

MARCH 15, 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 15, 1971 at 7:00 p.m.

PRESENT: His Worship, Mayor Prittle, in the Chair;  
Aldermen Blair (7:08 p.m.); Clark;  
Dailly; Drummond; Emmott; Ladner;  
Mercier and McLean;

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:  
"That the Minutes of the meeting held on March 8, 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:  
"That the Council now resolve itself into a Committee of the Whole to consider and report on "Burnaby Zoning By-law 1965, Amendment By-law No. 5, 1971"."

CARRIED UNANIMOUSLY

This By-law provides for the following rezoning:

Reference RZ #65/70

FROM RESIDENTIAL DISTRICT FOUR (R4) TO MULTIPLE FAMILY  
RESIDENTIAL DISTRICT TWO (RM2)

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

(259 and 271 Duthie Avenue -- Located on the West side of Duthie Avenue 217 feet South of its intersection with Pandora Street)

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:  
"That Item (7) of the Municipal Manager's Report No. 19, 1971, which deals with the review that was made of the Apartment Location Policy in the area bounded by Barnet Highway, Pandora Street, Duthie Avenue and Hastings Street, be brought forward for consideration at this time, following which those who wish to address Council on both the subject of that report from the Manager and the rezoning proposal which is the subject of the above By-law be allowed to speak."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That Item (9) of the Municipal Manager's Report No. 19, 1971,  
which deals with the subject rezoning application No. 65/70, be  
brought forward."

CARRIED UNANIMOUSLY

Letters were submitted by the following persons in connection with  
the above rezoning application and the apartment designation  
for the Barnet - Pandora - Duthie - Hastings Area, either expressing  
support for one or both matters or opposition to either or both  
of the proposals:

- |                         |                         |
|-------------------------|-------------------------|
| Mr. Richard Lee         | R. Field                |
| Mrs. G. Earley          | Mr. & Mrs. H. Johanson  |
| Mr. John Fuhro          | Mrs. L. Standin         |
| Pietro Moccia & others  | Mrs. M. Munroe          |
| Mrs. A. M. Williams     | Mr. & Mrs. H. Hoskins   |
| Mrs. E. Fershaw         | Mr. N. Butterworth      |
| Capt. & Mrs. G. Banting | Mr. & Mrs. E. Kowalchuk |
| Mr. & Mrs. A. Morrison  | D. M. Mackay            |
| Miss Stella & Mrs. Gash | Mr. E. Little           |
| Mr. & Mrs. A. Withers   | J. J. Belanger          |
| Mr. and Mrs. E. Reefer  | E. M. Williams          |
| Mr. & Mrs. S. Kredba    | H. A. Battrum           |
| J. Wediner              |                         |

The following is the substance of the aforementioned two report  
items from the Municipal Manager:

(7) Apartment Designation for Barnet - Pandora - Duthie - Hastings  
Area

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

- (a) In the 1966 Apartment Study, the subject area was designated as a future apartment expansion area, with development to follow the construction of apartments West of Barnet Highway where land had been designated for first priority apartment development.
- (b) In the Apartment Study '69 Report, a change in the designation for the area East of Barnet Highway to make it "first priority" for apartment development was proposed because considerable development had occurred in the adjoining area to the West.

However, because the projected new school in the Duthie-Union Area had not been constructed as early as had been expected to relieve crowded conditions at the Westridge School, a number of apartment development proposals in the sector East of Barnet Highway were held in abeyance as being premature.

The Duthie-Union Elementary School was later provided, and commenced operation in the fall of 1970.

- (c) Following a review of existing enrolments in the area in relation to available school capacities and taking account of the type of development that was being proposed (RM2), it was concluded that the situation had changed to the extent that the rezoning application at hand could be recommended for the consideration of Council.
- (d) This conclusion has since been confirmed following a recent discussion with officials from the School Board.

The combined enrolment at the Westridge and Duthie-Union Elementary Schools (Grades 1 to 7) totalled 606 as at February 28, 1971, compared with an available capacity for the accommodation of approximately 700 pupils.

Plans for an additional classroom at the Duthie-Union School have been included in the school building programme for 1971.

A similar situation applies to the secondary facilities which serve the area - Burnaby North Senior and Kensington Junior Secondary Schools. These two provide a combined capacity of approximately 2,650, compared with a total existing enrolment of 2,314 students.

- (e) There is little evidence to support the contention made by a number of citizens in the area that a well-planned apartment development will reduce property values in nearby low density residential areas, particularly where a clearly defined separation is provided between the two uses (as would be the case in the block East of Barnet Highway).

Moreover, the replacement of older houses by new apartments often has a revitalizing effect on an area.

- (f) The existing lot pattern in the subject area makes further subdivision for low density residential use extremely difficult. Apartment development, on the other hand, can overcome this problem through the assembly of suitably sized and located sites that will provide a more economic use of the available land in the area.
- (g) It is not intended that the area in question be rezoned on a piecemeal basis, as has been suggested. It has been the accepted policy that the rezoning of areas which have been designated for future apartment use should follow the assembly of suitable sites and the submission of acceptable development plans. In this way, such an area can be developed on a stage by stage basis and the problem of "locked-in lots" can be avoided.
- (h) The major advantages of the Apartment Study, which was well publicized, is that specific areas have been designated for this type of use. Such a plan provides residential homeowners with a greater certainty of the future than was possible previously and permits a considerable amount of choice of location for both apartment developers and dwellers.

- (i) While certain apartment developments have been the subject of some concern in the past, particularly in the RM3 category, recent revisions to the Zoning By-law following the adoption of the Apartment Study '69 Report have resulted in a general improvement in apartment development.
- (j) The problem of parking, which is common to most apartment areas, will be dealt with in a separate study which has been under preparation for some time and to which the department is endeavoring to give priority.
- (k) The problem of pollution from the discharge of sewerage is not confined to apartments, but applies to all forms of development.

While it is a matter of some concern at the local level, the problem is essentially regional in scope and steps are being taken at this level to establish a programme for the development of treatment facilities in the Lower Mainland Area.

- (l) The RM2 category cannot be considered as a dense type of development. In any case, evidence cannot be found in the community to support the argument that apartment residents are generally less law abiding, less responsible or less desirable citizens than those who occupy single family dwellings.
- (m) In assessing the suitability of the area under consideration for medium density apartments, it should be considered in relation to certain generally recognized criteria which have been established for the determination of good locations for this form of housing. These criteria are:
  - (i) proximity to shopping facilities, schools, parks and playgrounds, regular public transit services, and cultural and community facilities.
  - (ii) easy accessibility to major road routes and places of employment.
- (n) The subject area is well located in relation to the developing commercial centre which surrounds the Hastings - Sperling intersection. In addition to the schools mentioned earlier, Westridge Park and park facilities at both elementary schools plus Burnaby Mountain Park adequately serve the neighbourhood recreational needs. The area is also situated close to major roads, public transit services and community facilities.
- (o) Additional factors include:
  - (i) The location of the area in relation to Simon Fraser University.
  - (ii) The availability of water and sewer services of sufficient capacity to meet the requirements of the increased densities of apartment development.
  - (iii) The opportunity presented for a compact, well-contained and circumscribed apartment area that would be located on the fringe of, rather than within, an area of low density housing.

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- (iv) The fact that existing streets (Pandora, Duthie and Hastings Streets), which bound the area on the North, East and South, provide a good separation from adjacent residential development.
- (p) In view of the foregoing, the Department would reaffirm its earlier opinion that the:
- (i) Block bounded by Barnet Road, Pandora Street, Duthie Avenue and Hastings Street, is a good location for apartment development.
  - (ii) Retention of the area for future apartment purposes was a well-considered decision.
- (q) The Apartment Study provides a plan for apartment location in those areas of the municipality which are considered suitable for this type of development. These designated areas provide sufficient land to meet the anticipated needs in the foreseeable future.

It is therefore important that Council policies encourage apartment development within the designated areas.

- (r) While the subject area meets the necessary criteria for apartment development, the recommendation for its retention for medium density development should be weighed against the aims and objectives of the total Sperling - Duthie communitys.
- (s) The particular area does not have a significant impact on the major planning policies of the municipality and, if the community as a whole wishes to retain its single family residential status (even though the area is suitable for apartments), the Department would not object to its removal from the present designation in the apartment location policy.

It should be clear, however, that there are no technical reasons to recommend its removal.

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

REFERENCE REZONING #65/70

A map has been prepared, and is being circulated with the report, by the Planning Department showing the location of those in the area affected by the subject rezoning proposal and indicating their views on the matter.

Of the 47 owners who have expressed opinions on the rezoning proposal, up to and including March 12, 1971, 29 were in favour and 18 opposed.

\* \* \*

The following persons then spoke in connection with the matters at hand and stated the following:

- (1) Mr. D. M. MacKay, 331 Duthie Avenue - All of the property owners in the area bounded by Barnet Road, Pandora Street, Duthie Avenue and Hastings Street wish apartment zoning for their properties. The construction of apartments

In the area will provide much needed accommodation for students and others associated with Simon Fraser University. Apartment development of the area will result in resolving the awkward subdivision pattern that presently exists and which makes it difficult to subdivide for residential purposes. Many of those in the area have owned their properties for many years. Some are unable, for one reason or another, to improve their land or the buildings on the parcels. Apartments exist across Barnet Road. Though it is recognized that there will be an increase in traffic volumes if apartments are built in the area, with concomitant parking problems, this condition can be rectified. In the case of parking, underground on-site parking facilities can be provided to relieve the situation.

- (2) Mr. John Bell, 290 Duthie Avenue - The owners in the subject area stand to realize a capital gain if their properties are redeveloped for apartment purposes. The presence of apartments in the area will devalue residential properties there. The situation mentioned in the report of the Planning Department regarding schools in the area cannot be accepted as being factual. Allowing apartments in the area of concern would result in too many being provided in too small an area. 70% of the representations that were received by Council at the Public Hearing on the subject rezoning proposal expressed opposition to the matter for the reasons provided at that time, attention to which was being drawn now. It appeared peculiar that Council would, one week, abandon the rezoning proposal and then, the next week, resurrect it. It would be in the best interests of the people in the area to not rezone the block bounded by Barnet Road, Pandora Street, Duthie Avenue and Hastings Street for apartment purposes. A petition signed by more than 500 persons in opposition to the question of the area being developed for apartment purposes was being presented.
- (3) Mr. A. R. Nilson, 7016 Maureen Crescent - He supported the submission of Mr. Bell.
- (4) Mr. D. Barton, 7080 Maureen Crescent - He also supported the contentions of Mr. Bell.
- (5) Mrs. E. Reefer, 351 Duthie Avenue - She wishes the rezoning to be approved. The property owners in the subject area are in a dilemma too, for the reasons provided earlier by Mr. MacKay. Schools in the area are, or soon will be, adequate to handle the additional pupil population that could result from the presence of apartments. The residential property owners to the South of the area should have determined the future designation for the area before purchasing their homes. Those opposed to the rezoning in question really have no valid reasons for such a stand.
- (6) Mrs. F. E. Aselstyne, 7015 Maureen Crescent - She disagreed with the point made by Mrs. Reefer concerning the adequacy of schools in the area.
- (7) Mr. P. Moccia, 7017 Belcarra Drive - There are many students attending Simon Fraser University who require accommodation and such can be provided by apartments being built in the area.

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- (8) Mr. S. W. Drdul, 7152 Maureen Crescent - He moved to the area in July, 1965. The school situation would be a problem because of a general increase in development of the area. There are no recreational facilities in the area and children occupying suites in the apartments would likely play on Maureen Crescent and Trudy Court.
- (9) Mrs. M. R. Sherwood, 7181 Maureen Crescent - The quality of life in the area would be jeopardized by allowing apartments to be built.
- (10) Mrs. E. Fershaw, 7145 Hastings Street - She has lived in the area 23 years and her children, when they were young, needed to attend Capitol Hill School some distance to the West. In any event, school facilities are adequate to serve the additional children that would be accommodated in the apartments. Children may play in the streets in the area but they do the same thing in most places. Redevelopment of the subject block will enhance the neighbourhood.
- (11) Mr. R. Lee, the applicant for the subject rezoning - He supported the views expressed in the report of the Planning Department. Attention should be focussed on the fact that the majority of those who made representations in connection with the subject rezoning proposal supported the matter. The owners in the area in question have rights equal to those of abutting owners, and this should be recognized.
- (12) Mr. L. L. Lambert, 7144 Hastings Street - He was opposed to the rezoning of the area for apartment purposes.
- (13) Mr. E. M. Williams, 7125 Hastings Street - He supported the rezoning of the area and concurred with the Planning Department that the designation of the area for future apartment development should be retained.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the designation of the area bounded by Barnet Road, Pandora Street, Duthie Avenue and Hastings Street, for future apartment purposes, be retained."

CARRIED

AGAINST -- ALDERMEN McLEAN,  
DRUMMOND AND CLARK

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the Committee now rise and report progress on "Burnaby Zoning By-law 1965, Amendment By-law No. 5, 1971", on the understanding that further action on the By-law will be withheld until an indication is provided by the School Board as to the adequacy of school facilities in the general Westridge Area."

IN FAVOUR -- ALDERMEN LADNER  
AND BLAIR

AGAINST -- ALDERMEN CLARK,  
DAILY, DRUMMOND, EMMOTT,  
MERCIER AND McLEAN;

MOTION LOST

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LADNER:  
"That Council not entertain the rezoning of the property covered by RZ 65/70 to Multiple Family Residential District Two (RM2) at this time because it seems unlikely that the proposal would receive the required two-thirds approval of Council."

IN FAVOUR -- ALDERMEN EMMOTT,  
LADNER AND BLAIR

AGAINST -- ALDERMEN CLARK,  
DAILY, DRUMMOND, MERCIER  
AND McLEAN

MOTION LOST

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:  
"That "Burnaby Zoning By-law 1965, Amendment By-law No. 5, 1971" be abandoned."

CARRIED

AGAINST -- ALDERMEN MERCIER  
AND BLAIR

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

THE COMMITTEE RECONVENED AT 9:00 P.M.

ALDERMEN BLAIR AND MERCIER WERE ABSENT.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN DAILY:  
"That the Committee now rise and report on Burnaby Zoning By-law 1965, Amendment by-law No. 5, 1971."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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DELEGATION

Messrs. Gordon Watson and E. Thorleifson submitted a letter requesting an opportunity to address Council on the problem of air pollution.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN EMMOTT:  
"That the delegation be heard."

CARRIED UNANIMOUSLY



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Mr. Thorleifson appeared and made the following comments:

- (a) He was representing an Organization known as Rebearth Company.
- (b) The Company has an interest in recycling garbage, particularly paper products.
- (c) Newsprint and cardboard, when handled in bulk, commands \$4.00 per ton but if the same material is baled, \$8.00 per ton can be obtained.
- (d) He was aware, from reading a report of Mr. J. J. Kaller on solid waste management, that the recycling process was perhaps a feasible way in which to dispose of garbage.
- (e) The use of such a process will:
  - (i) produce savings to the municipality because there will be no need to bury paper products.
  - (ii) reduce the incidence of air pollution caused by paper products being burned.
- (f) The baler desired costs \$1,178.00.
- (g) At the moment, the Company is serving the area around Kingsway and Patterson Avenue.
- (h) The Company was seeking a loan of \$1,178.00 so that it could purchase the paper baler and make the recycling operation more economical.

ALDERMAN MERCIER RETURNED TO THE MEETING.

Municipal Manager pointed out that Council is estopped from subsidizing private enterprise, either by outright grants or by loaning money.

It was suggested in Council that perhaps the Corporation could purchase the baler and then rent it to anyone, an arrangement that might circumvent the restriction in the Municipal Act respecting the subsidization of private enterprise.

ALDERMAN BLAIR RETURNED TO THE MEETING.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That, because it is felt the practice of recycling waste paper products has considerable merit, the proposal advanced this evening by Mr. Thorleifson be referred to Mr. Kaller of the Engineering Department for consideration and report, bearing in mind all ramifications of the matter."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY

Mr. B. T. Cavanagh, Regional Scout Executive, submitted a letter requesting permission for the Burnaby Region of the Boy Scouts of Canada to hold a 12-mile Trek commencing at 12:00 noon on April 4, 1971 along a route outlined on an accompanying plan.

Mrs. M. O'Reilly, Committee Member, Norburn Lacrosse Club, wrote to request permission to hold a Walkathon on May 30, 1971 along a route outlined on an accompanying map.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That permission be granted to both the Boy Scouts and the Norburn Lacrosse Club to conduct their activities at the times and along the routes indicated, subject to:

- (a) The 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

Mrs. A. Randon submitted a letter requesting that she be granted at least one front entrance to her property at 5356 Hastings Street because she enjoyed such access before the street was widened and curbs installed.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That Item (5) of the Municipal Manager's Report No. 19, 1971, which deals with the subject of the letter from Mrs. Randon, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

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

(5) 5356 Hastings Street (Randon)

When negotiations were being conducted in 1965 for the acquisition of a portion of the property in question for the widening of Hastings Street, the then owners were informed that a retaining wall would need to be built along the South side of the street when it was widened and, as a result, all vehicular accesses would be removed.

The municipality would, however, clean and gravel a 24 by 24 foot area at the rear of 5356 Hastings Street, with access to the lane.

The subject portion of Hastings Street was widened in February of this year to an interim 46-foot wide standard, and no retaining wall was built, nor will one be, until the ultimate widening is undertaken.

To have provided even a temporary access to homes on the South side of Hastings Street would be creating a very serious accident potential to not only the people using such accesses but to motorists on Hastings Street. Grades from the South curb of the street into the lots are very steep and would seriously hamper visual clearance. There are also many large trees immediately behind the curb that completely block an exiting motorist's view of traffic in the curb lane.

There is a Council policy that, where a curb lane is used for moving traffic, all accesses to residential properties must be taken from a secondary road or lane system, if one is available.

In Mrs. Randon's case, there is such a facility and the municipality has provided the aforementioned 24 by 24 foot gravelled parking area.

The Engineering Department strongly recommends that permission for even a temporary access to Hastings Street from Mrs. Randon's property be denied because of the serious accident potential such an access crossing would create.

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

CARRIED UNANIMOUSLY

Mr. B. W. Kaye submitted a letter setting forth his reasons why he is opposed to the use of school gymnasiums as hostels.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LADNER:  
"That Mr. Kaye be advised that the matter concerning him lies within the preserve of the School Board and is therefore something over which the Council has no jurisdiction; and further, the Board be asked to supply Council with a copy of the reply the Board provides to Mr. Kaye."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

Executive Director, Canadian Federation of Mayors and Municipalities, submitted a circular letter pertaining to a Publication entitled "Urban Canada", seeking endorsement of a statement issued by the President of the Federation.

Associated Engineering Services Ltd. wrote to urge that an application be made to the Minister of Transport to prohibit the use of Burnaby Lake as a designated aircraft landing area.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:  
"That Council concur with the request of Associated Engineering Services Ltd. and, in addition to making the application mentioned, the owners of the aircraft presently using Burnaby Lake be informed of the application."

CARRIED UNANIMOUSLY

President, Surrey Federation of Ratepayers, submitted a copy of a letter addressed to Alderman Ross of Surrey in which certain views were set forth on the question of spraying for mosquito control.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:  
"That the opinions expressed in the submission from the Surrey Federation of Ratepayers be endorsed, although it is recognized that the resolution of the problem described in the submission can likely not be approached in the manner suggested because of practical reasons; and further, a copy of the letter written to the Federation be sent to the Mosquito Control Board."

CARRIED UNANIMOUSLY

Mr. Arnold F. C. Hean, Barrister and Solicitor, submitted a letter requesting an opportunity to appear before Council to speak in support of an application to rezone:

- (a) Lot 3, Ex. Pl. 20310, Blk. 3, D.L. 156, Plan 14380
- (b) Pcl. "C", Expl. Pl. 13801, S.D. "A", R.S.D. 2, Blk. 3, D.L. 156, Plan 5322
- (c) Lot "B", Expl. Pl. 14319, Blk. 3, D.L. 156, Plan 3815
- (d) Lot "F", Blks. 2 and 3, D.L. 156, Plan 19936

to Comprehensive Development District (CD).

Mr. Hean also wrote to request the same opportunity to speak on an application to rezone Lot 244, D.L. 91, Plan 34482 to Service Commercial District (C4).

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That action on the requests of Mr. Hean be deferred until consideration of the reports of the Planning Department on the two rezoning applications later this evening."

CARRIED UNANIMOUSLY

The following wrote to express appreciation for the grant recently made to them by Council:

Clef Society of Burnaby  
Greater Vancouver Visitors and Convention Bureau  
The Playhouse Theatre Company  
The John Howard Society of B. C.  
Vancouver and Lower Mainland Industrial Development Commission  
Vancouver Neurological Centre  
The Salvation Army (Building Fund & Operational Grant)  
Kiwans Musical Festival  
B. C. Society for Prevention of Cruelty to Animals

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TABLED ITEM

The following matter was then lifted from the table:

Jitney Transportation Service

Mayor Prittie stated that he had not had an opportunity to contact those involved with the matter at hand.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN EMMOTT:  
"That consideration of the request involving a Jitney Transportation Service In the Byrne Road Area be tabled for one week."

CARRIED UNANIMOUSLY

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R E P O R T S

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

<u>ORGANIZATION</u>	<u>AMOUNT</u>	<u>PURPOSE</u>
The Muscular Dystrophy Association of Canada	\$ 100.00	
The Boy Scouts of Canada, Burnaby Region	1,200.00	
The Canadian Paraplegic Association B. C. Division	1,250.00	
Big Brothers of B. C.	5,500.00	
Cliff Avenue United Football Club	750.00	to assist in the cost of sending a soccer team (11 year olds) to a tournament of champions at Redwood City, California, April 17 to 18
B. C. Olympics Volleyball Club	100.00	to assist in hosting a Japanese girls' team which will visit here in April
The Burnaby Family Y.M.C.A.	5,000.00	The 1970 Council recommended grants of \$5,000.00 each in 1971 and 72 to assist in clearing up the remaining debt owed on the building fund.
The National Youth Bowling Council	900.00	The National Championships are being held in Burnaby lanes on April 11, 12 and 13. Young bowlers from every province will attend. The grant is to assist in the costs of a banquet for 450 boys and girls at a Burnaby hotel.

<u>ORGANIZATION</u>	<u>AMOUNT</u>	<u>PURPOSE</u>
The Burnaby Schools Concert Band	\$ 750.00	to assist in costs to attend the Music Educators' Conf. In San Diego in April. On the same trip they will play at Disneyland. There are 88 Burnaby students in the band. They have raised approx. \$7,000.00 in various ways.
Burnaby Hastings Rotary Band	250.00	
Burnaby Junior Chamber of Commerce "Miss Burnaby Pageant"	1,070.00	
Burnaby Junior Chamber of Commerce Parade Float	1,000.00	The budget submitted by the J.C.'s for the float with a Centennial theme was \$1,586.75. The Centennial Committee have agreed to pay \$586.75.
Burnaby Rhododendron and Spring Flower Show Society	1,941.00	The budget submitted totalled \$4,055.00. The Centennial Committee is contributing \$1,250.00 for printing and publicity - there is \$864.00 in the Parks Budget. The recommendation is that Council underwrite the balance up to \$1,941.00
The Burnaby Chamber of Commerce	7,500.00	

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
 "That the recommendations of the Committee, except for those covering the items involving the National Youth Bowling Council and the Burnaby Chamber of Commerce, be adopted."

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN EMMOTT:  
 "That the grant to the National Youth Bowling Council be \$1,100.00, instead of the \$900.00 recommended."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN CLARK:  
 "That the recommendation of the Committee covering Item (14) be adopted."

CARRIED

AGAINST --MAYOR PRITTIE AND ALDERMAN DAILLY

A vote was then taken on the Original Motion, as amended, and it was Carried Unanimously.

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

CARRIED UNANIMOUSLY

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MUNICIPAL CLERK submitted a Certificate of Sufficiency covering the paving, as a Local Improvement, of the "T" lane South of Kingsway between 12th Avenue and 13th Avenue to a maximum width of 14 feet and a depth of not more than two inches.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the Certificate of Sufficiency of the Municipal Clerk be received and a Local Improvement Construction By-law authorizing the work mentioned in the Certificate be prepared."

CARRIED UNANIMOUSLY

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ADVISORY PLANNING COMMISSION submitted a report indicating that it approved the proposed amendments to the Zoning By-law covering residential development that were contained in a report Council received from the Planning Department on February 8, 1971.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the report of the Commission be received and the proposed amendments to the Zoning By-law mentioned be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

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TRAFFIC SAFETY COMMITTEE submitted reports on the matters listed below as Items (1) to (12) recommending the courses of action indicated for the reasons given:

(1) Smith Avenue and Moscrop Street

It was again being recommended that, other than the installation of a standard advance warning stop sign for the Westbound traffic on Moscrop Street approaching Smith Avenue, no action be taken to provide additional traffic control devices at the intersection for the reasons set out in the report and another one that was submitted to Council in early February.

(2) (a) Kensington Avenue between Halifax Street and Broadway  
(b) Broadway between Sperling Avenue and Holdom Avenue

It was being recommended that the above streets be designated as through streets.

(3) Marshland Avenue Crossing of the Vancouver and Lulu Island Railway Line

It was being recommended that no action be taken on a request that stop signs be reinstalled at the above location for the reasons provided in the report, although it should be noted that the R.C.M.P. will be approaching the owner of the property adjacent to the crossing on which lumber has been piled to determine whether the lumber can be moved.

(4) Mark Crescent

It was being recommended that no action be taken on complaints involving the movement and parking of vehicles, on the above street, belonging to a moving van company and its employees because the activities mentioned are not being done in violation of any by-laws.

(5) 4648 Imperial Street

It was being recommended that no action be taken on a request for a one-hour parking restriction at the above location for the reasons provided in the report.

(6) Dundas Street and MacDonald Avenue

It was being recommended that no action be taken on a request for stop signs at the above intersection for the reasons provided in the report.

(7) Howard Avenue and Frances Street

It was being recommended that no action be taken on a request for traffic control devices at the above intersection for the reasons provided in the report.

(8) 10th Avenue - Canada Way to Kingsway

It was being recommended that a "No Parking Anytime" prohibition be instituted on the North side of 10th Avenue from First Street to Kingsway, with it being understood that implementation of this regulation will require the approval of the Department of Highways because of its jurisdictional involvement.



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(9) Parking Adjacent to Schools

It was being recommended that the following be added to Section 13 of the Street and Traffic By-law in order to expand on the prohibition of parking adjacent to schools:

"Section 13 (6B)

For the purpose of this By-law, combined School- Park Sites shall be considered as School Sites."

(10) Rear Exit from Library on Kingsway

It was being recommended that the Westerly driveway to the lane at the West end of the above Library Site be relocated, for the reasons provided in the report, in order to resolve a problem involving traffic exiting from the site.

(11) Industrial Signs

It was being recommended that all industrial information signs on municipal rights-of-way, unless classified as a traffic control device, be removed.

(12) Bus Routes

It was being recommended that a request from the B. C. Hydro and Power Authority for permission to operate buses along the following routes be granted:

(a) Northbound on Gilmore Avenue between Oxford Street and Eton Street.

(b) Northbound and Southbound on Willingdon Avenue between Hastings Street and Albert Street.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the recommendations of the Committee, except for those involving Items (5) and (8) of its report, be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:

"That action on the question of instituting a one-hour parking restriction adjacent to property known as 4648 Imperial Street be deferred until a report that is dealing with the general parking situation in the municipality is submitted and considered."

CARRIED

AGAINST -- ALDERMEN LADNER  
AND BLAIR

ALDERMAN McLEAN LEFT THE MEETING.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:  
"That the recommendation of the Committee covering Item (8) be adopted."

CARRIED

AGAINST -- ALDERMAN MERCIER

ALDERMAN McLEAN RETURNED TO THE MEETING.

ALDERMAN DAILLY LEFT THE MEETING.

\* \* \*

MUNICIPAL MANAGER submitted report No. 19, 1971 on the matters listed below as Items (1) to (22) either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Senior Citizens Recreation Centre - Kingsway at Edmonds Street  
(Former Municipal Hall Site)
- 
- BURNABY LOAN AUTHORIZATION BY-LAW NO. 2, 1971

The Municipal Treasurer anticipates that the application to borrow \$278,200.00 with which to construct the above project will be approved and has therefore asked the Municipal Solicitor to prepare a Loan Authorization By-law for Council.

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

CARRIED UNANIMOUSLY

- (2) (a) Lot 1, Block 4, D.L. 4, Pl. 11597
  - (b) Pcl. "A", Sk. 12778, D.L. 4, Plan 4332
  - (c) Pcl. "A" pt. South of Highway except sketches 11929/12778, Blk. 3, D.L. 4, Plan 4332
  - (d) Blk. 4W½ of S½ Except the N. 600 feet, D.L. 4, Plan 845
  - (e) N. 600 feet of Blk. 4 W½ of S½, D.L. 4, Plan 845
  - (f) Pcl. "A", Expl. Pl. 11637, Blk. 4, D.L. 4, Plan 845
  - (g) Lot 1, S.D. "B", Blk. 3, D.L. 4, Plan 6913
  - (h) Lot "A" of Pcl. 2, Sk. 11929, Blk. 3, D.L. 4, Plan 4332
  - (i) Blk. 4N½ pt. South of Highway, D.L. 4, Plan 845
  - (j) Lot "E" except part on Pl. 21111, Blk. 4, D.L. 4, Plan 18398
- 
- REFERENCE REZONING NO. 46/68

On October 19, 1970, the Council accepted an extended Letter of Credit from Polaris Construction Company to guarantee the construction of services required for the subject rezoning. The servicing was to be completed by March 10, 1971 but the Contractor, Globe Construction, has indicated it was not possible to complete the work by that date due to poor weather conditions. The Company now wishes an extension until April 30, 1971.

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It was being recommended that this extension be granted.

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

CARRIED UNANIMOUSLY

(3) Speed Bumps - Municipal Ice Rink and C. G. Brown Memorial Swimming Pool

The Parks and Recreation Commission has recommended very strongly that Council reconsider its decision to not install speed bumps at the above location.

The Commission does not agree with the Traffic Safety Committee that a minor speeding problem is all that exists in the area. Pedestrians, particularly children, crossing from the parking bays to the two facilities find it extremely hazardous when cars using the access road are travelling in excess of the speed limit. There have been several "near misses" in the past and the Commission wishes to avoid the possibility of a serious accident in the future.

The Solicitor has indicated that if the Parks and Recreation Commission should decide to install speed bumps, they should be clearly marked and signs posted indicating the speed at which the bumps can be negotiated safely. He has added that this should reduce the chance of civil suits to a minimum.

The Commission is prepared to heed the advice of the Solicitor because it feels the chance of a civil suit is worth risking if it means the saving of a life.

ALDERMAN DAILLY RETURNED TO THE MEETING.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:  
"That the staff connected with the Traffic Safety Committee contact the Parks and Recreation Commission for the purpose of determining whether some solution can be found for the problem outlined in the report of the Manager."

CARRIED UNANIMOUSLY

(4) Stanley - Allman Lane East of Canada Way

Harvard Homes Limited is in the process of purchasing two lots on the South side of Allman Street East of Canada Way. The Company wishes the Corporation to obtain a ten foot by 127 foot strip from the rear of the parcel at the South-East corner of those two streets (Lot 3, D.L. 87, Plan 1494) for lane purposes because:

- (a) There is already a lane 20ft. wide and more than 600 feet long to the East that is useless without the ten foot acquisition mentioned.

(b) The aesthetic appeal of the street would be greatly enhanced if it was possible to eliminate driveways from the street to homes on the properties.

(c) The frontage of the lots on the street is not great, especially when easements for telephone and hydro installations are considered.

It was reported to Council last August that negotiations to acquire the widening strip mentioned above had been unsuccessful and that expropriation proceedings should be instituted. The Council, however, resolved to take no action on the matter.

The matter was again considered on September 8, 1970 when Council reaffirmed the current policy of not improving the lane in question until the necessary land was acquired, at a nominal cost, to complete the lane allowance.

The estimated cost of acquiring and constructing the lane is \$11,300.00, with \$5,230.00 already "In Trust". 19 properties would benefit from the lane. There would be no intention to open the lane onto Sixth Street.

The matter was being referred to Council for further direction. It should be pointed out that this is an essential lane to avoid a development of access from the street through high embankments and to also avoid increased costs to the Corporation in the event of a future Local Improvement Project on Allman Street, driveway restoration and retaining wall construction.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the subject of the report be referred back to the Manager to explore the possibility of any of the owners at the "Allman" end of the lane being prepared to advance money for its construction."

CARRIED UNANIMOUSLY

(5) 5356 Hastings Street (Randon)

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

(6) Inter-City Express (1955) Limited - 7976 Winston Street

The above Company applied for a development permit to use the property indicated in caption. The use was described as a cartage and express service. Written clarification of the proposed use was supplied and, on the basis of this information and a development plan which reflected the pertinent conditions of the Zoning By-law, approval was granted for converting the property and constructing certain improvements to house the express facility.

A visit to the site on July 10, 1970, in investigation of a report of noise and unsightliness, revealed that two trucking firms dealing exclusively with highway hauling shared the property with Inter-City Express (1955) Limited.

It had been made clear to that Company by the Planning Department that a truck terminal could not be located within an MI District.

The approved use did not constitute a truck terminal but the introduction of the two new firms gives the appearance of such, in the form of large transport vehicles, possibly operating at times beyond the normal daily schedule of the City Express and Delivery service.

No licences were issued to Inter-City Express and the subsidiary companies but the Licence Inspector was prepared to do so upon approval of the Health, Building and Fire Departments, unless instructed to the contrary.

The Council directed that licences not be issued and that the right of the companies to use the premises for their purposes be denied. This decision of Council was appealed by Mr. William Street, Barrister and Solicitor.

The Municipal Solicitor subsequently offered his opinion to Council on the matter.

From that time, the entire situation has been before Council several times and the order to the Companies to cease and desist their operations has never been withdrawn nor have licences been issued.

The Municipal Solicitor pointed out that the controversy arose because the By-law uses terms which have no exact definition in ordinary usage and are not defined in the By-law. He added that no matter what one's opinion may be, a Zoning By-law is always construed in favour of the land owner on the principle that he is entitled to do what he wants on his own property unless clearly restricted by law. The Solicitor also mentioned that, if there is any ambiguity, it is always resolved in favour of the land owner.

The status of Inter-City Express (1955) Limited, British Pacific Transport Limited and Overland Freight Lines Limited with respect to the cease and desist order and the licencing was now being returned to Council.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That Inter-City EXpress (1955) Limited, British Pacific Transport Limited and Overland Freight Lines Limited be informed that each of them is required to make application for a business licence within one week, otherwise proceedings will be commenced against them for violating the terms of Burnaby Trades Licence By-law 1950, with it being understood that the Chief Licence Inspector will forward the applications that are received from the Companies for a business licence to Council for consideration.

CARRIED

AGAINST -- ALDERMAN DRUMMOND

(7) Barnet - Pandora - Duthie - Hastings Area

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

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That all the reports of the Planning Department dealing with rezoning applications be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

CARRIED

AGAINST -- ALDERMEN CLARK  
AND DRUMMOND

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LADNER:  
"That the two reports of the Planning Department (Items (8) and (10)) dealing with the applications to rezone the properties which were the subject of letters received earlier this evening from Mr. A. F. C. Hean, be dealt with at this time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That Mr. Hean be heard on both of the applications just mentioned."

CARRIED UNANIMOUSLY

Mr. Hean then spoke and presented a brief on an application to rezone:

Reference RZ #8/71

- (a) Lot 3, Ex. Pl. 20310, Blk. 3, D.L. 156, Pl. 14380
- (b) Pl. "C", Expl. Pl. 13801, S.D. "A", R.S.D. 2, Blk. 3, D.L. 156, Plan 5322
- (c) Lot "B", Expl. Pl. 14319, Blk. 3, D.L. 156, Pl. 3815
- (d) Lot "F", Blks. 2 and 3, D.L. 156, Plan 19936

FROM RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

as follows:

- (a) It has been slightly less than four years since an attempt has been made to develop the best and alternate use for the properties.
- (b) There is an approximately 30 foot drop from the lane at the North to Marine Drive but levels remain relatively constant in an East-West direction. At the West end of the site is a small ravine, while at the East end is a school - park site.
- (c) The owner of the property has felt from the beginning that, in order to use the site so as to maximize the benefits both to himself and the municipality, a high standard of construction with the maximum number of residential units that would not be offensive to the neighbours or the municipality should be implemented.
- (d) It was decided that a residential plan should be developed, with full underground parking, which could act as a precedent for other similarly sized parcels in the municipality.

- (e) The following factors had to be taken into account:
- (i) The lane at the rear.
  - (ii) An arterial road (Marine Drive).
  - (iii) A shallow ravine at the West end.
  - (iv) The School-Park site to the East.
- (f) Messrs. Rhone & Iredale, Architects, under their Company, Canadian Environmental Sciences, were commissioned to design the project.
- (g) An economic survey was carried out by the owner of the property, Mr. N. Boxer, in order to establish a rental structure for the units to be built and other factors pertaining to the development itself.
- (h) The first plan that was prepared by Rhone and Iredale showed 55 residential townhouses. Though it seemed the Planning Department initially would agree with this proposal, the Department indicated that 55 units would not be acceptable and that a lesser number would need to be built. This posed a difficult situation for the owner because he had been attempting to co-relate economic feasibility with maximum amenities as well as aesthetic compatibility. After redrafting the plans in an effort to maintain economic viability and to recognize the wishes of the Planning Department, a revised plan was submitted. This is the one which forms the basis of the application now at hand.
- (i) The reason that the application is for CD zoning is that the development proposal is not one which fits into any residential zone.
- (j) When it seemed that 55 units might be acceptable, the economic study done by Canadian Environmental Sciences indicated rents could start at a minimum of \$160.00 per month up to a maximum of \$280.00 per month. If only 42 units can be built (as per the report of the Planning Department), rents will need to start at \$235.00 per month with a maximum of possibly \$295.00 per month.
- (k) The specific application is to permit 42 residential units, with underground reinforced concrete parking spaces for 63 automobiles (a ratio of one to 1.5), complete with all amenities, to be constructed on a topographically somewhat difficult area in such a way that the complex is pleasant to see and is compatible with the developed neighbourhood.
- (l) A resident walking and play area is to be provided within the complex and, by design, the major trees presently on the property will remain.
- (m) It may be that Council might wish to refer the proposal to a Special Council Committee.

The report of the Planning Department on the rezoning application which was the subject of Mr. Hean's presentation, which indicated the following, was then considered:

- (1) Two older single family dwellings occupy the site, although the largest part is undeveloped.
- (2) Good quality residential homes lie to the North across the lane and to the West along Marine Drive.
- (3) The New Haven Borstal Home lies immediately to the South.
- (4) Adjacent properties to the West and North are developed residentially.
- (5) Rhone and Iredale have submitted a preliminary site plan showing 27 two-bedroom and 15 three-bedroom units. These units are basically through townhouses, with the exception of four suites on top of others.
- (6) The buildings have been "stepped down" along the contours of the property, creating the opportunity for an underground parking structure for approximately 63 cars.
- (7) Some units are situated on top of the parking structure, while the remainder of the roof over the parking area is proposed as a landscaped amenity plaza.
- (8) The provision of full underground parking reduces the coverage of the site substantially, thus providing open spaces for recreational facilities.
- (9) The Architects have based their design on the following conceptual criteria:
  - (i) Self-contained units with individual entrances.
  - (ii) Private outdoor area for each unit.
  - (iii) Full separation of pedestrian and vehicular movements.
  - (iv) Direct pedestrian access to the neighbouring school and park.
  - (v) Provision of open space and recreational facilities.
- (10) The Department agrees with the above criteria and is also of the opinion that the proposal contains many elements of interest, such as the urban character of certain spaces, the variety in unit locations, building volumes and vistas. However, the floor area ratio of .63 and density of 22.8 units per acre tend more toward a medium density and is outside the density allowed under the RMI zone.
- (11) It is recognized that there is a need within the municipality for a variety of housing forms and accommodation for families on a self-contained unit basis so the Department would encourage and support such an approach for the subject site, based on the following considerations:
  - (i) The proximity of a park and school.



- (ii) The difficulty that would be experienced in attempting to subdivide the properties.
  - (iii) The site area (1.84 acres) and its topography would provide an opportunity for an integrated design of a small housing cluster. With this cluster design, vehicular access would be obtained from Marine Drive at the low side of the parcel and the sharp drop in contours would soften the visual impact of the proposal on the adjacent area of single family residences to the North. The cluster design would create substantial open spaces and, consequently, the ravine areas and some of the existing growth could be retained.
- (12) Shopping facilities are not available in the area within a reasonable walking distance.
- (13) Because of the aforementioned conflict regarding density, a reduction of 19 or 20 units per acre would need to be made as well as a floor area ratio of .525.
- (14) It is considered worthwhile to pursue the concept of cluster housing for the site but, if Council concurs, the following criteria were being recommended:
- (i) The elimination of apparent apartment characteristics.
  - (ii) The complete privacy for all units and their outdoor areas.
  - (iii) The provision of underground parking.
  - (iv) A floor area ratio of .525 and a likely density of 19 to 20 units per acre.
  - (v) A high standard of architectural design and control to ensure that the desirable characteristics of a cluster design are established and completed.
- (15) It was being recommended that Council authorize the Planning Department to work with the applicants in the preparation of a suitable plan of development reflecting the objectives and criteria established in the report, as detailed above.

Once agreement has been reached, a further report will be submitted to Council at which time a Public Hearing can be arranged.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:  
"That the recommendation of the Planning Department be adopted and Alderman Ladner, as the Liaison with the Planning Department, also be included in the considerations given the plan of development for the properties concerned."

CARRIED UNANIMOUSLY

Mr. Hean then presented a Brief in connection with an application to rezone Lot 244, D.L. 91, Plan 34482 to Service Commercial District (C4) - RZ 10/71

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:  
"That consideration of the submission from Mr. Hean be deferred until the March 22nd meeting when Mr. Hean will be allowed to speak on the matter."

CARRIED UNANIMOUSLY

ALDERMAN EMMOTT LEFT THE MEETING.

(2) Miscellaneous Rezoning Applications

The Planning Department has reported on the below listed applications to rezone the properties shown to the categories indicated, as follows:

(1) Reference RZ #1/71

Lot 5 exc. Pl. 15900 and 31131, S.D. 1, Blks. 1/2, D.L. 207, Plan 4032

(Located on the East side of Cliff Avenue approximately 53 feet North of its intersection with Inlet Drive)

FROM RESIDENTIAL DISTRICT TWO (R2) TO PARK AND PUBLIC USE DISTRICT (P3)

It was being recommended that this application be approved for further consideration inasmuch as the parcel concerned was recently purchased by the Corporation for an expansion of Westridge Park.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of its report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(2) Reference RZ #2/71

The rear 200 feet of:

(a) Blk. 40 except Expl. Pl. 16940, D.L. 86, Plan 1203

(b) Lot 1, D.L. 86, Plan 23399

(c) Blk. 42 except Pl. 24296 and except Pcl. "A", Expl. Plan 22819, D.L. 86, Plan 1203

(d) Blk. 43, except Pcl. "A", Expl. Pl. 14196, D.L. 86, Pl. 1203

(Located on Malvern Avenue between Burriss and Stanley Streets)

FROM RESIDENTIAL DISTRICT ONE (R1) TO RESIDENTIAL DISTRICT TWO (R2)

It was being recommended that this application not be approved because:

(a) R2 zoning of the properties would be at variance with the development plan for Buckingham Heights, which lies adjacent.

(b) The previous rezoning, to the R2 category, of Mr. Lesosky's property (Lot 39, Except Pcl. "A", Expl. Pl. 16876, D.L. 86, Plan 1203) will have a very limited effect on the development plan mentioned under point (a) because the two parcels

created from Mr. Lesosky's property are at the end of a cul-de-sac and lie adjacent to an existing duplex on an R5 lot.

- (c) The rezoning of the parcels concerned to the R2 category could create difficulties in devising a plan whereby the newly created lots could be integrated with adjacent properties and the proposed road system for D.L. 86.

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

CARRIED UNANIMOUSLY

(3) Reference RZ #3/71

Lots 20 to 22 inclusive, S.D. "B", Blks 47 and 49, D.L.'s 151/3, Plan 1936

(Located at the South-East corner of McKay Avenue and Maywood Street)

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

It was being recommended that this application be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The consolidation of the properties into one site.
- (b) The submission of a suitable plan of development for the site.
- (c) The provision of an undertaking that all existing structures on the properties will be removed within six months of the rezoning being completed.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:  
"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of its report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(4) Reference RZ #4/71

- (a) Block 29, Sketch 12490, D.L. 98, Plan 573
- (b) Lot 48 exc. North 90 feet, Blks. 30/34, D.L. 98, Plan 2066

(Located on the North side of Rumble Street 90 feet West of Royal Oak Avenue)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING DISTRICT (P8) --(b)  
FROM COMMUNITY COMMERCIAL DISTRICT (C2) AND RESIDENTIAL DISTRICT (R5) TO COMMUNITY COMMERCIAL DISTRICT (C2) ---(a)

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It was being recommended that the rezoning of the Block 29 in question to the C2 category be approved for further consideration and that, as a prerequisite to the rezoning being effected, a suitable plan of development for the site be submitted.

As regards the application for P8 zoning of the Lot 48 described, this could not be supported because it is felt the Westerly limit of Lot 29 is a logical boundary for non-residential use of property in the area.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:  
"That the recommendation of the Planning Department be adopted and the rezoning of the Block 29 mentioned in the report be advanced to a Public Hearing; and further, the views of the Department in respect of the Lot 48 described be endorsed."

CARRIED UNANIMOUSLY

ALDERMAN LADNER RETURNED TO THE MEETING.

(5) Reference RZ #5/71

Lot "A", Blk. 17, D.L. 155A, Plan 5168

(Located at the South-West corner of Seventeenth Avenue and Willard Street)

FROM HEAVY INDUSTRIAL DISTRICT (M3) AND RESIDENTIAL DISTRICT FIVE (R5) TO RESIDENTIAL DISTRICT FIVE (R5)

It was being recommended that this application be tabled until the study that is being made of the land use situation in the Big Bend Area is completed, even though past studies have indicated the suitability of the property for residential use.

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

CARRIED UNANIMOUSLY

(6) Reference RZ #6/71

Lot 1 S. 91.9 feet, S.D. "A", Blk. 1, D.L. 119W $\frac{1}{2}$ , Plan 4161

(Located on the East side of Gilmore Street, 200 feet South of its intersection with Halifax Street)

FROM MANUFACTURING DISTRICT (M1) TO GENERAL MANUFACTURING DISTRICT (M2)

It was being recommended that Council reaffirm its earlier decision to retain the M1 zoning on the property in question, which has been designated as being suitable for medium density apartment development in the future.

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

CARRIED

AGAINST -- ALDERMAN LADNER

(7) Reference RZ #7/71

Lot 16 except Ref. Pl. 30318, Blk. 8, D.L. 97, Plan 1627

(Located on the West side of Buller Avenue approximately 140 feet South of Kingsway)

FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO SERVICE COMMERCIAL DISTRICT (C4)

It was being recommended that, because:

- (a) a commercial building exists on the site.
- (b) the parcel is adjacent to a C4 zone.
- (c) the uses permitted in a C4 zone are generally higher than those allowed in an M4 zone,

the application be approved for further consideration but this not be construed as meaning that the extension of the C4 zoning along Buller Avenue into the M4 zone will be supported.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of its report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(8) Reference RZ #8/71

- (a) Lot 3, Ex. Pl. 20310, Blk. 3, D.L. 156, Plan 14380
- (b) Pl. "C", Expl. Pl. 13801, S.D. "A", R.S.D. 2, Blk. 3, D.L. 156, Plan 5322
- (c) Lot "B", Expl. Pl. 14319, Blk. 3, D.L. 156, Plan 3815
- (d) Lot "F", Blks. 2 and 3, D.L. 156, Pl. 19936

(Located on the North side of Marine Drive approximately 470 feet East of Patterson Avenue)

FROM RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

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

(9) Reference RZ #9/71

Lots 11 to 14 inclusive, Block 4, D.L. 121, Plan 1354

(Located on the North side of Albert Street 66 feet West of its intersection with Willingdon Avenue)

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

It was being recommended that this application be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The consolidation of the properties into one site.
- (b) The submission of a suitable plan of development for the site.
- (c) The provision of an undertaking that all existing structures on the properties will be removed within six months of the rezoning being effected.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:  
"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of its report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(10) Reference RZ #10/71

Lot 244, D.L. 91, Plan 34482

(Located at the South-East corner of Canada Way and Formby Street)

FROM GASOLINE SERVICE STATION DISTRICT (C6) TO SERVICE COMMERCIAL DISTRICT (C4)

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

(11) Reference RZ #52/70

Lots 5E $\frac{1}{2}$  and 6 to 10 inclusive, Block 2, D.L. 68, Pl. 980

(Located on the South side of Canada Way approximately 180 feet East of its intersection with Smith Avenue)

FROM SERVICE COMMERCIAL DISTRICT (C4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

It was being recommended that this application be approved for further consideration and that, as prerequisites to the rezoning being effected, the following be undertaken:

- (a) The inclusion of Lots 4 and 5 W $\frac{1}{2}$ , Block 2, D.L. 68, Plan 980 in the rezoning proposal.
- (b) The abandonment of the portion of Laurel Street adjacent to the total site and the sale of the N  $\frac{1}{2}$  of this abandoned allowance to the applicant.
- (c) The submission of a plan consolidating the subject properties, the Lots 4 and 5W $\frac{1}{2}$ , and the portion of Laurel Street to be sold to the applicant, into one site.
- (d) The dedication of sufficient land for a cul-de-sac at what will become the Easterly end of Laurel Street.
- (e) The provision of an undertaking that all existing structures on all the properties will be removed within six months of the rezoning being completed.

- (f) The submission of a suitable plan of development for the site to be created.
- (g) The deposit of monies to cover an appropriate share of the cost of the following services:
  - (i) The construction and paving of Laurel Street East from Smith Avenue to its Easterly termination.
  - (ii) Storm sewers, a watermain and a sanitary sewer to service the site.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
 "That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of its report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

The Planning Department also reported that an application to rezone property in the vicinity of 6th Street and 11th Avenue, to permit its development for drive-in restaurant purposes, was received after the cut-off date for the group of rezoning applications that have just been submitted.

The Department enquired as to whether Council wished this application brought forward now or when the next group of rezonings is considered.

\* \* \*

(8) Municipal Land Study

The Planning Department has submitted a report entitled "Municipal Land Study".

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:  
 "That the report of the Planning Department be tabled until the March 22nd meeting."

CARRIED UNANIMOUSLY

- (9) (a) Pcl. "A", Expl. Pl. 15768, S.D. 18, Blk. 2, D.L. 207, Plan 4032
  - (b) Lot 18, Except Pcl. "A", Expl. Pl. 15768, Blk. 2, D.L. 207, Plan 4032
- REFERENCE REZONING #65/70

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

(10) Preliminary Plan Approval Application No. 1403 (6089 Trapp Road)

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

- (a) As Council is aware from its March 8th meeting, the proposed development on the above property is an auto wrecking yard.

- (b) The M3(a) zoning category, which is what is enjoyed by the subject property, was created to provide for a number of uses which are not permitted in any other district because of their noxious, unsightly or dangerous nature.
- (c) The Southern portion of the Big Bend Area was designated for this category because of its distance from residential development and the opportunity to minimize conflicts with surrounding uses.
- (d) The flat terrain makes the effective screening of industrial uses from the view of South Slope residents extremely difficult. Even though the Big Bend Area (at least the Southern portion) provides a location for industry which is well removed from residential development, the view problem resulting from the topographic conditions was one of the primary reasons for undertaking the overall study of the land use situation in the Big Bend Area.
- (e) In view of the study, and its phasing, it was being recommended that the subject P.P.A. be held in abeyance until a report on the first stage of the study has been presented.

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

CARRIED

AGAINST -- ALDERMEN BLAIR,  
LADNER AND DRUMMOND

(11) 1625 Ingleton Avenue (Alm Electric Company)

The above Company has written concerning the removal of snow from the lane at the rear of its property.

The Company has been refused permission to install snow melting cable in the lane.

Though assured that a telephone call to the Engineering Department would be sufficient to have the lane cleared of snow, this did not occur the last time there was a snow fall.

The Company wishes to know the policy of Council and whether the Corporation will grant permission to arrange for the removal of snow from the lane.

The placing of snow melting cables under lanes is not favoured for many reasons, mainly the possible dangerous condition which can be created by water from the melting snow running onto an adjoining road and causing a hazard from freezing.

Snow clearing has been done on a priority basis - all main arteries first, cul-de-sacs or dead-end streets on a grade next, then residential streets. Lanes are then done and only those adjacent to streets where parking is prohibited or where there is commercial or industrial traffic.



There is no reason why the Company could not be given permission to clear the lane, providing the Corporation is notified each time it is intended to do so that there will be a machine in the lane. The Company would be instructed as to the best location to dispose of the snow so that problems resulting from such action will be eliminated or at least minimized.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That Alm Electric Company Limited be granted permission to clear the lane at the rear of 1625 Ingleton Avenue of snow, provided the Corporation is notified each time the Company intends to have a machine in the lane for snow clearing purposes, with it being understood that the Company will be instructed as to the best location to dispose of the snow so that problems resulting from such action will either be eliminated or minimized."

CARRIED UNANIMOUSLY

(12) Ornamental Street Lighting Contract No. 2, 1971

It was being recommended that Council accept the tender of Kingston Construction Limited in the amount of \$49,094.40 for the installation of the ornamental street lights detailed in the report, with final payment to be based on actual quantities and the unit prices tendered.

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

CARRIED UNANIMOUSLY

(13) Miscellaneous Land Sales

It was being recommended that Council accept the following offers for the purchase of the properties described in the amounts indicated:

- (a) Block Bros. Contractors Ltd. --Lots 72 to 74 incl., --\$10,025.00 each  
D.L. 188, Pl. 38681
- (b) Block Bros. Contractors Ltd. --Lot 75, D.L. 188, --\$10,265.50  
Pl. 38681
- (c) Southern Slope Holdings (1959) Ltd. --Lot 76, D.L. 188, --\$10,025.00  
Plan 38681
- (d) Southern Slope Holdings (1955) Ltd. --Lot 79, D.L. 188, --\$10,262.50  
Plan 38681
- (e) P. J. Krol --Lot 80, D.L. 188, --\$10,601.00  
Pl. 38681
- (f) Southern Slope Holdings (1955) Ltd. --Lot 81, D.L. 188, --\$10,475.00  
Pl. 38681
- (g) Wales Holdings Ltd. --Lot 82, D.L. 188, --\$10,475.00  
Plan 38681
- (h) H. G. Holst --Lot 84, D.L. 188, --\$12,150.00  
Plan 38681

- (i) Wales Holdings Ltd. -- Lot 85, D.L. 188, --\$10,475.00  
Plan 38681
- (j) J. Kroger -- E2/3 Lot 7, Bk. 2, --\$8,200.00  
D.L. 117W½, Pl. 1008
- (k) J. Chomick -- Lots 18 and 19, Bk.--\$12,858.00  
51, D.L. 189, Pl. 4953
- (l) Bel Air Enterprises Ltd. -- Lot 78, D.L.'s 29/53,--\$ 7,260.00  
Pl. 38429
- (m) Bel Air Enterprises Ltd. -- Lot 79, D.L.'s 29/53,--\$ 7,010.00  
Pl. 38429

It was also being recommended that:

- (a) A tender from J. Chomick for the purchase of Lot 78, D.L. 188, for \$10,090.00 be rejected because this lot was not offered for sale.
- (b) A bid of \$12,500.00 from Mr. H. K. Schnellert for Lot 83, D.L. 188, Plan 38681 be rejected because his deposit cheque was \$15.00 less than the amount required but the Land Agent be authorized to negotiate the sale of the lot with Mr. Schnellert at a price equal to that which was submitted, on the understanding that, if the Land Agent is not successful, the lot will be withheld from sale until the municipality has another tender call for the sale of lots.

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

CARRIED

AGAINST -- ALDERMAN DAILLY

(14) 4696 Marine Drive (Pioneer Auto Salvage Limited)

An application has been received from the above Company for a business licence to establish an open storage yard for insurance claim vehicles on the property indicated in caption.

According to municipal records, no open storage use has been approved for the site but the applicant has advised that a portion of the property behind the existing buildings has been used in the past for the storage of new cars for Westminster Motor Products.

Inasmuch as the use has not been officially recognized, it is felt an application for Preliminary Plan Approval should be required.

The site is located just inside the M3 zoned portion of the property and access to the facility would be from Marine Drive through the 200 foot residentially-zoned buffer strip.

The Planning Department is of the opinion that approval should not be granted until the Big Bend Study is completed.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That Council concur with the opinion of the Planning Department, as expressed above."

CARRIED

AGAINST -- ALDERMAN DRUMMOND

(15) Preliminary Plan Approval Application No. 1416  
(Bingham Pump Company Ltd. - 4129 Lozells Avenue)

The above Company has applied for a 24 by 43 foot addition to the office portion of its existing building.

The use presently being made of the property is considered to be conforming, and would remain so under the proposed amendments to the Zoning By-law that have been recommended by the Planning Department for the Government-Winston Area.

The proposed addition is located to the South of the existing office wing and would not conflict with any currently planned road or subdivision pattern changes.

The direction of Council was being sought in connection with the application because the property concerned lies within the Government-Winston Study Area.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:  
"That the Planning Department be authorized to process Preliminary Plan Approval Application No. 1416."

CARRIED UNANIMOUSLY

MAYOR PRITTIE LEFT THE MEETING.

ACTING MAYOR BLAIR ASSUMED THE CHAIR.

(16) Lot 15, Block "A", D.L. 87, Plan 1494 (Latham)

The owner of Lot 14, Block "A", D.L. 87, Plan 1494 has requested that he be allowed to purchase approximately 5 feet of the above described municipal property.

The reason for this desire is to permit the creation of one single family and one duplex lot rather than two single family lots.

The Approving Officer sees no serious objection to the proposal and recommends it.

The Approving Officer has given Preliminary Approval to the subdivision but, as prerequisite to it, the following will need to be done:

- (a) The Engineering Department will need to be consulted regarding the standard of services required.
- (b) A certified cheque to cover the estimates and the 4% inspection fee must be submitted to the Engineering Department.
- (c) The Council must approve the sale of the Southerly 5 feet of the Lot 15 in question.
- (d) Any taxes on the Lot 14 involved must be paid.
- (e) Subdivision survey plans must be prepared and submitted to the Planning Department.

The Land Agent has established a value of \$1,500.00 for the five feet of Lot 15 on the basis that it will be consolidated with Lot 14.

The owner of Lot 14, Mr. Latham, has deposited "In Trust" \$1,500.00 and has a surveyor who is prepared to proceed with the subdivision and consolidation.

It was being recommended that Council approve the sale of the Southerly five feet of the subject Lot 15 for incorporation in the subdivision mentioned and that the Land Agent be authorized to complete the negotiations.

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

CARRIED UNANIMOUSLY

(17) Subdivision Reference #179/70

The above subdivision application, which involves property on the West side of Sperling Avenue South of Oakland Street, has been received.

In order to achieve the proposed realignment of both streets, it will be necessary for the Corporation to acquire a portion of the property being subdivided and convey a portion of the adjacent municipally-owned Block 97 for incorporation in the subdivision.

Access to both the lots proposed to be created is presently available from a lane and, if desired by the developer, from Sperling Avenue.

Construction of Oakland Street and the Sperling Avenue realignment is not scheduled until some time after 1975.

It was being recommended that the portion of Block 97 required to complete the subdivision be exchanged for an equal area of the remainder of the property being subdivided (Block 98) for the Sperling Avenue right-of-way and the balance of this new right-of-way be purchased by the Corporation in accordance with Section 713(b) of the Municipal Act, with it being understood that Oakland Street between Empress Avenue and Walker Avenue plus the Sperling Avenue realignment will not be constructed at this time.

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

CARRIED UNANIMOUSLY

(18) Federal-Provincial Special Development Loan Programme  
(Parks and Recreation Projects)

Loan Authorization By-laws have been prepared for the following three projects:

- (a) Miscellaneous parks - \$414,150.00 (term of Loan - 15 years)
- (b) Improvements to Stride  
Avenue School - \$ 60,000.00 (term of Loan - 15 years)
- (c) Senior Citizen's Recreation  
Centre to be built in  
Confederation Park - \$200,000.00 (term of loan - 20 years)

Mar/15/1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That the report of the Manager be received and be considered when the Loan Authorization By-laws in question are dealt with by Council."

CARRIED UNANIMOUSLY

MAYOR PRITTIE RETURNED TO THE MEETING.

ACTING MAYOR BLAIR RESUMED HIS ALDERMANIC SEAT.

(19) Burnaby Central Sports Complex Fieldhouse

On October 18, 1970, the Parks and Recreation Commission directed that tenders be called for the construction of the above fieldhouse.

The Commission subsequently rejected all tenders which have been received because they were in excess of the budgeted amount for the building.

The project was referred back to the Architects for review in the light of the costs and the desire for a more functional building.

The Architects negotiated with the low bidder, N. W. L. Construction, and submitted a list of deletions which would reduce the contract price by \$10,914.00.

The Commission subsequently authorized further negotiations with the low bidder on the basis of the deletions recommended by the Architects.

The Commission was informed on March 3, 1971 that, due to the fact the principal of N.W.L. Construction was involved in an accident, the Company was unable to complete the negotiations.

The Architects contacted the second low bidder, Arlen Construction Limited, and received a new tender price of \$72,950.00.

On March 9, 1971, the Commission approved a contract being let to Arlen Construction Limited for the fieldhouse, subject to certain amendments being made.

The matter was now being referred to Council for authority to enter into a contract with Arlen Construction Limited for the construction of the fieldhouse in question for the sum of \$73,625.00.

*It was mentioned in Council that the Chairman of the Parks and Recreation Commission had expressed some concern regarding the possible duplication of the fieldhouse with another one planned for some location nearby.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:

"That the recommendation of the Manager be adopted, subject to the Parks and Recreation Commission reconfirming its desire that the Contract should be awarded to Arlen Construction Ltd."

CARRIED UNANIMOUSLY

- (20) (a) Southerly 2.083 acre portion of Lot 284, D.L.'s 4 & 6  
REFERENCE REZONING NO. 37/70  
(b) 5.436 acre portion of Lot 284, D.L.'s 4 & 6  
REFERENCE REZONING #12/71
- 

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

(1) Reference RZ #37/70

- (a) Dunhill Developments Ltd. has proposed an amendment to the plans covering this Comprehensive Development (CD) proposal to replace eighteen apartment units in a three-storey building with 12 back-to-back townhouses in a two-storey building plus changing two through townhouses into a three-unit maisonette.
- (b) These proposed changes do not affect the site layout because the basic dimensions of the buildings, access and driveway location would not be altered.
- (c) However, amendments are proposed to the number of units and the suite design so it is felt an amendment to the By-law, with a consequent new Public Hearing, is required.
- (d) It was therefore being recommended that Council agree in principle to the proposed changes in the plan and that a Public Hearing be established for the proposal.
- (e) Fully detailed plans describing the amendments will be made available prior to the Public Hearing.

(2) Reference RZ #12/71

- (a) On March 1, 1971, the Council agreed to forward the above rezoning application to a Public Hearing.
- (b) This application covers the second stage of the proposed Lake City East Housing Development.
- (c) An overall concept for the housing scheme has been established in the Community Plan for the area, which Council has adopted in principle.
- (d) The Community Plan established a basic public road pattern for the development. In that regard, Eastlake Drive will be extended to Noel Drive.

Westbound traffic from the area would reach Lougheed Highway via Eastlake Drive and Production Way. The connection with Noel Drive, which will cross Stoney Creek, will provide a link with the commercial facilities at the Lougheed Town Centre Area.

- (e) Council has passed an Expropriation By-law to acquire two properties between Stoney Creek and Noel Drive in order to establish the necessary connection with the Lyndhurst Area.

- (f) The present proposal would add 86 housing units to the Lake City East Area and priority should be given the obtaining of the link to the East.
- (g) The area involved in the application at hand will be served by a private driveway and a cul-de-sac, to be connected to a new road known as Centaurus Drive.
- (h) The approval of the Department of Highways for the proposal will also be required.
- (i) The provision of an elementary school was a prerequisite to RZ #37/70.
- (j) The School Board has given the assurance that an elementary school will be available in time to serve the residents of the area. However, development of the first stage is nearing completion and no agreement has yet been reached between the School Board and Western Pacific Projects Ltd., the owner of the future school site.
- (k) It appears the timing of the school facility will be critical and, since the present proposal will add another 86 units to the Lake City East Area, it was being recommended that the Amendment to the Zoning By-law not be finalized until the matter of the availability of the elementary school is concluded.
- (l) All municipal services will be available under the terms attached to RZ 37/70.
- (m) An easement will be required to accommodate sanitary and storm sewers on the site.
- (n) A plan has been submitted showing 86 condominium units in a variety of housing forms. Two types of through townhouses and some maisonette units are grouped in three clusters on a driveway and a cul-de-sac, and back-to-back townhouses are located near the proposed road which will form the East boundary of the site.
- (o) The various clusters are separated by a system of open spaces, designed for public use and which are a part of the continuous open-space system throughout the overall development.
- (p) It was being recommended that the applicant be responsible for the cost of constructing the necessary walkways and that he assume responsibility for maintenance.
- (q) The applicant should grant the necessary ten foot wide easements or make the necessary dedication to accommodate the walkways.
- (r) The proposed development is designed in relation to the future development of the Lake City East scheme, and it appears the proposal reflects the objectives of the Community Plan.
- (s) Agreement in principle with the present proposal has been reached and a detailed plan will be available for Council prior to the Public Hearing.
- (t) It was being recommended that a Public Hearing date be set for the rezoning proposal and that final reading of the amendment to the Zoning By-law covering the matter be subject to the following prerequisites:

- (i) The availability of an elementary school building.
- (ii) The dedication of rights-of-way deemed requisite and the granting of required easements.
- (iii) The submission of a suitable plan of development.

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

CARRIED UNANIMOUSLY

(21) Federal-Provincial Special Development Loan Programme  
 (Storm Drainage)

A Loan Authorization By-law has been prepared for the borrowing of \$1,000,000.00 for storm drainage works.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
 "That the report of the Manager be received and be considered when the By-law in question is to be dealt with by Council."

CARRIED UNANIMOUSLY

(22) Miscellaneous Rezoning Applications

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

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

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 McLEAN:  
 "That leave be given to introduce:

- "BURNABY LOAN AUTHORIZATION BY-LAW NO. 2, 1971" #5860
  - "BURNABY LOAN AUTHORIZATION BY-LAW NO. 3, 1971" #5861
  - "BURNABY LOAN AUTHORIZATION BY-LAW NO. 4, 1971" #5862
  - "BURNABY LOAN AUTHORIZATION BY-LAW NO. 5, 1971" #5863
  - "BURNABY LOAN AUTHORIZATION BY-LAW NO. 6, 1971" #5864
- and that they now be read a First Time."

CARRIED UNANIMOUSLY



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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, 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

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That:  
"BURNABY LOAN AUTHORIZATION BY-LAW NO. 2, 1971"  
"BURNABY LOAN AUTHORIZATION BY-LAW NO. 3, 1971"  
"BURNABY LOAN AUTHORIZATION BY-LAW NO. 4, 1971"  
"BURNABY LOAN AUTHORIZATION BY-LAW NO. 5, 1971"  
"BURNABY LOAN AUTHORIZATION BY-LAW NO. 6, 1971"  
be now read a Third 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 "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1970"."

CARRIED UNANIMOUSLY

The By-law provides for the following proposed rezoning:

Reference RZ #84/69

FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Lots 75, 76 and 77, D.L. 4, Plan 35319

(9411, 9381 and 9353 Lougheed Highway)

Municipal Clerk stated that the Planning Department has reported that the prerequisites established by Council in connection with this rezoning proposal are now nearing completion.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That the Committee do now rise and report the By-law 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 ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1970"  
be now read a Third Time."

CARRIED UNANIMOUSLY

\* \* \*

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:  
"That:

- "BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW 1971" #5818
- "BURNABY LOCAL IMPROVEMENT CHARGES BY-LAW 1971" #5858
- "BURNABY STREET AND TRAFFIC BY-LAW 1965, AMENDMENT BY-LAW 1971" #5859

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:  
"That:

- "BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW 1971"
- "BURNABY LOCAL IMPROVEMENT CHARGES BY-LAW 1971"
- "BURNABY STREET AND TRAFFIC BY-LAW 1965, AMENDMENT BY-LAW 1971"

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

CARRIED UNANIMOUSLY

\* \* \*

MAYOR PRITTIE mentioned that he had received an invitation to attend a meeting between the Honourable Dan Campbell, Minister of Municipal Affairs, and Grace M. McCarthy, Minister without Portfolio, on March 25, 1971 in the Newcombe Auditorium, Provincial Museum, from 9:00 a.m. to 10:30 a.m. to discuss the theme "Housing equals Jobs".

He recommended that Alderman Dailly be authorized to attend the meeting.

Mar/15/1971

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY