

DECEMBER 20, 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, December 20, 1971 at 7:00 p.m.

PRESENT: Mayor R. W. Prittle In the Chair;

Alderman W. A. Blair;
Alderman W. R. Clark;
Alderman J. Dailly;
Alderman H. G. Ladner;
Alderman D. M. Mercier;
Alderman G. H. F. McLean;
Alderman A. H. Emmott;
Alderman J. D. Drummond

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MCLEAN:

"That the minutes of the Council Meeting held on December 6th and 13th, 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY.

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DELEGATIONS

Mr. J. A. Ruddy, Barrister & Solicitor, wrote to request permission to address Council on behalf of a number of people to express opposition to the proposed rezoning of Lot 1 North Half and South Half, Block 32, D.L. 34, Plan 3333, to Comprehensive Development District (CD)

It was explained to Council that Mr. Ruddy may wish to speak on the subject of his presentation at some future time.

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

Warden W. H. Mulligan of Okanagan submitted a letter extending Season's Greetings to the Council.

Secretary, Burnaby Firefighters Association, wrote to advise that the Association wishes to open its working agreement with the Corporation in order to negotiate terms for the year 1972.

It was understood that the request of the Association would be referred to the Municipal Manager for attention.

Mr. W. Gilbert submitted a letter in which he:

- (a) Offered a suggestion regarding the method which should be employed by municipalities to raise taxes.
- (b) Draw attention to the condition of the two homes at 97 South Holdom Avenue and 20 North Holdom Avenue, and asked that steps be taken to rectify this situation.

MOVED BY ALDERMEN EMMOTT, SECONDED BY ALDERMAN MERCIER:

"That action on the subject of the letter from Mr. Gilbert be deferred until consideration of Item 13 of the Municipal Manager's Report No. 82, 1971 later in the evening."

CARRIED UNANIMOUSLY

Executive Director, Union of British Columbia Municipalities, wrote to ask that Burnaby submit a resolution aimed at amending the Municipal Act to allow for the use of a Violation Notice pertaining to the control of dogs by Municipalities.

It was understood by Council that a resolution such as that desired by the Union would be prepared.

Mr. James Brodie submitted a letter referring to an easement he gave the Municipality, for sewer purposes, and the subsequent action of the Municipality in regard to requiring him to connect his home at 7357 Burris Street to the public sewer system.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:

"That action on the subject of the letter from Mr. Brodie be deferred until consideration of Item 4 of the Municipal Manager's Report No. 82, 1971 later in the evening."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That the Planning Department include in the draft Sign By-Law a prohibition against the erection or placement of political signs on any site in Burnaby."

IN FAVOUR -- ALDERMEN EMMOTT and
MCLEAN

AGAINST -- ALDERMEN BLAIR, MERCIER
DAILY, CLARK, DRUMMOND, LADNER AND
MAYOR PRITTE

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That the Planning Department include in the draft Sign By-Law a prohibition against the erection or placement of political signs on public property in Burnaby and;

"That political signs be permitted on private property, provided the perimeter of the permitted sign does not exceed eight feet and also provided that the placement of the said sign does not constitute a safety hazard."

CARRIED --

AGAINST -- ALDERMAN LADNER, CLARK
AND DRUMMOND

Alderman Ladner served a Notice of Motion that he would be returning to Council, for reconsideration at the next regular meeting, the action just taken by Council in regard to political advertising signs.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:

"That a Committee of Council be appointed to investigate the matter of arranging both stewardship meetings prior to annual elections and establishing regulations for the erection of political signs in the Municipality.

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That a Public Hearing be held on Tuesday, January 18, 1972 commencing at 7:30 P.M. in the Council Chambers of the Municipal Hall to receive representations in connection with all proposed amendments to the Zoning By-Law that have been approved for further consideration since the last Public Hearing."

CARRIED UNANIMOUSLY

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QUESTION AND ANSWER PERIOD

Alderman MacLean mentioned that staff of the libraries are parking their vehicles near the doors of the buildings, thus requiring patrons of the libraries to park some distance away.

He suggested that this parking situation should be rearranged so that the public will not need to walk as far as they are apparently presently required to do.

It was understood by Council that Mayor Prittie would discuss the matter with officials of the libraries.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

:That the Council now resolve itself into a Committee as a Whole."

CARRIED UNANIMOUSLY

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REPORTS

Returning Officer submitted a report pursuant to Section 107 of the Municipal Act containing the results of the votes cast for each candidate who sought the following offices on December 11, 1971:

MAYOR (Two-year Term):

EMMOTT, Alan H.	5,318
MERCIER, David M.	4,189
PRITTIE, Robert W.	7,888

Rejected	132
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ALDERMAN (Two-year Term):

BLAIR, William A.	7,389
CONSTABLE, Thomas W.	5,810
DAILLY, James	8,048
GORDON, Merrill M.	4,200
LAWSON, Doreen A.	6,361
McLEAN, George H. F.	5,591
MORIN, Severin R.	4,638
PRENTICE, Brian	4,428
PRICE, Bert A.	4,522
RANDALL, Frederick G.	4,098
SWANGARD, Erwin M.	5,619
ZIMMERMAN, Gordon L.	3,895

Rejected	382
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ALDERMAN (One-year Term)

DOWDING, Gwennie M.	7,113
MADDISON, Harold K.	5,368
SCOTT, Gordon C.	4,558
Rejected	539

SCHOOL TRUSTEE (Two-year Term):

BURNHAM, Edward	3,910
CLARK, Betty G	6,960
JOHNSTON, Joan F.E.	5,967
MANN, Maurits	4,935
MURNANE, Clifford J.	4,920
TAYLOR, James P.	5,736
Rejected	490

The Returning Officer proclaimed to be elected the persons having the highest number of votes for the various Offices, as follows:

MAYOR:

(For term ending December 31, 1973)

Majority

PRITTIE, Robert W.	2,570
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ALDERMEN:

(For term ending December 31, 1973)

DAILY, James	659
BLAIR, William A.	1,028
LAWSON, Doreen A.	551
CONSTABLE, Thomas W.	191

ALDERMAN:

(For term ending December 31, 1972)

DOWDING, Gwennie M.	1,805
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SCHOOL TRUSTEE:

(For term ending December 31, 1973)

CLARK, Betty G.	993
JOHNSTON, Joan F. E.	231

Returning Officer submitted a report pursuant to Section 107 of the Municipal Act containing the results of the votes cast for "Burnaby Loan Authorization Referendum By-Law 1971" #6020 (Parks Loan Question), as follows:

- IN FAVOUR - 10,419
- AGAINST - 5,537
- REJECTED - 387
- THREE-FIFTHS REQUIRED - 9,574

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MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILY:
"That the report of the Returning Officer be received."

CARRIED UNANIMOUSLY

* * * * *

MUNICIPAL MANAGER submitted Report No. 82, 1971 on the matters listed below as Items (1) to (24), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Monthly Report of R. C. M. P.

The R.C.M.P. has submitted a report covering the policing of the Municipality for the month of November 1971.

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

CARRIED UNANIMOUSLY

(2) Section 411 - Rebates.

Burnaby Tax Abatement By-Law 1971, which formalizes rebates of penalties and interest on taxes on properties owned by War Veterans, is on the agenda this evening for three readings.

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

CARRIED UNANIMOUSLY

(3) Sewer Contract - Gosal Bros. Contracting Limited (Marine Drive Area)

The Greater Vancouver Sewerage and Drainage District has advised that it wishes to purchase all of the sewer main being installed on Marine Drive to Fenwick Street in order to serve a portion of the system in New Westminster now under construction. This means that the extension of the system from 10th Avenue to Fenwick Street will also revert to the Sewerage District ownership, thus confining total municipal capital expenditure in this area to house connections and the sewer lateral on 12th Avenue from Marine Drive north.

The Engineer has completed the design and the re-estimate of cost based on unit prices in the contract with Gosal Bros. Contracting Limited, which shows the value of the main to be sold at \$45,000.00 and the value of house connections and the lateral on 12th Avenue to be \$18,000.00.

The Engineer was recommending that Council:

(a) approve the sale, to the Greater Vancouver Sewerage and Drainage District, of the sewer being installed on Marine Drive between 14th Avenue and Fenwick Street and on 10th Avenue from Marine Drive to Fenwick Street at an estimated cost of \$45,000.00, with the final sale price to be based on the actual quantity of sewer materials installed at the unit prices quoted in the contract with Gosal Bros. Contracting Limited plus 10% for engineering and inspection fees.

(b) stipulate that the proceeds from the sale be credited to Work Order 76-001.

It was being recommended that Council endorse the recommendations of the Engineer.

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

CARRIED UNANIMOUSLY

(4) Sanitary Sewer - 7357 Burris Street (Brodie)

This has reference to the letter Council received earlier in the evening from Mr. J. Brodie regarding an easement through his property and a sewer connection to the home on the land.

The property has a connection available on an easement at the rear of the lot, approximately 4 feet deep, which is not considered an unusual depth.

The main in the easement continues uphill across the Suais property to provide service to it and to other properties.

The Flynn property immediately to the north of the Brodie one is connected to the sewer from Burris Street and, at the time sewers were installed in 1966, this connection was made because the sewer does not traverse the rear of the Flynn property as it does with the Brodie property. The option therefore did not exist to connect to the rear of the Flynn, as it does with the Brodie property.

Mr. Brodie was sent five notices regarding the requirement that his property be connected to the public sewer, and it is therefore felt he had sufficient notice in that regard.

The Pollution Committee has the power to arrange summonses to be issued and it is felt that the Committee did not act arbitrarily without considering the circumstances.

It was being recommended that the foregoing information be conveyed to Mr. Brodie.

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

CARRIED UNANIMOUSLY

(5) Community Plan #8 (Canada Way - Smith Avenue Area)

It was being recommended that Council approve the above Community Plan as a guide for future developments in the area.

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

CARRIED

AGAINST - ALDERMAN McLEAN

(6) 3800 and 3900 Blocks Hastings Street
HASTINGS STREET REDEVELOPMENT PROJECT NO. 1

The Municipal property in the above blocks of Hastings Street was inspected and a record made of all vehicles parked thereon. The owners of these vehicles have been contacted and have been informed verbally they must remove their vehicles as soon as possible.

The owners of the pallets and other material dumped on the lots have also been contacted and all have advised that, as soon as snow conditions permit, the materials will be removed.

A further inspection will be made during the coming week to determine whether everything which has been indicated will be done. In the event this is not the case, authority will be given to have all vehicles on the property towed away and impounded and all pallets and any other materials removed.

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

CARRIED UNANIMOUSLY

(7) Subdivision Reference No. 85/71 (Parklawn Drive)

It was being recommended that Council authorize the installation of 196 feet of 6" water main, at an estimated cost of \$1,800.00, in the location shown on the attached sketch, and that this cost be charged against the Water Utility.

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

CARRIED UNANIMOUSLY

(8) Monthly Report of the Fire Department

The Fire Chief has submitted a report covering the activities of his department for the month of November, 1971.

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

CARRIED UNANIMOUSLY

(9) Reference Rezoning #78/71

- (a) Lots 4-6 inclusive, S.D. 6, Blk. 4, D.L. 206, Plan 1323
- (b) Lots 5-10 inclusive, S.D. 6, Blk. 4, D.L. 206, Plan 1323,
491, 515, 539 Clare Avenue

The Planning Department has reported as follows on the question of whether R6 zoning might be more appropriate for the above described properties:

- (a) The Community Plan for the area, which was adopted in principle by Council in 1967, proposed a belt of medium density apartments south of the Hastings Street commercial strip and north of Frances Street between Duncan Avenue and Grove Avenue.
- (b) Subsequently, reports on applications for rezoning land in the area have recommended RM2 rezoning because this category, which is designed primarily for small families and couples, would be most appropriate in terms of the amenities available.
- (c) R6 zoning would be an acceptable alternative because:
 - (1) Such use is designed to accommodate the needs of families
 - (2) No apartment development has taken place in the area and therefore no precedent has been set for a continued medium density apartment designation.
 - (3) The densities permitted under R6 zoning would be more compatible with those permitted under the R5 zoning, which covers the residential area to the south. R6 zoning should therefore be more acceptable to the residents to the south than RM2. R5 zoning, on the average, would permit a net density of approximately 9.6 units per acre, R6 would permit 13.0 units per acre and RM2 28 to 36 units per acre.

- (4) The majority of the designated medium density area is zoned M4. R6 zoning should offer sufficient economic incentive for the owners of these properties to redevelop them for residential use.
- (d) A portion of the designated medium density area within the Hastings - Sperling community plan is presently zoned R5 and the densities permitted under R6 are not such to create an economic incentive for the owners of these properties to seek rezoning to R6. Should Council wish to proceed with the R6 proposal, those areas within the designated medium density area which are presently zoned R5 should be deleted from the R6 designation and the existing R5 zoning should be maintained.
- (e) The applicant for the rezoning was contacted and he advised that he purchased the subject property approximately seven years ago with the expectation he would be able to develop them for apartment purposes. He feels it would not be economical for him to develop his properties at R6 densities at this time and he is therefore not in favour of the proposal...
- (f) It was being recommended that the rezoning of Lots 5 to 7 inclusive S.D. 6, Blk. 4, D.L. 206, Plan 1323 to R6 be approved for further consideration and be advanced to a Public Hearing.

Lot 7 is considered essential in order that a "locked-in" situation is not created whereby Lot 7 would be isolated with no potential for future R6 development.

Lot 4 to the north should be reserved for the future expansion of the Hastings Street commercial area.

- (g) The following prerequisites to the rezoning were also being recommended:
- (1) The submission of a suitable subdivision plan for the site.
 - (2) The submission of a suitable plan of development for the site.
 - (3) The submission of an undertaking that all existing improvements will be removed from the site within six months of the rezoning being effected.
 - (4) The dedication of the west five feet of the subject Lots 4 to 6 for the widening of the north-south lane.
 - (5) The deposit of sufficient monies to cover the cost of constructing the said north-south lane.

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

CARRIED

AGAINST - ALDERMEN LADNER AND McLEAN

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- (10) (a) Burnaby Noise or Sound Abatement By-Law 1971
(b) Regional Noise By-Law

The Municipal Technical Sub-Committee has submitted a report showing in tabular form the difference between the above two By-Laws.

It was being recommended that a copy of this report be sent to the Greater Vancouver Regional District as well as all those who have made submissions in connection with the Burnaby Noise By-Law.

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

CARRIED UNANIMOUSLY

- (11) Easements - Parcel 1, Expl. Pl. 13511 and Lot "C" except Parcel 1 and except parts on Plan 21458 S.D. "C" Block 15, D.L. 93, Plan 3633.
SUBDIVISION REFERENCE NO. 59/71

It was being recommended that Council authorize the:

(a) Acquisition of an easement, for sewerage and drainage purposes, over a portion of the above described properties, at no cost to the Corporation.

(b) Execution of the document attending the transaction.

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

CARRIED UNANIMOUSLY

- (12) Rezoning Reference #84/71
(1) a 3.2 acre portion of the south-east 10.09 acres south of the railway, D.L. 124S, Plan 3348
(2) that portion of Delta Avenue south of the Burlington-Northern Railway and north of Still Creek Avenue
Inter-City Express Exchange proposal.

The Planning Department has reported as follows on a proposal to rezone the above described land to Truck Terminal District (M6):

- (a) The land is located on the north side of Still Creek Street approximately 796' west of Royal Oak Avenue, and it has an area of approximately 3.2 acres.
- (b) Still Creek Street is not constructed to the site, nor are storm sewers, sanitary sewers or water facilities available.
- (c) The property involved is the land recently acquired by Inter City Express Limited in return for its current holdings at 7976 Winston Street, an exchange which has been approved by Council.
- (d) The site has easy access to the Freeway and Lougheed Highway via connections that would create minimal disruptions to residential neighbourhoods.
- (e) The site itself is located within a long established industrial area which is well removed from residences.
- (f) A total of seven appropriately-zoned truck terminals are located within a half-mile of the subject land.

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- (g) The foundation conditions are such that ^{they} could not readily support intensive industrial development but it would be well suited for a low-intensity use such as a Truck Terminal.
- (h) It was therefore being recommended that the rezoning proposal be approved for further consideration and that, as a prerequisite to the rezoning being effected, the portion of Delta Avenue referred to under (2) above be consolidated with the property described under (1) in caption.

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

CARRIED UNANIMOUSLY

(13) Complaint - Gilbert

This has reference to the letter received earlier in the evening from Mr. W. Gilbert concerning a system of Municipal taxation and the condition of two houses.

There is no authority in the Municipal Act to tax properties in the manner suggested by Mr. Gilbert.

The Health Department has investigated the complaints regarding the houses and has indicated the following:

- (a) The house referred to as being in the 100 Block North Holdom Avenue is really 97 South Holdom Avenue. It is covered with tar paper. The wife of the registered owner stated that a building permit would be sought to complete the house. Confirmation in this regard should be received within the week of December 29, 1971.
- (b) The house at 20 North Holdom Avenue is presently vacant and an unsightly condition exists. A further detailed inside inspection is required to determine the suitability of the home for habitation. The new owner plans to demolish the building and to rebuild.

It was being recommended that Mr. Gilbert be informed of the foregoing.

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

CARRIED UNANIMOUSLY

(14) Lot 1 W $\frac{1}{2}$ Except Plan 10480, D.L. 162, Plan 450
(4890 Southeast Marine Drive)
PRELIMINARY PLAN APPROVAL NO. 1657

It was being recommended that Council authorize the Planning Department to work with the applicant for the above P.P.A., which is to develop a 2400 sq. ft. greenhouse for the propagation of small plants for outside use in the owner's gardening operation on the property described in caption, toward the preparation of a suitable plan of development for the property that satisfies the A3 zoning regulations which are proposed for the land and, when such a plan is accomplished, Preliminary Plan Approval be granted.

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

CARRIED UNANIMOUSLY

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The Planning Department was directed to provide Council, in the future when submitting reports dealing with property, maps that clearly show the location of the properties concerned.

(15) Lot 54, D.L. 126, Plan 24739
SUBDIVISION REFERENCE NO. 157/71

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

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That the owner of Lot 495, D.L. 126, Plan number to be assigned, be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described as shown on a survey plan prepared by Gordon E. McLaren and sworn the 4th day of November, 1971."

CARRIED UNANIMOUSLY

(16) IBM Central Processor Model 2020, Sub-Model 5, IBM Model
2415 Tape Drive, and Telex Model 5311 Disc Drive

It was being recommended that:

(a) The Mayor and the Treasurer be authorized to sign a note with the Royal Bank of Canada, in the amount of \$153,000.00 repayable over five years at the Bank's prime rate of interest in effect from time to time plus one-half of one percent, to cover the loan required from the Bank to purchase IBM Central Processor Model 2020, Sub-Model 5, IBM Model 2415 Tape Drive, and Telex Model 5311 Disc Drive.

(b) The Municipal Treasurer be authorized to enter into a purchase contract with Telex for the \$14,805.00 Disc Drive, should this machine prove satisfactory by February 24, 1972.

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

CARRIED UNANIMOUSLY

(17) North 130 ft., Block 4, D.L. 136, Plan 3053
SUBDIVISION REFERENCE NO. 209/71

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

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That the owner of the Lots 196 and 197, D.L. 136, Plan number to be assigned be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described as shown on a survey plan prepared by Gordon E. McLaren and sworn the 7th day of December, 1971."

CARRIED UNANIMOUSLY

(18) Tax Adjustments - Section 376 of the Municipal Act

It was being recommended that Council ratify the adjustments to the Tax

Roll which are listed in an attachment and authorize adjustments to the accounts in question, including refunds where necessary.

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

19. Public Hearing on Miscellaneous Zoning Proposals CARRIED UNANIMOUSLY

It was being recommended that Council set a Public Hearing date for the following rezoning proposals:

- (a) R.Z. Ref. #78/71
Lots 4 to 6 inclusive, S.D. 6, Block 4, D.L. 206, Plan 1323

This is the rezoning proposal which is the subject of Item 9 of the Report the Manager submitted this evening.

- (b) R.Z. Ref. #67/71
Block 2S½, D.L. 4, Plan 845 part North of Lougheed Highway.

This is the subject of Item 21 of the Report the Manager is submitting this evening.

- (c) R.Z. Ref. #84/71
 - (a)(i) A 3.2 acre portion of the Southeast 10.09 acres South of the railway, D.L. 124S, Plan 3348
 - (ii) That portion of Delta Avenue south of the Burlington Northern Railway and North of Still Creek Avenue
 - (b) Inter-City Express(1955) Limited, British Pacific Transport Limited and Overland Freight Lines Limited

This is the rezoning proposal which is the subject of Item 12 of the Report the Manager is submitting this evening.

- (d) R.Z. Ref. #57/71
6.28 and 7.56 acre parcels of Lot 67, D.S.'s 6 and 56, Plan 38574.

Plans of development which reflect the criteria set out in the initial report submitted on this rezoning proposal are substantially completed and are considered suitable.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARKE:
"That the recommendation of the Manager be adopted, on the basis that the rezoning proposals mentioned therein will be entered on the Agenda for the January 18, 1972 Public Hearing.

CARRIED UNANIMOUSLY

20. Lots 1 to 5 inc. and a portion of 6, Block 9, D.L. 125, Pl. 3782
Subdivision Reference No. 85/71 (Parklawn Drive)

The Land Agent is currently negotiating an exchange with Progressive Enterprises Limited whereby its operations can be relocated from the Big Bend area to the Municipal lands described in caption, which are located on the north side of Still Creek Street immediately to the east of the proposed Inter-City Express site.

It was being recommended that the rezoning of the properties described to Truck Terminal District (M6) be approved for further consideration and be advanced to a Public Hearing and that the properties be consolidated into one site as a prerequisite to the rezoning being effected.

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

CARRIED UNANIMOUSLY

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21. Reference Rezoning No. 67/70
Blk. 25 $\frac{1}{2}$, D.L. 4, Plan 845 part North of Lougheed Highway

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

- (a) The plan of development which has been prepared for the subject properties makes provision for vehicular access to the site from an extension of Erickson Drive.

The construction of this road will be the responsibility of the Developer.

No vehicular access will be taken from Lougheed Highway.

- (b) The Lougheed Highway pedestrian underpass recently approved by the Council will fall on the site and will connect the residential areas on the south side of the Highway with the Lougheed Mall Shopping Centre and the Cameron Elementary School.

The Developer's design has incorporated the underpass and the public walkway along the east boundary of the site north to the Erickson Drive cul-de-sac.

The applicant will be responsible for constructing the walkway and for providing an easement along its full route.

- (c) The Developer will be responsible for providing the following services to the site:

(i) The construction of Erickson Drive south approximately 750 feet.

(ii) The construction of the public walkway system.

(iii) The provision of storm sewers to drain Erickson Drive and to enclose the watercourse at the south end of the site, if necessary.

(iv) The provision of water facilities.

(v) The granting of the necessary service walkway easements.

- (d) The plan of development for the property reflects the proposals set out in the Community Plan. In particular, the development provides for a satisfactory relationship to the Lougheed Mall and to the Cameron Elementary School north. Direct pedestrian access from the recreational deck to the Lougheed Mall is to be provided. The pedestrian underpass and walkway system is integrated into the site in an interesting and functional manner.

- (e) The Developer has deviated from the original proposal in the following two major areas:

(i) He favours a three-tower scheme because of the varying flexibility inherent in staging the project in three phases. The applicant has located and connected the

three towers in such a way as to overcome the restrictions of the site. The scheme respects the natural site contours, integrates the proposed walkway system and incorporates the existing water-course. It also provides for a number of recreational decks and community recreational facilities to increase the internal amenities and to integrate the towers to a unified complex.

- (ii) He wishes a more flexible approach in regard to the suite mix. He proposes to change the suite mixes in the various towers in response to the demand for various suite types within the development and in the surrounding area. In particular, he plans to create 406 units composed of 100 bachelors, 264 one-bedrooms, 42 two-bedrooms and a floor area ratio of 2.2. By allowing for flexibility in the design of floor plans for his second and third towers, the Developer is in a position to change the suite mixes.

The foregoing proposal can be supported by the Planning Department because it will provide a good relationship between the kind of accommodation provided and the demand for that accommodation.

- (f) It was being recommended that the application be approved for further consideration and be advanced to a Public Hearing, and that the following be established as prerequisites to the rezoning proposal being effected:

- (i) That sufficient monies be deposited to cover the cost of providing the five classes of services itemized under (c) above.
- (ii) The submission of an undertaking of agreement to close the redundant road allowance to the north of the site.
- (iii) The dedication of the land necessary for the creation of a 45 foot radius cul-de-sac at the end of the Erickson Drive extension.
- (iv) The provision of the service easements indicated under (c) above.
- (v) The provision of the necessary walkway easements, including access for the proposed Loughheed Highway underpass.
- (vi) The submission of a suitable plan of development.

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

CARRIED UNANIMOUSLY

22. Trucks

It was being recommended that Council accept the tender of Fogg Motors Limited to supply seven 1972 Ford one-half ton pick-up trucks, less six trade-ins, for \$14,658.00.

The Parks and Recreation Commission has reviewed the matter.

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

CARRIED UNANIMOUSLY

23. (a) Library Staff
(b) Study Carrels and Chairs for the Library

The Chief Librarian, on behalf of the Library Board, has requested permission to employ:

From January 1, 1972

A Librarian I (Reference Library) at a cost of \$9,912.00.

From February 1, 1972 (or later)

Two Clerk I's, at a total cost of \$8,460.00, plus a Building Service Worker, at a cost of \$6,204.00.

he also wishes to purchase study carrels and chairs for the reference library in the early part of next year, at a cost of \$1,630.00.

It was being recommended that the requests of the Chief Librarian be approved.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:
"That the report of the Manager be tabled until the January 10, 1972, meeting."

CARRIED UNANIMOUSLY

24. Lot 23 of "B", Bk. "A", D.L. 155A, Plan 21363
PRELIMINARY PLAN APPROVAL #1488 (Ben's Truck Parts of Canada Ltd.)

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

- (a) Revised development plans of the above Company have recently been submitted which satisfy the basic bulk requirements and development standards of the M2 Zoning District, but fall short of being an acceptable plan for the following reasons:
 - (1) The applicant proposes to maintain in an open storage yard for used materials, a use which could be accepted only under M3 or M3(a) standards,

- (ii) The development plans do not reflect the increased yard and screening requirements and landscape standards that would apply if the current zoning proposal for the Big Bend were to be implemented.

As the applicant is now seeking Preliminary Plan Approval and a Building Permit for a proposal that does not satisfy the standards enunciated by Council for the site and as the rezoning of the Byrne Road Industrial Area to M2 has not been completed, the Council is being asked to issue further direction at this time in connection with the matter.

In dealing with similar development applications in recent months, the Council has directed that PPA be granted where the land use proposed is consistent with the current Big Bend study proposal and where site development standards reflect the ultimate anticipated zoning and improved character of the area. It would seem appropriate to seek the same broad-objectives in the case at hand so it was being recommended that it be required that the plan reflect the proposed A1 zoned areas adjacent to this site with respect to setbacks, landscaping and screening. As to use, it would appear that two alternatives are available at this time, they being:

- to reaffirm the M2 standards as to land use, bulk regulations and development standards, or require adherence to the M2 regulations concerning bulk regulations and development standards, but accept an M3 use insofar as the question of open storage for used truck and equipment parts is concerned.

It was being recommended that:

- (a) The plan referred to by the Planning Department reflects the proposed A1 zoned areas adjacent to the site with respect to setbacks, landscaping and screening.
- (b) Council reaffirm the M2 standards as to land use, bulk regulations and development standards but, if Council is not prepared to do this, then it be at least required that the developer adhere to the M2 regulations concerning bulk regulations and development standards, with the result the Corporation will be accepting an M3 use insofar as the question of open storage for used truck and equipment parts is concerned.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That the applicant for PPA #1488 be allowed to proceed under the M3 zoning regulations on the basis that he adheres to the M2 regu-

lations as regards bulk regulations and development standards and, if he is not prepared to accept the approval on this basis, then the PPA be withheld and the matter be returned to Council for further consideration.

CARRIED UNANIMOUSLY

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

The Council Reconvened:

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Alderman McLean left the meeting.

* * *

BY - LAWS

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

"BURNABY TAX ABATEMENT BY-LAW 1971"

#6025

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 25, 1971"

#5992

"BURNABY ROAD CLOSING BY-LAW NO. 16, 1971"

#6024

"BURNABY ROAD CLOSING BY-LAW NO. 17, 1971"

#6026

and that they now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN EMMOTT:
"That:

- "BURNABY TAX ABATEMENT BY-LAW 1971"
- "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 25, 1971"
- "BURNABY ROAD CLOSING BY-LAW NO. 16, 1971"
- "BURNABY ROAD CLOSING BY-LAW NO. 17, 1971"

be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1970 #5824
came forward for Reconsideration and Final Adoption. This By-law
provided for the following proposed rezoning:

Reference RZ #46/70

Lots 14 to 16 inclusive, Block 22, D.L.'s 151/3, Plan 3741
(6539/6549/6557 Bonsor Avenue)

FROM C2 to CD

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

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

- "BURNABY PROCEDURE BY-LAW 1971" #6023
- "BURNABY PREPAYMENT OF TAXES BY-LAW 1969, REPEAL BY-LAW 1971" #6022
- "BURNABY SECURITY-ISSUING BY-LAW NO. 4, 1971" #6021
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1970" #5824

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

CARRIED UNANIMOUSLY

- 19 - December/20/1971

It was pointed out to Council that, with respect to Burnaby Zoning By-Law 1965 Amendment By Law No. 61, 1970, the plan required has not been registered but is expected to be tomorrow and in any event, the Building Permit will be withheld for the development until the plan is registered.

Alderman Dailly left the meeting.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN EMMOTT.

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

CARRIED UNANIMOUSLY