

SEPTEMBER 20, 1971

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, September 20, 1971 at 7:23 p.m.

PRESENT: Mayor Prittie (8:10 p.m.);  
Aldermen Blair, Clark (7:30 p.m.)  
Dailly, Ladner, Mercier and McLean;

ABSENT: Aldermen Drummond and Emmott;

ACTING MAYOR DAILLY WAS IN THE CHAIR UNTIL 8:10 P.M.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:  
"That the Minutes of the meeting held on August 30th and September 7, 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

\* \* \*

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Mr. H. J. Appell re Pioneer Auto Salvage Limited.
- (b) William J. and K. J. Palmer re easement.
- (c) Mr. and Mrs. J. A. Ogston, Mr. J. S. Curtis and Mr. H. E. Farber, re driveway accesses to 4961, 4993 and 4937 Patterson Avenue, respectively.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That all of the delegations be heard."

CARRIED UNANIMOUSLY

(a) Mr. H. J. Appell was not present at this time but was heard by Council later in the evening prior to consideration of the Municipal Manager's Report (See Page 9 ).

(b) Mr. Palmer then rose to speak.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That Item 20 of the Municipal Manager's Report No. 59, 1971, which deals with the subject of the presentation to be made by Mr. Palmer, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(20) Easement - Westerly 10 feet of Lot 16, S.D. 1, Block 2,  
D.L. 39E $\frac{1}{2}$ , Plan 1436 (Palmer)

The dispute Mr. Palmer has with the municipality is over the terms of an easement agreement involving the above described property which was sold to him and his wife by the municipality.

The Solicitor and Engineer have examined the easement document which Mr. Palmer amended in a fashion that suited him.

The standard form of easement used by the Corporation was developed over a considerable period of years and all requirements and stipulations included therein are to serve a useful present or future purpose. There is nothing concerning the easement at hand which would indicate that it should be treated under separate terms and conditions.

It is the recommendation of the Engineer, Solicitor and Land Agent that the standard easement document presented to Mr. Palmer be executed without any changes.

It was also being recommended that, if Mr. and Mrs. Palmer are not satisfied to so execute the easement document, the price they paid for the subject ten feet of property be refunded to them because one of the conditions of sale was that the easement be retained by the Corporation.

Mr. Palmer then spoke and made the following comments:

- (a) In letters he has received from the municipality concerning the sale of the subject ten feet to him and his wife, reference has been made to the easement being for sewerage and drainage purposes only whereas the easement document he was now being asked to sign was worded in such a way that it could cover a variety of other installations.
- (b) He would never have offered to purchase the ten feet of the Lot 16 in question if he had known that the easement to be retained was for all the purposes indicated in the document.
- (c) The Indenture pertaining to the sale of the land to him shows a consideration of \$1.00 whereas, in fact, he paid \$500.00 for the parcel.
- (d) The contents of the letters that have been sent to him by the municipality pertaining to the entire matter differ from that which is found in the easement document.
- (e) It has been three months since the question of executing the easement document has commenced.
- (f) It is not his intention to sign an open-ended easement agreement.

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ALDERMAN CLARK ARRIVED AT THE MEETING.

- (g) He has paid approximately \$200.00 to have a survey plan prepared to consolidate his property with the subject ten feet of Lot 16.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the Council not be prepared to alter the standard easement agreement and, if this is not acceptable to Mr. & Mrs. Palmer, the purchase price and cost of the survey, if such cost can be substantiated, be refunded to Mr. and Mrs. Palmer to a maximum of \$200.00."

CARRIED

AGAINST -- ALDERMAN McLEAN

(c) MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That Item (21) of the Municipal Manager's Report No. 59, 1971, which deals with the subject of the presentations to be made by Messrs. Ogston, Curtis and Farber, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(21) Driveway Accesses to 4937 (Farber), 4961 (Ogston), and 4993 (Curtis) Patterson Avenue

4937 Patterson Avenue

The Farbers were advised on September 13th that an extension of their front driveway into their side yard is feasible and they have been provided with the required clearances and dimensions. The Engineer has also imposed the condition on this approval that the parking area in the side yard be constructed and paved before the sidewalk fronting the property in question is built.

4961 Patterson Avenue

The Ogstons have been provided with the same information concerning the use of their side yard as was applied to the Farbers in a letter dated September 17th, 1971. In order for the Ogstons to use their side yard, they must remove a trellis, but apart from that, the parking area is to be constructed and paved before the municipal sidewalk is built.

4993 Patterson Avenue

The Curtis' were advised on September 14th that they would not be provided with access across the curb for use in gaining entry to an illegal front yard parking area. They were also advised that alternative off-street parking facilities are available to their property.

It was being recommended that the decisions of the Municipal Engineer in respect of the above three cases, as indicated, be upheld.

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Mr. Ogston then spoke and stated that he was satisfied with the decision of the Engineer concerning front access to his property.

He also mentioned that he wished to use his driveway for the parking of vehicles.

As a result of his enquiry, Mr. Ogston was directed to contact the Municipal Engineer to determine whether it was necessary to leave his parking area in gravel or have it paved.

Mr. Curtis then spoke and explained that he had a duplex on his property. He pointed out that the tenants in this duplex have two cars which are presently parked on the property but will now need to park on the street.

Mr. Curtis remarked that he did not have a sufficient side yard between the edge of his duplex and the property line to allow for parking there.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the decision of the Engineer in respect of requests for driveway crossings to 4961 Patterson Avenue (Ogston) and 4993 Patterson Avenue (Curtis), as indicated in the report of the Manager, be upheld."

CARRIED

AGAINST -- ALDERMEN MERCIER AND  
DAILLY

Mr. Ian Farber, the son of Mr. H. E. Farber, then spoke and explained that the area around the house at 4937 Patterson Avenue is fully landscaped.

He also mentioned that the driveway on the property is almost hidden from the road and to extend it would involve the removal of shrubs and similar growth.

Mr. Farber asked that Council authorize the construction of driveway access to the property of his father.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

"That Council authorize the construction of a sidewalk crossing to property known as 4937 Patterson Avenue (Farber) so that vehicular traffic can enter and leave the front of the property."

CARRIED UNANIMOUSLY

MAYOR PRITTIE ARRIVED AT THE MEETING AND ASSUMED THE CHAIR.

ALDERMAN DAILLY LEFT THE MEETING.

\* \* \* \*

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That all of the below listed original communications be received."

CARRIED UNANIMOUSLY

Sept/20/1971

Chairman, Kinsmen Club of North Burnaby, wrote to request permission to hold the Annual Kinsmen Apple Day Drive on October 15th and 16, 1971.

President, South Burnaby Football Association, submitted a letter requesting permission to sell chocolates on September 24th and 25, 1971.

Chairman, Armistice Day Services, The Royal Canadian Legion #148, submitted a letter requesting permission to hold:

- (a) A church parade on November 7th commencing at 10:30 a.m. from the I.G.A. parking lot along Willingdon Avenue to Parker Street.
- (b) The Annual Armistice Day Parade commencing at 10:30 a.m. from the Safeway Parking Lot to Confederation Park.
- (c) The Annual Poppy Sale on November 4th to 6th, 1971 inclusive.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to the above three organizations to conduct their respective campaigns on the dates indicated and, in the case of the Legion, the two parades are to be 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. D. Whiteside wrote to urge that every effort be expended by Council to have the volume of vehicular traffic on Canada Way reduced and diverted to the Freeway.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That the submission from Mrs. Whiteside be referred to the Traffic Safety Committee for consideration and report; and further, she be advised that Council too is concerned about the type and volume of traffic on Canada Way, and has been for some time, but every attempt which has been made to remedy the problem has been frustrated."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the Department of Highways be asked for an indication as to its scheduling of road connections to the part of the Freeway traversing Burnaby."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY RETURNED TO THE MEETING.

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Mr. Gerald K. Schlotzhauer, Manager, Commercial Division, Dawson Developments Ltd., wrote to request that the Company be permitted to develop minimum convenience food retail facilities in Stage III of the Villa Montecito Development.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That action on the request from Dawson Developments Ltd. be deferred until consideration of Item 19 of the Municipal Manager's Report No. 59, 1971 later this evening."

CARRIED UNANIMOUSLY

Mrs. K. H. Pilcher submitted a letter suggesting that steps be taken to eliminate noise emitted by freight trains of the B. C. Hydro and Power Authority.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That Mrs. Pilcher be advised that:

- (a) Because the Council is also concerned about the type of noise mentioned by her, the Noise Pollution Committee has been asked to take the matter under advisement to determine whether any regulations can be introduced that would result in such noise being abated or minimized.
- (b) The Noise Pollution Committee is currently examining a draft of a By-law that is designed to control noise emissions, and it is expected this Committee will be reporting its conclusions on the By-law very shortly."

CARRIED UNANIMOUSLY

Director of Regional Parks, Vancouver - Fraser Park District, submitted a letter advising that Burnaby Lake Regional Park will be given early attention in the proposed study of park boundaries and their priorities of development.

\* \* \* \*

#### TABLED ITEMS

The following matters were then lifted from the table:

- (a) Report of Alderman Emmott re Trip to Kushiro and other parts of Japan

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That this matter be tabled until the September 27th meeting."

CARRIED UNANIMOUSLY

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(b) Request of Western Sleep Products Limited for shortening of  
median on Alaska Street

*Deputy Municipal Clerk stated that he had been advised by a representative of Western Sleep Products Ltd. that the Company would be furnishing its comments on a report the Manager submitted to Council on September 7th in regard to the median on Alaska Street in time for the Council Meeting on September 27, 1971.*

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That, in view of the situation conveyed this evening by the Deputy Municipal Clerk, the subject of the median on Alaska Street be retabled until the September 27th meeting."

CARRIED UNANIMOUSLY

\* \* \*

QUESTION AND ANSWER  
PERIOD

When Alderman Clark enquired as to what the Engineer had ascertained as a result of asking the Department of Highways to eliminate the dip in the pavement on the Kensington Overpass on the Freeway, the Engineer replied that the matter had been communicated to the Department of Highways.

When Alderman Clark enquired as to the preliminary results of the use of glassphalt, the Municipal Engineer stated that the conclusion reached was that such material seemed satisfactory for road surfacing.

Alderman McLean suggested that the reasons advanced in the past for not proceeding with the acquisition of the land required from the Forest Lawn Cemetery at the North-West corner of Gilpin Street and Royal Oak Avenue, for the provision of a better alignment at the intersection, may be less significant now inasmuch as the land involved seems to be in a condition where its acquisition would be straight forward in the sense that there are no physical encumbrances as before.

It was understood by Council that a report would be submitted indicating the advisability of the municipality, at this time, commencing negotiations for the acquisition of the land concerned for the purpose mentioned.

When Alderman Dailly asked for a progress report on the widening of Hastings Street between Springer Avenue and Holdom Avenue, the Municipal Engineer advised that the Department of Highways will be proceeding with that work very shortly.

\* \* \* \* \*

R E P O R T S

MUNICIPAL CLERK submitted a Certificate of Sufficiency covering the construction, to a width of 46 feet, of pavement on the following streets plus six foot wide curb sidewalks on both sides, as a Local Improvement:

(a) Grange - Dover Streets from Kingsway to Royal Oak Avenue.

(b) Hazel Street from McKercher Avenue to McMurray Avenue.

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THE CORPORATION OF THE DISTRICT OF BURNABY

September 16, 1971

HIS WORSHIP, THE MAYOR  
AND MEMBERS OF COUNCIL

Gentlemen:

Re: 1971 Local Improvement Program

In accordance with Section 589 of the Municipal Act, I beg to report that I have published in a newspaper circulating in the Municipality and also served upon the owners of property affected, Notice of Intention to construct as a Local Improvement, 46 foot pavement with six foot curb sidewalks, on both sides, of the Streets described below:

PROJECT NUMBER	DESCRIPTION	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT	NO. OF OBJECTIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONER ASSESSMENT
71-077	Grange Street- Cover Street from Kingsway to Royal Oak Avenue	72	37	26	\$2,167,320.00	\$1,083,660.00	\$268,260.00
71-073	Hazel Street from McErcher Avenue to McMurray Avenue	2	2	NII	\$ 209,860.00	\$ 104,930.00	NII

John H. Shaw  
MUNICIPAL CLERK

BL:mbt

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:  
"That the Certificate of Sufficiency from the Municipal Clerk be received and by-laws authorizing the construction of the projects indicated be prepared."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

*It was drawn to the attention of Council that  
Mr. H. J. Appell was present.*

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:  
"That Mr. Appell be heard at this time."

CARRIED UNANIMOUSLY

Mr. Appell then spoke and made the following comments:

- (a) Early this spring he rented his property at 4696 Marine Drive to Pioneer Auto Salvage Limited for the storage of damaged vehicles.
- (b) The Company later applied for a trades licence to conduct this operation.
- (c) The Council later required that the Company post a \$3,000.00 Letter of Credit to serve as a performance bond guaranteeing the relocation of the Company's operations by December 31, 1971.
- (d) The activities of Pioneering Auto Salvage Limited are conducted in a clean manner and there is nothing that can be regarded as being offensive about the operation.
- (e) The vehicles being stored are not visible from Marine Drive.
- (f) In view of the foregoing, the Council should withdraw the aforementioned requirement concerning the \$3000.00 Letter of Credit and should cancel the notice to the Company to vacate the property by December 31, 1971.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:  
"That Council rescind the part of the resolution passed at its August 30th meeting involving the \$3,000.00 Letter of Credit to be posted by Pioneer Auto Salvage Limited because, even though the property (4696 Marine Drive) lies within the Big Bend Area where possible rezoning may occur, sufficient control remains with the municipality, through licencing and zoning regulations, in the event it is decided that the type of use being conducted on the property should be removed."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 59, 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) Easement - Lot 2, Block 4, D.L. 2, Plan 4286 (9898 Government Street)

It was being recommended that Council authorize the acquisition of an easement over a portion of the above described property, which is required for sanitary sewer purposes, for a consideration of \$1.00.

It was also being recommended that Council authorize the execution of the document.

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

CARRIED UNANIMOUSLY

(2) Engineer's Special Estimates

It was being recommended that the Municipal Engineer's Special Estimates of Work in the total amount of \$17,200.00, as shown, be approved.

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

CARRIED UNANIMOUSLY

(3) Senior Citizens' Recreation Centre - Kingsway and Edmonds Street (Former Municipal Hall Site)

When last reporting on the above matter, it was indicated that the Architect should be advised he would be expected to "redesign" the Centre at his cost and expense to the entire satisfaction of the municipality in accordance with Article VIII of the agreement between the Corporation and the Architect. The use of the word "redesign" is not quite proper because, as the body of the report shows where the Article is quoted, the word "revised" should have been used.

For the record, the Architect asked for and received permission from the municipality to enter into discussion and negotiation with the low bidder, Taggart and Son Contracting Ltd. The Architect pointed out that this is standard practice and that the other bidders were aware he was discussing the alternates with Taggart and Son Contracting Ltd. The Architect also pointed out that the fact the tenders were close did not change all the bidders opinions that we could negotiate a contract with the lowest tenderer if desired and that the other bidders did not need to be given a second chance. When the recommendation was made against negotiations with Taggart and Son Contracting Ltd., it was not on the propriety of the approach but rather that such an approach could not be accepted in this case because of the dollar amount involved.

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It was not suggested that the Architect was at fault because the administration was merely wondering if Council was fully aware of the fact the basement was not completed.

Any shortage of information supplied to Council certainly is not the responsibility of the Architect.

The Architect has expressed concern over the above points.

The prime reason rejection of all tenders was recommended was because of the prices received and the reluctance to approve all the changes or deletions suggested by the Architect.

It was now being recommended that a copy of the foregoing report be forwarded to the Architect.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That the report of the Manager be amended by deleting the words "and negotiation" from the second line of the second paragraph and his recommendation be adopted."

CARRIED UNANIMOUSLY

(4) Swimming Pool No. 2

It was being recommended that Carlberg Jackson Partners be appointed as design consultants for Swimming Pool No. 2, subject to the execution of an appropriate agreement with that firm covering the project.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(5) Burnaby Employment Preparation Project

A progress report on the above was being submitted.

This attached report contains details of the programme and copies are being forwarded to the Burnaby School Board and the Burnaby Parks and Recreation Commission.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That the report of the Manager, including the attachment to it, be received."

CARRIED UNANIMOUSLY

ALDERMAN LADNER SERVED NOTICE OF MOTION that he planned to introduce a proposal at the September 27th meeting dealing with the question of hiring Social Assistance recipients under a programme recently announced by the Provincial Government whereby 50% of the costs of such hiring will be paid by that Government.

(6) Century Gardens Complex

It was being recommended that Council concur with the following recommendations from the Parks and Recreation Commission pertaining to the above matter:

(a) That the buildings known as the James Cowan Centre be renamed "Burnaby Fine Arts Centre".

(b) That the entire park area be named Century Park.

(c) That signs for the area read -

Century Park

containing

Burnaby Art Gallery

Century Gardens

Burnaby Fine Arts Centre

Heritage Village

It was also being recommended that the appropriate groups involved be advised of the foregoing.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:

"That the report of the Manager be tabled until the September 27th meeting when it is expected that Alderman Drummond will be present."

CARRIED

AGAINST -- ALDERMAN LADNER

(7) Burnaby Judo Club

It was being recommended that Council authorize the Parks and Recreation Commission to allocate \$750.00 to the Burnaby Judo Club, from the Minor Development Account, to cover the cost of insulating, with gyproc, the ceiling of the Army and Navy Club the Judo Club occupies, after the work has been completed and an invoice has been submitted.

The purpose of the work described is to comply with fire regulations.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(8) 3700 and 3800 Blocks Imperial Street

A petition has been received:

(a) drawing attention to a littering problem in the above blocks of Imperial Street.

(b) requesting that parking by non-residents of the area be restricted to the space now provided in Central Park.

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The Parks and Recreation Commission has advised that it realizes Council has no authority to impose a parking restriction such as requested and has indicated the following things should be done:

- (1) That the Central Park Committee be requested to ensure that sufficient litter containers are installed in Central Park.
- (2) That public notices, visual but not unsightly, be posted to inform the public of the need to keep the Park and its surroundings free of litter and that there is a penalty for violating the Litter Prohibition By-law.
- (3) That the R.C.M.P. be requested to patrol the area frequently and, if necessary, enforce the Litter Prohibition By-law.

The Commission has asked that Council forward the request to the R.C.M.P. and direct the Engineer to erect the necessary signs along Imperial Street on behalf of the Commission.

It was being recommended that:

- (a) The R.C.M.P. be asked to patrol the area on Imperial Street frequently and, if necessary, enforce the Litter Prohibition By-law.
- (b) The Engineering Department erect whatever signs the Commission wishes, at its expense, after the Central Park Committee has been made aware, and approved, of the request.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That:

- (1) The Central Park Committee be requested to ensure that sufficient litter containers are installed in Central Park.
- (2) The R.C.M.P. be asked to patrol the area in question frequently for the purpose of enforcing the Litter Prohibition By-law.
- (3) The Traffic Safety Committee be directed to investigate and report on the parking situation of concern to the petitioners."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the Municipal Engineer design a Litter Prohibition Sign for use in Central Park, such sign to be first approved by the Central Park Committee and the Parks and Recreation Commission and paid for by them."

CARRIED

AGAINST -- ALDERMEN CLARK AND  
MERCIER

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(9) Land at Deer Lake (Vogt)

The Parks and Recreation Commission has advised that the Corporation already owns the lakeshore portion of the three properties at the Eastern end of Deer Lake and the Commission's plans for the area do not include acquisition of the remainder of these properties.

The Commission has communicated the foregoing directly to Mr. E. Vogt, who suggested to Council that the municipality purchase property adjacent to the swimming area of Deer Lake.

It was being recommended that the foregoing report be received.

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

CARRIED UNANIMOUSLY

(10) Big Bend Area

The Parks and Recreation Commission wishes to inform Council that the 100 foot wide strip of public walkway along the Fraser River, which has been suggested in reports of the Planning Department pertaining to the Big Bend Area, is an inadequate amount.

It was being recommended that this view of the Commission be referred to the Planning Department for consideration and report at the appropriate time in the progress of the Big Bend Area Study.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:  
"That the recommendation of the Manager be adopted; and further, the Parks and Recreation Commission indicate the width it feels should be provided for the public walkway in question."

CARRIED UNANIMOUSLY

(11) Lot 2, Block 2, D.L. 161, Plan 1742 (8626 Joffre Avenue)  
PRELIMINARY PLAN APPROVAL APPLICATION NO. 1589

It was being recommended that a decision on the above application, which is for the development of a combined office and warehouse building to house the operations of an electrical company on the property described in caption, be deferred to allow for further study of the Big Bend Area where the lot is located because of the possibility of the present M3 zoning being changed to M5, a zone that would not permit electric trade contractors as a principal use.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the recommendation of the Manager be adopted on the basis that the deferrment will be for one month only."

CARRIED UNANIMOUSLY

(12) Contract - Inter-Tidal Industries Ltd.

Because of a problem which has arisen, it was being recommended that Section 5 of the above contract for the disposal of solid wastes be amended by deleting therefrom the words "and business establishments" in order to ensure that the special rate of \$2.50 per ton for delivering

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waste material to the disposal site applies only to residents of the municipality.

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

CARRIED UNANIMOUSLY

(13) Lot 87, D.L. 42, Plan 39000  
WINSTON STREET AREA

The Vancouver - Fraser Park District has written to indicate that the above described property lies outside the boundaries of the proposed Burnaby Lake Regional Park and the Executive Committee of the District does not propose to recommend inclusion of the land as part of the Park.

It was being recommended that:

- (a) The letter from the Vancouver - Fraser Park District be referred to the Parks and Recreation Commission for consideration and report.
- (b) The Vancouver - Fraser Park District be asked to provide a map outlining the boundaries which are proposed for the Burnaby Lake Regional Park.

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

CARRIED UNANIMOUSLY

(14) 4000 Block Carson Street

The Engineer advises that, on October 21, 1969, Mr. Vern Delgatty applied for a subdivision of his property (which extends from Marine Drive through to Carson Street) and, in a letter of tentative approval dated April 14, 1970 from the Planning Department, was required to make road improvements to Carson Street, for a cost indicated in a letter from the Engineer dated April 8, 1970.

After receiving this information, Mr. Delgatty verbally enquired of the Engineer as to the road requirements and was told that Carson Street was to be improved to a paved lane standard which was estimated to cost \$2,000.00.

Mr. Delgatty then wrote on April 14, 1971 asking why the municipality had not paved the portion of Carson Street in question under the paving programme of 1970 and was advised that this section of Carson Street did not warrant pavement under that programme due to its lack of use. He was also informed that the requirement involving the paving of Carson Street as a condition of subdivision was being confirmed.

On April 30, 1971, Mr. Delgatty presented a letter containing a quotation from Carper's Service Ltd., paid the 4% inspection fee and deposited a Letter of Credit and a Letter of Undertaking as a guarantee of his doing the work himself.

Carson Street is actually a substandard road allowance of 33 feet in width. The existing paving is actually only to a lane standard because there are no lanes in the area and the street acts as one. The North side of the street is already developed privately.

The policy of sharing in "outside subdivision" road costs cannot be used in this instance because the policy refers to a finished street whereas the subject one is only developed as a lane allowance.

Because the road improvement being sought is a requirement of subdivision approval, it was being recommended that those who petitioned Council on September 13, 1971 for the completion of the pavement on the 4000 Block Carson Street be informed the road improvement is really a requirement of Mr. Delgatty's subdivision.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted on the basis that the following words are added to the recommendation "and was accepted by him as such"."

CARRIED UNANIMOUSLY

ALDERMAN BLAIR LEFT THE MEETING.

(15) North 62 feet of Lot 2A, Blocks 2/4, D.L. 28, Plan 2162  
REFERENCE REZONING #20/71

As a consequence of the controversy which has been generated resulting from the above rezoning proposal, considerable uncertainty has been expressed by the intending developer of the property as to the eventual intentions of Council with regard to the proposal.

The Planning Department feels it would now be appropriate to recommend that the amendment to the Zoning By-law covering the rezoning proposal be given Third Reading by Council in order that the applicant will better know whether to proceed before he commits himself to any additional expenses in fulfilling the prerequisites to the rezoning.

The Planning Department was offering the following comments on the submission Council received from Mr. L. Warne on September 7, 1971:

- (a) The contention of the residents of Wedgewood Street that a traffic problem exists is correct. The critical problem is peak-hour traffic using Wedgewood Street as an alternative to the Canada Way - Edmonds intersection.

As a result of points raised by the residents, the Traffic Safety Committee considered these matters and agreed that a problem did indeed exist.

The Committee ultimately recommended that a median be installed in the centre of Canada Way so as to restrict access to Wedgewood Street.

- (b) The proposed development would likely increase traffic volumes on Wedgewood Street but the effect would be minimal and the alternative of access being provided by a driveway from Edmonds Street would not be desirable in view of the limited width of the lot and the limited distance to the Canada Way intersection.



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(c) The lot involved possesses less than the minimum width for C2 development according to the Zoning By-law but as the front 125 feet of the property is already zoned C2, it has the status of a legal non-conforming property. The rezoning being considered now would result in the parcel having the area requirements of the current C2 zone.

(d) The subject rezoning would have a beneficial effect on the area by revitalizing commercial development on Edmonds Street. A medical-dental office building is a use which can be made compatible with surrounding residential development through adequate development control, particularly as it relates to architectural finishes, landscaping and screening.

It was being recommended that the amendment to the Zoning By-law covering the subject rezoning proposal be given third reading, with fourth reading to follow after all the prerequisites have been satisfied.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be received and be brought forward during consideration of the amendment to the Zoning By-law alluded to in the report."

CARRIED

AGAINST -- ALDERMEN DAILLY AND  
McLEAN

MAYOR PRITTIE DECLARED A RECESS AT 9:35 P.M.

THE COMMITTEE RECONVENED AT 9:45 P.M.

(16) Agreement - Canada Summer Games Society

A copy of the agreement which has been prepared by the Federal Government in respect of the 1973 Canada Summer Games was being submitted.

Some changes were made in it as a result of consultations with Mr. D. Veitch of the Canada Summer Games Society, the Municipal Solicitor and Municipal Manager for Burnaby, the Solicitor for the Society and the City Administrator for New Westminster.

The Society seems to be prepared to sign the agreement in its present form.

The Municipal Solicitor feels the following Clause 10(a) should be added:

"10A Any payment made by New Westminster or Burnaby under a contract with a third party for facilities for the Games shall be deemed to have been made on account of the contributions provided for in this agreement."

If this clause is added, it would appear that it would be in order for Burnaby to sign the agreement after it has been executed by the Society.

The Municipal Solicitor also points out emphatically that the agreement between Burnaby and the Society should be signed by the Society before the municipality signs the "master" agreement. This master

agreement commits Burnaby, among other things, to pay 50% of any net capital costs over the \$1,620,000.00 Capital Budget and it commits the Society to cover any over expenditure on the Operating Budget.

No funds will be forthcoming from the Federal Government until the fully executed agreement is received.

It was being recommended that the Mayor be authorized to sign the agreement in question on behalf of the municipality, provided that:

- (a) Clause 10A is added, as recommended by the Solicitor.
- (b) The Society signs the Agreement before the municipality.
- (c) The Society first signs the sub-agreement dated May 3, 1971 between Burnaby and the Society.

*Municipal Manager pointed out that the Clause 10A cited in his report should be changed as follows:*

*" Any payment made by New Westminster or Burnaby in a contract with a third party for facilities for the Canada Games that have been approved in the Capital Budget shall be deemed to have been made on account of the contributions provided for in this agreement."*

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That the change in Clause 10A recited verbally by the Municipal Manager, as detailed above, be accepted and inserted in place of the Clause 10A in his written report and the recommendations in his report be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the Municipal Manager arrange to have the Canada Summer Games Society supply Council with a progress report on the Summer Games Programme for every quarter completion of the total expenditure or commitments to expenditures."

CARRIED UNANIMOUSLY

(17) Big Bend Area (Proposed A3 Zone)

The Planning Department has re-examined the proposed A3 regulations, as a result of Council's deliberations on September 7th and recent staff discussions, and has the following to offer:

- (a) The possible future intensification of agriculture in the area raised the question of the desirability of retaining greenhouses as a permitted principal use in the zone. In order to limit the site occupancy of these structures, their designation as an accessory use with a 10% maximum coverage of the lot has been proposed.

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- (b) Some concern has been expressed about the possible industrial character of centres for the collection, storage and distribution of fruits and vegetables.

While this type of use will have the appearance of a warehouse, it is considered as a necessary adjunct to the further agricultural development of the area by providing a more efficient system of marketing and distribution than is now possible and increasing the markets for the farm products. It is desirable, however, that the activities permitted in such centres be carefully regulated and this has been reflected in the proposals being advanced later in this report.

A further provision has been added to the proposed regulations requiring the same landscaping standards as M (Industrial) Districts for both the centres mentioned and farmer's markets.

- (c) It is agreed that a stipulation requiring that a single family dwelling be limited to the proprietor of the premises and his immediate family is unnecessary because the Zoning By-law is quite explicit in defining "single family dwelling" and in establishing limitations to the permitted occupancy.
- (d) Peat processing has been removed from the list of permitted uses in order to avoid the establishment of large plants of this type in A3 zones. Because the stripping of peat is commonly practiced in the area, the storage and sale of peat which has been removed has been included as an accessory use.
- (e) The problems which could be created by roadside stands locating in the area have been anticipated and a regulation prohibiting the retail sale of farm produce in this manner has been introduced into the proposed zoning category.

The farmer's market use is envisaged as a large centre where farmers in the area can bring their produce for sale to the public.

- (f) The revised regulations for the proposed A3 zone are as follows:

D. PROPOSED A3(TRUCK GARDENING) DISTRICT REGULATIONS AND ZONING BYLAW AMENDMENTS

1. Proposed A3 District Regulations:

603. TRUCK GARDENING DISTRICT (A3)

This District provides for farming, truck gardening, orchard or nursery cultivation and similar activities, as well as related facilities designed to encourage full utilization of the existing potential for intensive agricultural development in proper relationship with surrounding uses.

603.1 USES PERMITTED:

- (1) Farming, truck gardening, orchard or nursery cultivation and other similar enterprises and uses.
- (2) Centres for the collection, storage, grading, crating, packaging and distribution of fruits and vegetables, but excluding canning, preserving or processing.
- (3) Farmers' markets for the retail sale of agricultural produce.
- (4) Accessory buildings and uses, including:
  - a) A single family dwelling on an agricultural lot with a minimum area of five acres, subject to the bulk regulations of this district.
  - b) Home occupations.
  - c) Greenhouses, provided that such structures shall not cover more than 10 percent of the area of the lot.
  - d) The storage and sale of peat which has been removed in the preparation of land for cultivation.

603.2 CONDITIONS OF USE:

- (1) Farmers' markets and centres for the collection, storage, grading, crating, packaging and distribution of fruits and vegetables shall be subject to the landscaping requirements which apply to M Districts under Section 6.15 of this Bylaw.
- (2) The erection and use of roadside stands or similar structures for the collection, storage, grading, crating, packaging and distribution of fruits and vegetables for the retail sale of produce shall be subject to the landscaping requirements of this Bylaw.

603.3 HEIGHT OF BUILDINGS

The height of a building shall not exceed 35 feet nor 2 1/2 storeys.

603.4 LOT AREA AND WIDTH

Each lot shall have an area of not less than five acres and a width of not less than 100 feet.

603.5 FRONT YARD:

A front yard shall be provided of not less than 30 feet in depth.

603.6 SIDE YARDS:

A side yard shall be provided on each side of the building of not less than 15 feet in width.

603.7 REAR YARD:

A rear yard shall be provided of not less than 30 feet in depth.

603.8 OFF-STREET PARKING:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this By-law.

603.9 OFF-STREET LOADING:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

2. The amendment of Section 5.1 (Designation of Districts) as follows:

VI	AGRICULTURAL	A
	AGRICULTURAL	A1
	SMALL HOLDING	A2
	TRUCK GARDENING	A3

3. The addition of A districts to the screening requirements for outside storage under Section 6.15, Clause (2) (Screening and Landscaping - storage yard/s):

- (i) "In A, C4, M1 and M4 Districts, any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening on any side not facing directly upon the principal building on the lot, and no material shall be piled to extend above such screening".

- (g) It was being recommended that Council adopt in principle the foregoing regulations.

It was being recommended that Council also consider the proposals advanced by the Planning Department, as set out above, and that the said Department prepare a list of properties which are proposed to be rezoned to A3.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That further consideration of the subject of the above report be deferred until the October 4th Council meeting and the Planning Department report at that time on the following points:

- (a) The deletion of the proposed Clause 603.1(2), because it is felt there is no need for permitting the uses under this Sub-section (2) inasmuch as those uses are permitted in industrial zones and should be confined to such zones.
- (b) "farmer's markets" should be clearly defined and it should be indicated what the minimum and maximum sizes of such markets should be.
- (d) The truck gardeners in the Big Bend Area should be asked for their opinion on all the regulations the Planning Department is advancing in connection with the A3 proposals for the said area."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That the Planning Department provide Council with a list of the properties that are proposed to be rezoned to the A3 category, including those which will be non-conforming and to what extent, plus those areas where land has been filled in preparation for some other use."

CARRIED UNANIMOUSLY

(18) Lot 38, D.L.'s 69/70, Plan 39735  
(4200 Block Canada Way)  
REZONING REFERENCE NO. 18/71

The applicant for the above rezoning has applied for the subdivision of the property into two parcels for financing purposes only.

It is the developer's intention to remove the subdivision line at such time as he begins the second building of the two-phase project.

A technical requirement of subdivision would be that the subdivided lots be fully serviced with water and sewer facilities. In this case, the developer would be required to deposit monies to cover the cost of extending sanitary sewer service to the Westerly end of the site. If the two parcels were not created, this requirement would not exist.

In order to avoid the situation of the applicant depositing monies to cover the costs, he has proposed that he be allowed to subdivide the property into two parcels and that the municipality register a covenant against the title to the Westerly parcel to restrict development on that land until the sanitary sewer is extended to the property or the subdivision line is removed.

The Legal Department has indicated that the municipality has the authority to register such a covenant pursuant to Section 24A of the Land Registry Act.

Both the Building and Engineering Departments have no objection to such a covenant provided adequate protection is maintained for the municipality.

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The Planning Department was therefore recommending that Council authorize the registration of a covenant, as described, and that the following conditions in connection therewith be accepted by the developer:

- (a) That the covenant serve to restrict development on the "second" lot until such time as consolidation takes place.
- (b) That, if the applicant chooses to extend the services to the "second" lot, release of the covenant by the municipality be conditional upon the removal of the subdivision line.
- (c) That the municipality agree to release the covenant upon consolidation of the property concerned.
- (d) That the developer agree to remove the subdivision line within thirty-six months of the date of registration of the covenant.
- (e) That the municipality prepare and register the covenant but all costs related thereto be the responsibility of the applicant.

It was being recommended that authority be granted to register the covenant on the conditions recommended by the Planning Department, as detailed above.

*CLERK'S NOTE: -- Following the Council meeting, it was drawn to my attention that Condition (b) in the Manager's Report should be amended to read*

*"If the applicant chooses to extend the sanitary sewer from Summer Avenue to Gilmore Avenue via the existing easement along the North 20 feet of the property, release of the covenant by the Corporation would be conditional upon the removal of the subdivision line."*

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

CARRIED UNANIMOUSLY

(19) Proposed Commercial Development (Villa Montecito)  
REZONING REFERENCE NO. 143/66

The following report has reference to the situation conveyed in a letter Council received earlier this evening from Dawson Developments Ltd. regarding Villa Montecito.

The Company is in the process of completing the two "high-rises" that form the second stage of the housing scheme. The two structures contain 252 suites which, when added to the 153 units already completed in the first stage of development, will produce a total of 405 units. The Company has also submitted an amendment to the third stage of the Comprehensive Development plan, which includes a 204-unit townhouse and apartment condominium project. This amendment to the Zoning By-law has been given three readings and, because a suitable plan of development has been received, the Planning Department has recommended that the By-law be given Final Adoption.

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Dawson Developments Ltd. has now requested that, in the absence of retail and service facilities in the immediate area, the CD plan be amended for the final stage of the Montecito Project to permit the development of a minimum food retail outlet.

A similar request was submitted to the Planning Department in August, 1970, when the Company asked that a Mini-Mart be allowed in the lower level of the Westerly high-rise tower in the second phase of the Montecito Project. The Company was advised then that the introduction of a commercial use was a substantial change and was outside the terms of the approved plan; therefore, the proposal would require an amendment to the Zoning By-law. The developer's attention was also drawn to the district commercial centre proposed for the area directly North of Montecito.

The Planning Department was of the opinion that the proposed Mini-Mart would draw from the market envisaged for the proposed district centre and it was felt that, in that stage, no proposals should be entertained which could interfere with the establishment of the district commercial area. It was further commented that no commercial facilities were available in the general area and the introduction of the Mini-Mart would attract customers from outside into the Montecito Development, which was considered detrimental to its residential environment because of noise, car movements and other nuisance factors.

On the basis of the above, the Planning Department advised the Company that its proposal was not acceptable and would therefore not be recommended to Council.

The Department has, in the light of the Company's renewed interest in the Mini-Mart, reviewed the matter but still maintains the same position.

Another factor which has developed is that the Mini-Mart would be situated in the centre of the Montecito Development in an open space area adjacent to major recreational facilities, such as a pool and cabana. In this location, the Mini-Mart would attract customers from outside even further into the development and the nuisance factors mentioned earlier would be even more significant.

With regard to the Company's remark that, to date, nothing has been done on the proposed district commercial centre, a number of meetings have been held with architects for the developer (J. Diamond and Sons Ltd.), and an agreement on a basic development plan for the site is near. The Architects are expected to submit a revised site plan shortly and, at that time, the Planning Department will present a detailed report to Council. Once concurrence with the scheme is obtained from Council, the Planning Department will work toward a rapid implementation of the proposal.

In conclusion, it is the opinion of the Planning Department that the Mini-Mart proposed for the final stage of the Montecito Development is not needed nor desirable.

It was therefore being recommended that the subject Comprehensive Development (CD) plan not be amended to allow for the introduction of the Mini-Mart.

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

CARRIED UNANIMOUSLY



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- (20) Easement - Westerly 10 feet of Lot 16, S.D. 1, Block 2,  
D.L. 39E½, Plan 1436 (Palmer)

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

- (21) Driveway Accesses to 4937 (Farber), 4961 (Ogston), and 4993  
(Curtis) Patterson Avenue

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

- (23) Lot 9 E½, Block "H", D.L. 127 W3/4, Plan 1254  
(5141 Georgia Street - Lewis)

It has been ascertained that the North 10 feet of the above described property is required for the lane between Francis and Georgia Streets from Holdom Avenue to Delta Avenue.

Inasmuch as the Land Agent has negotiated the acquisition for a consideration of \$1.00, it was being recommended that Council accept this arrangement.

There is still one property in the block from which land is needed for the lane but the property owner is not prepared to agree on a settlement for the land so the lane will be built, to full standard, except for the part adjacent to the property from which a dedication is still required.

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

CARRIED UNANIMOUSLY

- (24) Easement - Lot 143, D.L. 85, Plan 36335  
(5655 Sperling Avenue - Eagle)

It was being recommended that Council authorize the:

- (a) acquisition of an easement over a portion of the above described property.
- (b) acceptance of the conditions pertaining thereto that are listed below:
  - (i) That the fence and hedge on the property be tunheled.
  - (ii) That all drain tiles be replaced.
  - (iii) That all open drain ditches be left open.
  - (iv) That the sanitary sewer be installed by hand.
  - (v) That all lawns, shrubs, plants and trees be protected at all times during construction.
- (c) execution of the documents connected with the transaction.

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

CARRIED UNANIMOUSLY

(22) Miscellaneous Rezoning Applications

The Planning Department has reported as follows on the rezoning applications indicated:

(1) Reference RZ #50/71

Lots 15, 16, 17 and 18, Block 4, D.L. 121, Plan 1354

(Located on the North-East corner of Albert Street and Rosser Avenue)

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

It was being recommended that the 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
- (c) The submission of an undertaking to remove all existing structures from the properties within six months of the rezoning being effected.

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

CARRIED UNANIMOUSLY

(2) Reference RZ #51/71

Lots 4 and 5, S.D. "A", Block 1, D.L. 206, Plan 10145

(Located on the East side of Sperling Avenue approximately 118 feet South of its intersection with Union Street)

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

It was being recommended that Council not approve the application because:

- (a) The lots lie outside the area which has been designated for apartment development, and there is no logical justification for permitting medium density apartment development on the properties inasmuch as such use would bear little relationship to surrounding development and would have a detrimental effect on the residential amenities there.

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- (b) Sufficient designated medium density areas already exist in the Northern half of the municipality, particularly in the area of the Sperling - Hastings intersection, and the addition of new areas for development at this time is therefore not warranted. It is felt some form of housing development would be the appropriate use for the property.

It was also being recommended that the Planning Department be authorized to work with the applicant in developing a residential use for the site that is in keeping with municipal plans and objectives for the neighbourhood and the municipality as a whole.

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

CARRIED UNANIMOUSLY

(3) Reference RZ #52/71

- (a) Lots 1, 2 and 3, Blk. 14, D.L. 69, Plan 1558
- (b) Lot 4 N $\frac{1}{2}$  and S $\frac{1}{2}$ , Block 14, D.L. 69, Plan 1558
- (c) Lots 1, 2, 3, 4 and 5, Blk. 15, D.L. 69, Plan 1321
- (d) Lot 6 E $\frac{1}{2}$  and W $\frac{1}{2}$ , Blk. 15, D.L. 69, Plan 1321
- (e) Lot 9, Blk. 14, D.L. 69, Plan 1558
- (f) Lot 7, Blk. 15, D.L. 69, Plan 1321
- (g) Lots "A" and "B", Blk. 15, S.D. 11/12, D.L. 69, Plan 21765
- (h) Lots 9 and 10, Blk. 15, D.L. 69, Plan 1321
- (i) Lots 11 and 12, Blk. 16, D.L. 69, Plan 1321

(Located in an area bounded on the North by Clydesdale Street, on the East by Boundary Road and on the West of the 401 Freeway)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO SERVICE COMMERCIAL DISTRICT (C4)

It was being recommended that this application be tabled until more definite information is received pertaining to Freeway construction in the area resulting from discussions with the Department of Highways, the Greater Vancouver Regional District and the City of Vancouver.

After this occurs and the situation is studied further and decisions are made on detailed road alignments for the area, a report will be submitted pertaining to land use in the area.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:  
"That the Department of Highways be advised that Council is considering the rezoning of the area covered by the report of the Planning Department and be asked to indicate its intentions with respect to the provision of road facilities in the area."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the Planning Department indicate the type of zoning which is deemed appropriate for the general area covered in the above report."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY LEFT THE MEETING.

(4) Reference RZ #53/71

Lots 35, 36 and the Remainder of 37, Block 9, D.L. 122,  
Plan 1308

(Located on the North-East corner of Willingdon Avenue and  
Pender Street)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO GENERAL COMMERCIAL  
DISTRICT (C3)

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

- (a) The properties lie outside the area which has  
been designated for commercial development as  
the Hastings Town Centre.
- (b) Extension of this commercial centre to Pender  
Street would establish an undesirable principle  
for the area and conflict with the exclusively  
residential use of land on that street between  
Willingdon Avenue and Alpha Avenue.

It was also being recommended that the Corporation-owned Lot 27,  
which is part of the application, not be placed in a sale position  
for the purpose desired by the applicant.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That the recommendations of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(5) Reference RZ #54/71

W $\frac{1}{2}$  of Lot 15 and E $\frac{1}{2}$  of Lot 14, D.L. 94, Plan 720

(Located on the South side of Grimmer approximately  
200.5 feet East of its intersection with Royal Oak Avenue)

FROM SPECIAL INDUSTRIAL DISTRICT (M4) 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 submission of a suitable plan of development.
- (b) The deposit of sufficient monies to cover the cost  
of providing storm sewer service to the site.
- (c) The consolidation of the properties into one site.
- (d) The submission of an undertaking to remove all existing  
structures from the properties within six months of  
the rezoning being effected.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(6) Reference RZ #56/71

Lot 3 Except Ref. Plan 34084, S.D. 1/2, Block 2, D.L. 8,  
Plan 11539

(Located on the North-West corner of Lyndhurst Street and North Road.)

FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) AND RESIDENTIAL DISTRICT TWO (R2) TO RESIDENTIAL DISTRICT SIX (R6)

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

- (a) The deposit of sufficient monies to cover the cost of providing storm sewer service to the site.
- (b) The retention of the existing ten foot wide easement crossing the property.
- (c) The submission of a suitable plan of development.
- (d) The submission of a suitable subdivision plan for the property and the completion of subdivision requirements.
- (e) The dedication of a portion of the property for a cul-de-sac of Lyndhurst Street.
- (f) The submission of an agreement to the future closure of Lyndhurst Street.
- (g) The dedication and construction of a twenty-foot lane on the West boundary of the site.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Planning Department be adopted."

CARRIED

AGAINST --- ALDERMAN McLEAN

(7) Reference RZ #57/71

6.28 and 7.56 acre parcels of Lot 67, D.L. 6 and 56, Plan 38574

(Located on the West side of Centaurus Circle approximately 550 feet North of its intersection with Centaurus Drive and at the North-East corner of Beaverbrook Drive and Centaurus Drive.)

FROM HEAVY INDUSTRIAL DISTRICT (M3) AND RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

It was being recommended that the Planning Department be authorized to work with the applicant toward the preparation of a suitable plan of development for the site reflecting the general conceptual objectives

established in the community plan for the area in which the subject property is located.

Once agreement has been reached on the matter, a detailed report will be submitted to Council outlining the basic proposals and containing the prerequisites which should be established in connection with the rezoning proposal.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(8) Reference RZ #58/71

Lots 8 and 9, Block 2, D.L. 119E½, Plan 2855

(Located on the West side of Willingdon Avenue between Halifax Street and Buchanan Street)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

It was being recommended that this application be approved in principle and that the Planning Department be authorized to work with the applicant toward the creation of a suitable plan of development for the site.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(9) Reference RZ #60/71

Lot 5, Block 10, D.L. 79, Plan 4044

(Located on the South-East corner of Canada Way and Iris Street)

FROM SMALL HOLDINGS DISTRICT (A2) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

It was being recommended that this application be approved in principle and that further consideration be withheld until discussions are held with the School Board in regard to the future site requirements mentioned in the report.

Once these future requirements are known, the Planning Department will work with the applicant toward the creation of a suitable plan of development.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(10) Reference RZ #61/71

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Lots 2, 3 and 4, Block 28, D.L. 69, Plan 1321

(Located on the East side of Boundary Road 56 feet South of its intersection with Clydesdale Street)

FROM SERVICE COMMERCIAL DISTRICT (C4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT FIVE (RM5)

It was being recommended that this application be tabled pending further discussions and study on the proposed connection of Highway 401 (Freeway) with the Georgia Street Viaduct.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That the application at hand be tabled until Council receives a reply from the Department of Highways to the question of road construction in the area and the Municipal Manager submits a summary of a report produced by Consultants engaged by the City of Vancouver pertaining to an extension of the Freeway through the City."

CARRIED UNANIMOUSLY

(11) Reference RZ #62/71

Parcel "B", Ref. Plan 17411, Blk. 12, D.L. 10, Plan 3054

(Located on the South side of Government Street approximately 557 feet East of its intersection with Cariboo Street)

FROM SMALL HOLDINGS DISTRICT (A2) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

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

- (a) The properties are located in an area which has been designated for inclusion in the Burnaby Lake Regional Park.
- (b) The properties do not lie within a designated apartment area and there is no justification for apartment development.

It was also being recommended that the acquisition of this site for park use be expedited.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That action on the application which is the subject of the report from the Planning Department be deferred until both the Parks and Recreation Commission and the Vancouver - Fraser Park District provide their views on whether the property in question should be acquired for park use; and further, the Planning Department indicate the use it feels would be best for the land in the event it is not deemed needed for park development."

CARRIED

AGAINST -- ALDERMAN CLARK

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(12) Reference RZ #63/71

Lot 65, Blk. 29, D.L. 117, Plan 1222

(Located at the North-West corner of Gilmore Avenue and Douglas Road)

FROM RESIDENTIAL DISTRICT SIX (R6) TO GENERAL COMMERCIAL DISTRICT (C3)

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

- (a) The addition of a commercial use to the row housing development and additional structural alterations would be a major change in the plan which was submitted as a prerequisite to the original rezoning proposal, and would be detrimental to the neighbouring owners with whom the applicant shares walls.

These row housing units were purchased on the basis of a comprehensively designed housing development devoted exclusively to residential use.

- (b) The addition of a commercial use to one unit in the development would detract from the architectural appearance and might possibly reduce the value of the remaining three units in the development.

- (c) There is no reason to introduce a commercial use of the nature proposed because such use (sporting goods outlet) is not oriented towards the shopping needs of a residential neighbourhood.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(13) (VERBAL) .

Reference RZ # 65/71

Lots 138 and 139, D.L. 136, Plan 35298

(Located on the North-East corner of Montecito Drive and Duthie Avenue)

FROM SMALL HOLDINGS DISTRICT (A2) TO PARK AND PUBLIC USE DISTRICT (P3)

It was being recommended that this application be approved for further consideration.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY



Sept/20/1971

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

\* \* \*

BY - L A W S

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That leave be given to introduce "BURNABY LOCAL IMPROVEMENT  
CONSTRUCTION BY-LAW NO. 20, 1971" #5966 and that it now be read a  
First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the By-law 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-law."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the Committee do now rise and report the By-law 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 LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 20, 1971"  
be now read a Third Time."

CARRIED UNANIMOUSLY

\* \* \*

Sept/20/1971

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 28, 1971 #5916 was scheduled for Consideration and Third Reading.

This amendment provides for the rezoning of property known as 7726 Wedgewood Street and 7727 Edmonds Street to Community Commercial District (C2).

It was drawn to the attention of Council that the property which is the subject of this Zoning By-law Amendment has a frontage of 42 feet and the C2 category requires a minimum frontage of 50 feet.

It was understood that the Legal Department would offer an opinion on whether Council can legally rezone properties when the land concerned possesses insufficient width according to the requirements of the Zoning By-law, whether or not the rezoning is an extension of the same type of zoning that prevails on the remainder of the parcel.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That Burnaby Zoning By-law 1965, Amendment By-law No. 28, 1971 be tabled for one week."

CARRIED UNANIMOUSLY

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BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1971 provides for the following proposed rezoning:

Reference RZ #143/66

Lot 131, D.L. 136, Plan 34438

Lot 132, Exc. Plan 37292, D.L.'s 136/137, Plan 34438

(7351 Montecito Drive and 7302 Halifax Street)

FROM R2 TO CD

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

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 19, 1971" #5952

"BURNABY SUBDIVISION CONTROL BY-LAW 1971" #5953

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1971" #5926

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1971" #5884

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 43, 1971" #5945

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 45, 1971" #5947

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY