Council authorize the entering into of an agreement with McElhanney Surveying and Engineering Limited to proceed immediately with the storm drainage and road design for the projects listed under Phase IV of the Local Improvement Supplementary Programme, with the amount to be paid to the Company not to exceed \$35,700.00.

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

CARRIED UNANIMOUSLY

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SUPPLEMENTARY MANAGER'S REPORT

Winston Street from Lozells Avenue to Brighton Avenue

It was being recommended that Council accept the tender of F.W. Monssen Construction Ltd. in the amount of \$281,463.94 for the construction of the above portion of Winston Street to the extent mentioned in the report, with actual payment to be based on the unit prices tendered, subject to:

- (a) The passage of a Loan Authorization By-law covering the borrowing of the funds required.
- (b) The acceptance by the Provincial Government of the project under the terms of the Federal-Provincial Special Development Loan Programme.

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

CARRIED

AGAINST -- ALDERMAN McLEAN

Mar/1/1971

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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B Y - L A W S

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That leave be given to introduce:

"BURNABY COUNCIL INDEMNITY BY-LAW 1970, AMENDMENT BY-LAW 1971" #5856

"BURNABY LOAN AUTHORIZATION BY-LAW NO. 1, 1971"

#5857

and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That:

"BURNABY COUNCIL INDEMNITY BY-LAW 1970, AMENDMENT BY-LAW 1971"

"BURNABY LOAN AUTHORIZATION BY-LAW NO. 1, 1971"

be now read a Third Time."

CARRIED UNANIMOUSLY

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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 "BURNABY ZONING BY-LAW 1965, AMENDMENT
BY-LAW NO. 64, 1970" #5827."

CARRIED UNANIMOUSLY

Item (8) of the Municipal Manager's Report, which was received
earlier in the evening, was brought forward.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That "Burnaby Zoning By-law 1965, Amendment By-law No. 64, 1970"
be now read a Third Time."

CARRIED UNANIMOUSLY

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

CARRIED

AGAINST -- ALDERMEN DRUMMOND
AND CLARK

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:
"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1970" #5726
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1971" #5851
"BURNABY BUDGET AUTHORIZATION BY-LAW 1970, AMENDMENT BY-LAW #5855
1971"
"BURNABY ROAD CLOSING BY-LAW NO. 3, 1971" #5848
be now reconsidered."

CARRIED UNANIMOUSLY

Item (9) of the Municipal Manager's Report which was received earlier in the evening and which relates to Burnaby Zoning By-law 1965, Amendment By-law No. 6, 1971, was brought forward.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That:

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1971"

"BURNABY BUDGET AUTHORIZATION BY-LAW 1970, AMENDMENT BY-LAW 1971"

"BURNABY ROAD CLOSING BY-LAW NO. 3, 1971"

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY