

JANUARY 18, 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, January 18, 1971 at 7:00 p.m.

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

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That all of the below listed Original Communications be received."

CARRIED UNANIMOUSLY

Chairman, Walkathon, Burnaby Minor Hockey Association, submitted a letter requesting permission to hold a Walkathon on January 31st commencing at 8:30 a.m. and proceeding along a route outlined on an attached map.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That permission be granted to the Association to conduct its Walkathon along the route mentioned and on the date 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 which are involved."

CARRIED UNANIMOUSLY

Mr. J. M. Laing wrote to enquire as to when plans for the development of land on the West side of Burnaby Mountain will be formulated because he felt such development should commence as quickly as possible.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN EMMOTT:
"That consideration of the subject of the letter from Mr. Laing be deferred until receipt of Item (7) of the Municipal Manager's Report No. 3, 1971 later this evening."

CARRIED UNANIMOUSLY

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Secretary Treasurer, Fraser Valley Mosquito Control Board, submitted a circular letter advising that the annual meeting of the Board will be held on February 25th at 8:00 p.m. in the Council Chambers of the Maple Ridge Municipal Hall.

The Council delegate to the Board, Alderman Mercier, indicated he could not attend the meeting of the Board.

Mayor Prittie was asked by Council to appoint an alternate representative to attend the meeting.

City Clerk, City of Port Alberni, submitted a circular letter enclosing a copy of a resolution passed by the Council of Port Alberni pertaining to the subject of equalization of assessments.

The Clerk also indicated that the Port Alberni Council wished support of the resolution.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN DAILY:
"That the submission from Port Alberni be referred to the Municipal Assessor for comment."

CARRIED UNANIMOUSLY

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QUESTION AND ANSWER
PERIOD

When Alderman Dailly enquired as to the progress being made in widening the portion of Hastings Street between Springer Avenue and Howard Avenue, the Municipal Engineer replied that work on the entire widening programme began shortly after the Department of Highways granted its approval. He explained that recent adverse weather conditions caused a stoppage in the work programme but the widening project would begin again as soon as the weather permitted.

* * *

When Mayor Prittie enquired as to the situation in regard to the calling of proposals for the redevelopment scheme planned for Hastings Street East of Boundary Road, the Planning Director stated that the deadline for submission of proposals was February 28, 1971. He added that, so far, eleven persons had obtained the documents required for the proposal call.

* * *

Alderman Ladner mentioned that the City of Vancouver was constructing roads which could be termed extensions of Rumble Street and Moscrop Street.

He asked whether there had been any liaison with Burnaby in connection with these projects.

Mayor Prittie replied that there had been no agreement by staff from Vancouver and Burnaby in connection with the projects in question and, if the situations could not be resolved at that level, the staffs involved would approach their respective Councils for direction.

He added that, in any event, the Council would be informed of any progress that was made in regard to the matters.

Municipal Engineer stated that his Department objects to the construction of the road that would be an extension of Rumble Street and was therefore endeavouring to develop an alternative arrangement so that Burnaby would not need to effect very extensive improvements to Rumble Street. * * *

Alderman Emmott enquired as to whether any consideration had been given the matter of providing a Senior Citizen's Project on the site in the 3800 and 3900 Blocks Hastings Street where the redevelopment scheme mentioned earlier in the evening was to be located.

Mayor Prittie pointed out that, at the moment, housing facilities for senior citizens in the Northern part of the municipality were being built on sites located on Stratford Avenue at Pandora Street and on the former "Seton Academy" property.

Planning Director pointed out that the proposal call for the redevelopment scheme under discussion involves a mixture of commercial and multiple family development. He added that some consideration was given to the provision of multiple family accommodation for specific purposes, such as Senior Citizens, but no conclusion had been reached in regard to that concept. He suggested that perhaps the situation could be reviewed after receipt of the proposal calls.

* * *

Alderman McLean drew attention to a traffic congestion situation on Willingdon Avenue at Lougheed Highway where vehicles in the "right turn only" lanes were occasioned delay because they were unable to make that movement due to a vehicle in that lane intending to proceed ahead.

He asked whether the R.C.M.P. had the authority to charge the owners of vehicles who do not make the right turn.

Municipal Engineer replied that the R.C.M.P. will enforce the "right turn only" regulation and they have stopped drivers of vehicles which proceed ahead in violation of this regulation.

He pointed out that this "right turn only" designation only appears on the pavement and therefore, when there is snow on the street, motorists are unable to discern the fact they are in a lane from which right turns only are permitted.

He suggested that the only effective way such a turning movement could be controlled is by the installation of an overhead sign.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That the Traffic Safety Committee consider the general question of effectively controlling "right turn only" movements where such a restriction exists and indicates what action, if any, should be taken to remedy the problem described this evening."

CARRIED UNANIMOUSLY

* * *

R E P O R T S

GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that a contribution of \$191.00 be made to cover the expenses to be incurred by Miss Burnaby and two chaperones attending the Vernon Winter Carnival on February 5th, 6th and 7, 1971.

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

CARRIED UNANIMOUSLY

* * *

MUNICIPAL MANAGER submitted Report No. 3, 1971 on the matters listed below as Items (1) to (9) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Local Court of Revision

It was being recommended that Council sit as the Local Court of Revision to consider the Local Improvement Frontage Tax Assessment Roll and the Sewer Utility Assessment Roll in the Committee Room on Thursday, May 6, 1971 at 10:00 a.m.

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

(2) Banks Acting as Collection Agents

It was being recommended that the Bank of Nova Scotia at 3855 Sunset Street be appointed as a Collection Agent for the municipality.

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

CARRIED UNANIMOUSLY

A question arose as to whether Council could grant a blanket authority for all banks which are established in the municipality to act as collection agents rather than dealing with each case as it arises.

Mayor Prittie indicated he would check with the Municipal Treasurer to determine whether such authority could, or should, be granted.

(3) Lots 1S½ and 2, Blocks 42/43, D.L.'s 151/3, Plan 1566
(6450 Telford Avenue)

REZONING APPLICATION NO. 107/68

The applicant for the above rezoning, Pro Odos Holdings Ltd., has written to indicate that it is the Company's intention, if the property is rezoned to the RM3 category, to erect an attractive apartment block of one and two bedroom suites with full off-street parking facilities.

The Company has pointed out that it is proposed to cater to young families and modest income couples.

The Company has requested that Council favourably consider the rezoning application.

The Planning Department has reported as follows on the matter:

(a) On January 13, 1969, a report was submitted to Council by the Department recommending that favourable consideration be given the application.

(b) On February 10th of that year, the Council gave the Amendment to the Zoning By-law covering that rezoning proposal two readings.

At that time, it was pointed out that an objection had been raised at the Public Hearing regarding the site in question being surrounded on three sides by industrial development.

(c) The Department offered its opinion on the matter to Council in a report submitted on February 17, 1969.

(d) In light of the doubts raised by some members of Council, the applicant requested an indication of Council's feelings on the rezoning proposal before incurring expenses required to fulfill the prerequisites that were established.

(e) A motion to rise and report the By-law complete at the March 17, 1969 meeting of Council was negated by a four - four vote.

(f) The applicant is still interested in the development of an apartment on the site and the Department feels such use is appropriate. The following points were being reiterated in support of this view:

(i) The properties are part of an area which the 1969 Apartment Study designated as being suitable for medium density apartment development.

This Study proposed the redevelopment of a number of small pockets of industrial land along the South side of Beresford Street.

(ii) The B. C. Hydro and Power Authority right-of-way has proven to be an effective buffer between the apartment to the South and the light industrial areas to the North.

The experience of a number of apartment projects fronting on, or abutting, the South side of Beresford Street have been examined in this regard.

- (iii) Development of the site would provide an impetus for the redevelopment of substandard industrial uses in the area, particularly the non-conforming mixed residence and auto body shop use on the property to the South.

It is not expected that the large site across Telford Avenue will be redeveloped in the near future because it is well maintained and should not have a negative influence on the proposed apartment.

- (g) It was therefore being recommended that the proposal to rezone the properties in question to RM3 be favourably considered, subject to the same prerequisites that were outlined in a report dated December 27, 1968.
- (h) It was also being recommended that the Amendment to the Zoning By-law covering the proposal be returned to Council for Third Reading in order that the opinion of Council may be known before the applicant incurs any expenses in satisfying the prerequisites.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the subject of the report from the Planning Department be tabled until the January 25th meeting and the Department bring forward all background data in connection with the matter at that time."

CARRIED UNANIMOUSLY

(4) Truck Traffic on Tenth Avenue

The Planning Department has reported as follows on the question of expanding present industrial zoning to encompass the area from 15th Street to Kingsway and from 10th Avenue to 14th Avenue:

- (a) This matter was precipitated as a result of the Traffic Safety Committee examining problems created by truck traffic on 10th Avenue.

The Committee concluded that this Avenue was the most suitable route for trucks in the area between Kingsway and 16th Street.

- (b) The investigation that was made by the Department included the three-block residentially-zoned section on the South side of 11th Avenue between 15th Street and 18th Street.
- (c) The present zoning in the total area, apart from a commercial strip along the Kingsway frontage, is R5.
- (d) Existing development within the residentially-zoned sector includes one fourplex, six duplex and 153 single family dwelling units. Much of this housing was constructed shortly after 1945 and during the early fifties, but a large percentage was built before 1930.
- (e) Residential growth has been slow in recent years and the housing there is in varying condition.

- (f) The 15th Avenue Public Housing site is located to the North and West of the study area.
- (g) A small area on the North side of 15th Avenue West of Britton Street has been designated for further medium density apartment use.
- (h) The provision of a neighbourhood park - playground of approximately 2.5 acres on Corporation-owned land on the North side of 13th Avenue East of 15th Street has been included in the Capital Improvement Programme. This proposal assumes the continued residential use of the surrounding area.
- (i) Land on the South side of 10th Avenue in New Westminster is residential as is all property to the South.
- (j) There is little advantage to be gained in extending industrial zoning into areas which have already been developed with housing because this makes existing housing non-conforming and almost invariably has a deteriorating effect on an area. Because of the limited number of high-value small-site industries capable of redeveloping predominantly residential areas, the extension of such areas available to them would not increase the volume of such industries - only scatter the places where they might locate.
- (k) The study area is almost completely developed residentially and forms a related part of a much larger residential district. Rezoning of that area to industrial use would almost certainly have a downgrading effect and would very likely reduce the incentive for homeowners to maintain their property; also, it would deter any natural redevelopment to single or two family dwellings and destroy the confidence of residents in the future and continuing use of neighbouring areas for housing.
- (l) Perhaps some form of redevelopment, such as townhouses or other similar forms of moderate density housing, could be considered.
- (m) In view of the foregoing, it was being recommended that the existing residential zoning in the subject area be retained and that consideration be given to the use of the provisions of the National Housing Act for the rehabilitation of the area bounded by Kingsway, 10th Avenue, 18th Street and 14th Avenue.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:
"That the Planning Department submit a report indicating whether, and in what way, a reassembly of land in the area outlined in the report this evening could be developed which would achieve the ends of a better land use pattern and a more acceptable road alignment and designation for various forms of traffic."

CARRIED UNANIMOUSLY

(5) Eastlake Drive Between Production Way and Gagliardi Way

Lake City Industrial Corporation has supplied the Engineering Department with three quotations for the construction of a sixteen inch watermain on the above street to serve the Dawson Development

Area to the East.

The lowest tender for this work was received from Miller Cartage, and it amounts to \$19,410.95.

The municipality has been asked to pay 50% of the cost, which is consistent with Council policy.

It was being recommended that the Corporation pay this 50% of the cost (being \$9,705.48) toward the construction of the watermain, subject to the work being done according to the requirements of the Engineering Department.

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

CARRIED

AGAINST -- ALDERMAN McLEFN

(6) Street Improvements Contract No. 2, 1970

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

(a) The contract with Jack Cewe Ltd. for miscellaneous street improvements requires completion of the works by December 31, 1970.

(b) For good and sufficient reasons beyond the control of both the Corporation and the contractor, it was not possible to complete the works in the prescribed time.

(c) It was therefore being recommended that the Contract be extended to May 31, 1970 and include specifically the completion of works on the following streets:

(1) Sumas Street - from Rosser Avenue East

(2) Halifax Street - Holdom Avenue to Sperling Avenue

(3) Tallin Court - Halifax Street to Sumas Drive

(4) Cliff Avenue - Halifax Street to Broadway

(5) Hastings Street - Esmond Avenue to McDonald Avenue and from Springer Avenue to Holdom Avenue

(6) Bainbridge Avenue - Lougheed Highway to Greenwood Street

(7) Cameron Street - from existing terminal point West of North Road to Noel Drive

(8) Royal Oak Avenue - Gilpin Street intersection

(9) Wayburne - from Motor Vehicle Testing Station to existing constructed terminal point South of Woodsworth Street

(10) Kemp Street - Willingdon Avenue to Kathleen Avenue

(11) Canada Way sidewalks

- (12) Miscellaneous lane construction as called for
- (13) Imperial Street - Royal Oak Avenue to Kingsway
- (14) Winston Street - Lozells Avenue to Brighton Avenue
- (15) "Firehall Ramp" at Canada Way - Kensington intersection
- (16) Reconstruction of Douglas - Sprott - Canada Way intersection
- (17) Construction of Graham Avenue cul-de-sac East of 6th Street
- (18) Local Improvement lane paving
- (19) Some possible items in miscellaneous street construction

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

CARRIED UNANIMOUSLY

(7) Land on the West side of Burnaby Mountain

The Planning Department has reported as follows in connection with the above matter:

- (a) The study of the subject area was scheduled to commence in September 1970 and be completed by the end of that year.
- (b) These dates were fixed by Council as a result of establishing priorities for work to be done by the Planning Department.
- (c) At the same time as this and a related study were being undertaken, the Department was completing a policy report on "Urban Structure", advice of which was conveyed to the Municipal Manager on December 17, 1970.

This advice indicated major policy decisions would be required from Council before the study of the land use situation on the West side of Burnaby Mountain could be completed.

The "Urban Structure" report is expected to be received from the printer in the near future.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That Mr. J. M. Laing, whose letter was received by Council earlier in the meeting, be advised of the situation outlined in the report of the Planning Department; and further, the Planning Department provide Council on January 25th with a specific indication as to the date the "Urban Structure" report can be expected."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:
"That the Planning Department ensure that the report updating
its work programme, which is to be submitted by January 31, 1971,
is presented by that time."

CARRIED UNANIMOUSLY

(8) 1971 Local Improvement Programme

The Municipal Treasurer has written as follows in connection with
the above matter:

- (a) In the application that was made for a loan of
\$3,992,000.00 under the "Federal - Provincial
Special Development Loans Programme", \$2,000,000.00
was designated for Local Improvements.
- (b) There is no way of knowing whether the full sum will
be loaned to the municipality or which of the projects
to be done with the money involved will be acceptable.
- (c) Irrespective of whether or not Local Improvements qualify
for the loan, the Capital Improvement Programme Committee
was recommending that a Local Improvement Programme be
undertaken for 1971.

The works involved are as follows:

PROPOSED 1971 LOCAL IMPROVEMENT STREET LIGHTING PROGRAM

	<u>No.</u>	<u>Cost</u>
Central Park Garden Village	179 units	\$ 135,000
Subdivision at Sperling and Broadway	15 units	11,250
Subdivision at Buffalo and Bainbridge	10 units	7,500
Harley St. - Sussex Ave., to cul-de-sac	5 units	3,750
Burn field - extension	2 units	1,500
Kneale Place and Kingford Ave.	5 units	3,750
Kira Court	3 units	2,250
Imperial St. - Walker to Canada Way	23 units	18,400
Linden - Imperial to Elwell	8 units	6,000
Fulton - Imperial to Elwell	8 units	6,000
Strathmore - Imperial to Elwell	8 units	6,000
Humphries - Imperial to Elwell	10 units	7,500
Acacia - Imperial to Elwell	8 units	6,000
Hersham - Imperial to Elwell	8 units	6,000
Gordon - Imperial to Formby	9 units	6,750
Mayfield - Canada Way to cul-de-sac		
Formby - Canada Way to cul-de-sac		
Ulster - Canada Way West	3 units	2,250
Koala Court - Elwell to cul-de-sac	1 unit	750
Cariboo Rd. - 10th Ave. to Armstrong	8 units	4,800
Sullivan Heights Area	70 units	52,500

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1971 - PROPOSED LOCAL IMPROVEMENT STREET IMPROVEMENT PROGRAM

Project	Street	From	To	Length of Work	Drainage Cost	Surface Cost	Total
<u>36' Pavement with 5' Curb Sidewalks Both Sides</u>							
1.	(1) Albert Street	Esmond Avenue	Willingdon Ave.	4,300'	Nil	\$144,000	\$144,000
2.	14th Avenue	Kingsway	Mary Avenue	800'	\$16,000	24,000	40,000
3.	Silver Avenue	Maywood St.	Beresford St.	1,200'	Nil	36,000	36,000
4.	Irving Avenue	Royal Oak	Marlborough	600'	9,000	18,000	27,000
5.	Parker Street	Willingdon Ave.	Holdom	5,200'	80,000	156,000	236,000
<u>36' Pavement with Curb and Gutter Both Sides</u>							
1.	Sanders	Royal Oak	Nelson	1,250'	8,000	30,000	38,000
2.	Government	Phillips	Piper	3,200'	36,000	96,000	132,000
3.	(2) Government	Piper	Brighton	3,900'	36,000	117,000	153,000
<u>46' Pavement with Concrete Curb and Gutter Both Sides with Abutting 5-1/2' Sidewalk</u>							
1.	Grange - Dover	Royal Oak	Kingsway	6,350'	100,000	225,000	325,000
2.	Nelson	Kingsway	Dover	1,100'	Nil	38,000	38,000
<u>5-1/2' Sidewalks Abutting Curb</u>							
1.	Royal Oak W.side	Irving	Dover	1,300'		6,500	6,500
2.	(2) Government N.side	Piper	Brighton	3,900'		19,500	19,500
<u>5' Curb Sidewalks</u>							
1.	(1) Albert Street	Esmond Avenue	Willingdon Ave.	500'	Nil	7,500	7,500

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1971 - PROPOSED LOCAL IMPROVEMENT STREET IMPROVEMENT PROGRAM (Cont'd)

Project	Street	From	To	Length of Work	Drainage Cost	Surface Cost	Total
<u>28' Pavement with 5' Concrete Curb Sidewalks Both Sides</u>							
1.	(3) Buffalo Street	Bainbridge Ave.	Nathan Ave.	805'		\$ 23,000	\$ 23,000
					\$ 285,000	\$ 940,500	\$1,225,500

- (1) Work includes scrapping existing sidewalk.
- (2) To be initiated as one project - sidewalk assessment should be 2/3 of rate to North Side
1/3 of rate to South Side.
- (3) Sub-divider to prepay costs on his side of the street.

BM:cm
15 January 1971

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If these works qualify for a loan, \$285,000.00 will be taken from the storm sewer allocation and \$1,235,200.00 from the Local Improvement allocation.

- (d) If approval is not forthcoming, the money will be borrowed through the Regional District.
- (e) In order that construction may take place during the good weather, it is important that Council approve all or part of the programme submitted so that the many administrative tasks of initiating the programme may be undertaken.
- (f) No matter how the projects are to be financed, approval of the Inspector of Municipalities is required for the borrowing.

It is proposed to defer the request for this approval until after the results of the application for the loan under the Federal - Provincial Special Development Loans Programme is known.

- (g) A further programme totalling \$764,800.00 is being readied for submission to Council in the event approval of the full \$2,000,000.00 is received.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That authority be granted to undertake the Local Improvement Programme detailed above."

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:
"That the word "will" under (d)above be changed to "may"."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That no commitment be made at this time for the construction of the project planned for Grange - Dover Street between Royal Oak Avenue and Kingsway because of the review that is being made by the Planning Department of traffic patterns in the area where the street is located."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion, as amended, and it was Carried Unanimously.

ALDERMAN DAILLY LEFT THE MEETING.

(9) Miscellaneous Rezoning Applications

The Planning Department has reported on the following applications to rezone the properties shown to the categories indicated:

(1) Reference RZ #64/70

Lots 10, 11 and 12, Block 1, D.L.'s 121/187, Plan 1354

(Located on the North-West corner of Albert Street and
Carlton 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 submission of a suitable plan of development for the site which reflects the observations set out in the report.
- (b) The provision of an undertaking that all existing structures on the properties will be removed within six months of the rezoning being effected.
- (c) The consolidation of the properties into one site.

MOVED BY ALDERMAN DRUMMOND, 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

ALDERMAN DAILLY RETURNED TO THE MEETING.

(2) Reference RZ #65/70

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

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

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

It was being recommended that this application be approved for further consideration, subject to Council's stipulation on the consolidation of the five lots to the North that is outlined in the report, and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The deposit of sufficient monies to cover the cost of paving the lane at the rear of the site.
- (b) The submission of a suitable plan of development for the site showing a predominance of two bedroom units.
- (c) The provision of an undertaking that all existing structures on the properties will be removed within six months of the rezoning being effected.

- (d) The consolidation of the subject properties into one site.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DRUMMOND:
 "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

(3) Reference RZ #66/70

- (a) Lot 1, Except Sketch 12477, S.D. 5/6, Blocks 1/4/6, D.L. 125, Plan 10378
- (b) Lot "A", Except Sketch 8843, and Except Sketch 4800, Block 5, D.L. 125, Plan 3347
- (c) Pcl. 1, Expl. Plan 8843, S.D. "A", Block 5, D.L. 125, Plan 3347

FROM RESIDENTIAL DISTRICT TWO (R2) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT
 (Located on the North-West corner of Springer Avenue and the THREE(RM3)
 Loughheed Highway)

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

- (a) The submission of a suitable subdivision plan for the site showing the dedications for the extension of Bellwood and a frontage road along the Loughheed Highway.
- (b) The submission of a suitable plan of development for both stages of the project.
- (c) The provision of an undertaking that all existing structures on the properties will be removed within six months of the rezoning being effected.
- (d) The deposit of monies to construct the roads and services required in conjunction with the subdivision.

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."

IN FAVOUR -- ALDERMEN BLAIR, LADNER,
 DRUMMOND

AGAINST -- ALDERMEN CLARK, DAILLY,
 EMMOTT, MERCIER AND
 McLEAN

MOTION LOST

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN McLEAN:
 "That the RM4 zoning category planned for the property in question be retained."

CARRIED UNANIMOUSLY

(4) Reference RZ #67/70

Block 2S½, D.L. 4, Plan 845, part North of Lougheed Highway

(Located on the North side of the Lougheed Highway approximately 300 feet West of its intersection with Austin Road)

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

It was being recommended that the Planning Department be authorized to work with the applicant towards the creation of a suitable comprehensive development plan reflecting the features set out in the report.

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

CARRIED UNANIMOUSLY

(5) Reference RZ #68/70

Lots 35 & 36, Block 4, D.L. 90., Plan 555

(Located on the North-East corner of Sixth Street and Wedgewood Avenue)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

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 dedication of the Southerly 17 feet of the lots for the widening of Wedgewood Avenue.
- (b) The dedication of the North 10 feet of the subject properties for lane purposes.
- (c) The consolidation of the lots into one site.
- (d) The submission of a suitable plan of development for the site which reflects surrounding uses and also provides a suitable environment for guests.
- (e) The provision of an undertaking that all existing structures on the properties will be removed within six months of the rezoning being effected.
- (f) The deposit of monies to cover the cost of providing the following services:
 - (i) The construction of 10 feet of a proposed lane at the rear of the properties.
 - (ii) Storm sewers.
 - (iii) The construction of Wedgewood Street to a 28-foot standard.

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MOVED BY ALDERMAN DRUMMOND, 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

(6) Reference RZ #69/70

Lots 8 and 9, Block 1, D.L. 119, Plan 2855

(Located on the North-West corner of Buchanan and Rosser)

FROM MANUFACTURING DISTRICT (MI) TO PARKING DISTRICT (P8)

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 subject properties into one site.
- (b) The submission of a suitable plan of development for the site.
- (c) The deposit of monies to cover the cost of providing storm sewer service to the site.

MOVED BY ALDERMAN DRUMMOND, 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

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

THE COMMITTEE RECONVENED AT 9:05 P.M.

ALDERMAN BLAIR WAS ABSENT.

MAYOR PRITTIE pointed out that, following Council's instructions last week, he contacted the persons responsible for the Pee Wee Hockey Team that is going to Quebec City and was able to have them place the word "Burnaby" on the windbreakers to be worn by the players.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:
"That Mayor Prittie be authorized to undertake any business of the Corporation deemed necessary, in his discretion, during the current year which will involve travel beyond the municipality, on the basis that he will be entitled to the normal allowances for such trips and that such authorization will be retroactive to January 4, 1971."

CARRIED UNANIMOUSLY

ALDERMAN BLAIR RETURNED TO THE MEETING.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:
"That His Worship, Mayor Prittie, with Alderman W. A. Blair as his alternate, be appointed as the Council representative on the Executive Committee of the Canada Summer Games (1973) Committee."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:
"That the Municipal Treasurer be appointed to the Co-Ordinating Committee of the Canada Summer Games (1973) Committee."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

BY - LAWS

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That leave be given to introduce:

"BURNABY ROAD CLOSING BY-LAW NO. 1, 1971" #5838
"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 1, 1971" #5834
"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1971" #5835

and that they now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That:
"BURNABY ROAD CLOSING BY-LAW NO. 1, 1971"
"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 1, 1971"
"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1971"
be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1969, a
report on which was submitted earlier in the evening under item
(3) of the Municipal Manager's Report, was withdrawn.

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 4, 1970"
#5833 be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 4, 1970"
be now finally adopted, signed by the Mayor and Clerk and the
Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

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

CARRIED UNANIMOUSLY