

JANUARY 25, 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, January 25, 1971 at 7:00 p.m.

PRESENT:

His Worship, Mayor Prittie in the Chair;
Aldermen Blair (7:08 p.m.); Clark; Dailly;
Drummond; Emmott; Ladner; Mercier (7:05 p.m.);
and McLean;

MAYOR PRITTIE welcomed Lieutenants C. E. Jones, F. Chernoff and L. Nagel, plus twenty-two members of the 53RD Company of the Burnaby Girl Guides to the meeting.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN DAILLY:
"That the minutes of the Council meetings held on January 11th and 18, 1971, plus the Public Hearing on January 19, 1971, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

* * *

DELEGATION

Executive Director, Crisis Intervention and Suicide Prevention Centre for Greater Vancouver, wrote to request an audience with Council for the purpose of requesting financial assistance.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That the delegation from the Crisis Intervention and Suicide Prevention Centre for Greater Vancouver be heard."

CARRIED UNANIMOUSLY

No one from the Centre was present so the hearing of the spokesman was deferred until later in the evening. (See Page 5).

* * *

ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

Jan/25/1971

Chairman, Kiwanis Music Festival, submitted a letter applying for financial assistance amounting to \$650.00.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:
"That the application of the Kiwanis Music Festival be referred to the Grants and Publicity Committee for consideration and recommendation."

CARRIED UNANIMOUSLY

Chairman, Norburn Lacrosse Club, wrote to request permission to hold Tag Days on May 14th and 15, 1971.

Secretary, Norburn Soccer Club, submitted a letter requesting permission to hold a Tag Day on the evening of March 5th and all day of March 6, 1971.

Shamrock Drive Chairman, Columbus Charities Association, submitted a letter requesting permission to hold a Tag Day on March 11th, 12th and 13, 1971.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That permission be granted to the above three organizations to conduct their campaigns on the dates requested."

CARRIED UNANIMOUSLY

Mr. M. Forbes and three other commuters who usually travel by bus submitted a letter requesting that Council express its opinion on the transit strike.

Miss Lillian M. Cain also wrote to request that Council do what it can to resolve the transit strike.

Mayor Prittie pointed out that the Executive of the Greater Vancouver Regional District has made overtures to the Provincial Government urging that an early settlement of the transit strike be sought.

ALDERMAN MERCIER ARRIVED AT THE MEETING.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:
"That action on the question of Council becoming involved in the transit strike be deferred until the February 1st meeting because more may be known by then as to the results of negotiations between the B. C. Hydro and Power Authority and the transit workers; and further, the writers of the letters received this evening be so advised and also informed of the situation conveyed by Mayor Prittie at the meeting."

CARRIED

AGAINST -- ALDERMAN McLEAN

ALDERMAN BLAIR ARRIVED AT THE MEETING.

Jan/25/1971

Chief Librarian, Burnaby Public Library, wrote to request:

- (a) A meeting with Council to discuss Budget proposals involving leasehold premises for library purposes.
- (b) Authority to dispose of the Bookmobile, which will cease service on January 31, 1971.

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

- (i) Council meet with the Library Board on February 9, 1971 at 7:00 p.m. in the Council Chambers for the purpose requested by the Chief Librarian in his letter.
- (ii) Authority be granted to dispose of the Bookmobile after the vehicle ceases operation."

CARRIED

AGAINST -- ALDERMAN LADNER

Dr. R. L. Coupe submitted a letter contending that Deer Lake was being polluted by the sewage effluent being emitted by some of the properties on the perimeter of the Lake.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That consideration of the submission from Dr. Coupe be deferred until receipt of Item (6) of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

Mrs. Lillian H. Lipsin submitted a letter complaining of chemicals from land above her polluting her property at 4325 Portland Street.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:
"That consideration of the complaint from Mrs. Lipsin be deferred until receipt of Item (7) of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

Executive Director, Union of British Columbia Municipalities, wrote to indicate, among other things, that the U.B.C.M. has had no indication from the Provincial Government as to the position which will be taken by the Government in connection with Social Welfare costs as a result of the submission made by the U.B.C.M.

He also indicated that the request of the U.B.C.M. for an emergency increase of \$3.00 in the per capita grant for 1970 was not forthcoming from the Provincial Government.

Jan/25/1971

Stuart Nassim Developments Ltd. submitted a letter indicating the progress which has been made in proceeding with the satisfaction of the prerequisites relating to a proposal to rezone properties at 3687 and 3809 Keswick Avenue (Reference RZ #42/70) to Multiple Family Residential District One (RM1).

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That consideration of the submission from Stuart Nassim Developments Ltd. be deferred until receipt of Item (16) of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

Mr. E. Vogt submitted a letter offering his opinion on the review that is being made by the Planning Department of the zoning situation in the "Big Bend" Area and other matters.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That Mr. Vogt be advised that there is no scheme planned for the area in question; rather, the Planning Department is only reviewing the zoning situation in the area and the regulations in the industrial zoning categories that involve various parts of the municipality where such land is so zoned."

CARRIED UNANIMOUSLY

Manager, Burnaby Chamber of Commerce, submitted a letter:

- (a) Indicating that the Chamber is deeply concerned with the need for rapid transit facilities in the Greater Vancouver Area and, because of that, has subscribed to views expressed by a Composite Committee on Regional Transportation.
- (b) requesting that Council urge the Greater Vancouver Regional District to obtain Letters Patent which will empower that body to assume the function of regional transportation.

Alderman McLean suggested that existing rail lines in the municipality could perhaps be converted for the use of rapid transit vehicles.

He pointed out that there are a number of rail lines and coaches in Alberta that are to be no longer used and that perhaps this equipment might be suitable for the provision of rapid transit facilities in the Greater Vancouver Area.

It was understood by Council that Mayor Prittie would enquire of the Canadian National Railways as to the suitability of the equipment mentioned by Alderman McLean for the purpose suggested.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:

"That Council await the results of the study that is being made of Regional Transportation/Rapid Transit for the Greater Vancouver Area before taking action on the subject matter of the letter from the Burnaby Chamber of Commerce."

CARRIED UNANIMOUSLY

Jan/25/1971

President, New Westminster - Burnaby 1973 Canada Summer Games Society submitted a letter asking that Council provide funds with which to undertake the dredging of a rowing course in Burnaby Lake on the basis that the municipality will be reimbursed after the Society receives capital grants from the Federal and Provincial Governments.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That consideration of the letter from the Society be deferred until receipt of Item (4) of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

Deputy Minister of Municipal Affairs submitted a letter enclosing a copy of a recommendation made pursuant to Section 20(4) of the Municipal Act that the municipality of Burnaby be changed from a District to a City.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

"That Council establish a Special Committee to explore all ramifications of the proposed change in status of the municipality for the purpose of ensuring that the best possible arrangement can be made to produce no adverse effect on the municipality as a result of the change."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN EMMOTT:

"That the Municipal Manager produce all relevant financial and legal information pertaining to the question of changing the status of the municipality for the consideration of the Special Committee."

CARRIED UNANIMOUSLY

* * *

DELEGATION

Dr. Paul Termansen, Chairman of the Board of the Crisis Intervention and Suicide Prevention Centre for Greater Vancouver, was present and made the following comments in connection with the request of the Centre for financial assistance:

- (a) The Centre receives quite a number of calls from Burnaby residents.
- (b) Some grants from municipal and the Provincial Governments have been obtained so far this year.
- (c) Grants of this sort constitute the major sources of revenue for the Centre.
- (d) Last year's operations cost about \$38,000.00.
- (e) The Centre postponed its application to join the United Community Services until the financial position of that Agency improves.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the application of the Crisis Intervention and Suicide Prevention Centre for Greater Vancouver be referred to the Grants and Publicity Committee for consideration and recommendation, with it being suggested that the Committee ask the U.C.S. to indicate the results of the negotiations which were held when the Crisis Centre endeavored to obtain membership in the U.C.S."

CARRIED UNANIMOUSLY

It was also understood by Council that the Crisis Centre would furnish the Grants and Publicity Committee with financial particulars of its 1970 operations so that the Committee can compare this situation to that proposed for the year 1971.

* * *

TABLED MATTERS

The following items were then lifted from the table:

- (a) "Fraser River Report" from S.P.E.C. and Sewage Treatment Plant Proposed for Annacis Island

Letters were received from:

- (i) The Municipality of Richmond
- (ii) Mr. and Mrs. G. Gemma and family
- (iii) United Brotherhood of Carpenters & Joiners of America
- (iv) Mrs. Helen C. Clarke
- (v) Minister of Fisheries and Forestry

pertaining to the general question of sewage treatment and its relationship with water pollution, as it concerns the subject of the submission from S.P.E.C. and the one received from Richmond on January 11, 1971.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CLARK:

"That the subjects at hand be tabled until the February 1st meeting."

CARRIED UNANIMOUSLY

The Municipal Clerk was asked to have the Pollution Control Board indicate whether it is prepared to arrange the Public Hearing on the application of the Greater Vancouver Sewerage and Drainage District for permission to discharge effluent from a sewage treatment plant, to be located on Annacis Island, into the South Arm of the Fraser River, as was requested by Council at the January 11th meeting.

Jan/25/1971

- (b) Application to rezone Lots 1S½ and 2, Blocks 42/43, D.L.'s 151/3, Plan 1566 (6450 Telford Avenue) to RM3
REFERENCE REZONING NO. 107/68

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That consideration of this matter be deferred until receipt of Item (9) of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

(c) Subdivision Control By-law

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That consideration of this matter be deferred until the February 9th meeting of Council, with it being understood that the Municipal Manager, Planning Director and Municipal Solicitor will indicate then the effect the proposed new Subdivision Control By-law will have on future subdivisions compared to what prevails now with the existing By-law."

CARRIED UNANIMOUSLY

(d) Voter Registration

As a result of an enquiry, the Municipal Clerk stated that he had spoken to the Department of Municipal Affairs about the request for legislation allowing municipalities to enumerate people for the Voters' List and was informed that such legislation is not being advanced.

Alderman Clark pointed out that there was also to be no legislation permitting municipalities to use voting machines.

Alderman Drummond suggested that the Election Procedures Committee should consider the matter of promoting the interest of the public in elections.

It was also suggested that the Committee should consider the question of having one common enumeration of voters for all levels of Government.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

"That the Election Procedures Committee:

- (a) Re-examine the questions of voter enumeration and the use of voting machines to determine whether some alternatives can be developed that would be acceptable.
- (b) Consider the matters of developing some means of promoting the interest of the public in municipal elections and having one common enumeration of voters for all levels of Government."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
 "That a Public Hearing be held on Tuesday, February 16, 1971 at 7:30 p.m. in the Council Chambers of the Municipal Hall to receive representations in connection with those proposed amendments to the Zoning By-law that have been approved for further consideration recently."

CARRIED UNANIMOUSLY

* * * *

QUESTION AND ANSWER
 PERIOD

Alderman Drummond conveyed a complaint he had received regarding a garbage collector not picking up ashes from some place on Rumble Street.

Municipal Engineer indicated he would arrange to have the ashes collected and would also ensure that all garbage men understand they are to pick up such refuse in the future.

* * * *

Alderman Mercier asked that the question of increasing the Mayor's Indemnity be brought forward for consideration at the next meeting of Council.

* * * *

Alderman McLean enquired as to the progress that has been made in involving the Department of Highways in a study that is to be made by various municipalities of major traffic problems in the Lower Mainland and their relationship with arterial highways.

Municipal Engineer stated that the Municipal Manager had not yet heard from the Department of Highways in regard to the matter.

The Acting Municipal Manager indicated he would endeavor to ascertain the position being taken by the Department of Highways on the matter.

* * * *

Mayor Prittie recommended that the following Special Committees be reconstituted, with the membership indicated:

- (1) Mixed Land Use Committee -- Aldermen Ladner and Blair, who will serve with two members of the Board of Variance
- (2) Council Procedures Committee -- Mayor Prittie and Aldermen Drummond and Ladner
- (3) Exempt Staff Salary Committee -- Mayor Prittie and Aldermen Emmott, Clark and McLean
- (4) Noise Pollution Control Committee -- Aldermen Drummond, McLean and Dailly
- (5) Election Procedures Committee -- Aldermen Clark, Blair and McLean
- (6) Central Headquarters Firehall Committee -- Aldermen Clark, Emmott and Dailly
- (7) Municipal Hall Capital Improvement Programme Committee -- Mayor Prittie and Aldermen Emmott & Mercier
- (8) Major Highway Committee -- Alderman McLean, Mayor Prittie and Alderman Mercier
- (9) Burnaby Lake Development Committee -- Aldermen Blair, Clark and Ladner

Jan/25/1971

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

CARRIED UNANIMOUSLY

It was understood by Council that the Mayor would supply each member of Council with a list of the Committees and their memberships.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That Alderman Emmott be appointed as a replacement for Mayor Prittie on the Industrial Development Commission of Greater Vancouver."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

* * *

R E P O R T S

ADVISORY PLANNING COMMISSION submitted a report dealing with a Mobile Home Park Proposal advanced late last year by Gordon and Gordon Realty Ltd. for approximately 46 acres of municipal land lying to the North-West of Laurel Street and Sperling Avenue.

The Commission indicated that the Planning Department had reported as follows on the matter:

- (a) The scheme advanced by the Company provides for 277 mobile home units, which is a density of about 7 units per acre.
- (b) The dimensions are 65 by 80 feet for double units and 50 by 80 feet for singles.
- (c) Thirty-three foot wide paved streets and underground services for electricity, telephone, gas, oil, water, sewers and cablevision services are included in the proposal.
- (d) The Municipal Engineer has indicated that, although the method of construction and the specifications for the services do not meet municipal standards and
as municipal work forces will not be required to maintain the works, the development could proceed on the basis of the standards proposed by the Company, subject to a number of conditions.
- (e) The densities proposed are reasonable and the plans for underground servicing, tree planting and the provision of recreational facilities are desirable features.

- (f) The subject area is a poor location for a permanent mobile home development because it lies within an industrially-zoned area remote from such necessary amenities as schools and shopping facilities.
- (g) Soil conditions, which are classified as "difficult peat" and the fact the area is subject to frequent damp and foggy periods during the fall and winter seasons, make the area unsuitable for the use proposed. These conditions also increase the servicing costs.
- (h) The Westerly boundary of the proposed Burnaby Lake Regional Park will coincide with the alignment of the projected extension of Kensington Avenue to the Deer Lake Interchange of the Freeway. This means that the portion of the proposed mobile home park site to the East of this road would be unavailable because it would be situated within the Regional Park Area.
- (i) A number of other possible access routes to the area are planned and, if they materialize, will extend further into the area being proposed for mobile home use.
- (j) A location immediately adjacent to a major industrial collector route is not considered suitable for residential development.
- (k) It is desirable that all Corporation-owned land that might possibly be involved in future major road proposals be retained by the municipality.
- (l) The Central Area and conceptual master plan studies are directly related to the policy of Council pertaining to the Central part of the municipality.

The first plan envisages the establishment of a civic centre - administrative - institutional area surrounding the present Municipal Hall site, with Regional and Municipal developments serving community and recreational facilities in the sector North of the Freeway.
- (m) The conceptual master plan will include proposals for the development of the Central Area as part of an overall plan for the municipality. This plan is presently in the final stages of preparation.
- (n) The primary objective of the land sales study that is underway will be to recommend guide lines for the sale and leasing of municipal property.
- (o) The Parks and Recreation Commission and the Advisory Planning Commission have recommended against the location of a mobile home facility in the area.
- (p) The proposed duration of the lease (not less than 25 years) would not be in keeping with the directive of Council that mobile home park developments be considered only on an interim land use basis.
- (q) In view of the foregoing, it was being recommended that the use planned by Gordon and Gordon Realty Ltd. for the property in question not be supported.

Jan/25/1971

In dealing with the above report of the Planning Department, the Commission indicated that the following points were considered:

- (1) The location of a mobile home park in an industrially-zoned area is not compatible with the residential nature of such a development.
- (2) The area in question is remote from schools and shopping areas and could have an adverse effect on school populations despite the claim of the developers that this will not be allowed to happen.
- (3) The leasing of the land for 25 years could seriously jeopardize future development.
- (4) The proposed development could possibly interfere with plans for major road connections and future park development in the area.
- (5) The revenue derived by the municipality from the leasing of the property would not be sufficient to offset the disadvantages occasioned by the development of a Mobile Home Park in the area.

The Commission reiterated its previous recommendation that municipal land in the Burnaby Lake area not be sold or leased for the development of mobile home parks because such land should be used for the benefit of all the citizens in the municipality.

The Commission also indicated that it was endorsing the recommendation of the Planning Department, as set out above.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That Council indicate it is prepared to advance the proposal of Gordon and Gordon Realty Ltd. to develop approximately 46 acres of municipally-owned land lying to the North-West of Laurel Street and Sperling Avenue for further consideration and, in order that the matter may be given this consideration, the Municipal Manager discuss with the Company the financial and legal ramifications of the proposal, such as the terms of the lease that would need to be entered into and an indication as to the revenue which would be received by the municipality from taxes and the like."

CARRIED

AGAINST -- MAYOR PRITTIE AND
ALDERMAN DAILLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LADNER:

"That the Planning Department prepare a report indicating precisely what would be required to institute a zoning category that would permit the development of mobile homes in the municipality, with it being understood that the Department will advise immediately whether its study of the matter can be made with dispatch."

CARRIED UNANIMOUSLY

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

THE COMMITTEE RECONVENED AT 9:05 P.M.

ALDERMAN DAILLY WAS ABSENT.

* * *

MUNICIPAL MANAGER submitted Report No. 5, 1971 on the matters listed below as Items (1) to (17) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Pipeline - East Lake Drive and Production Way (Imperial Oil Limited and Lake-City Industrial Corporation Limited)

It was being recommended that Council authorize the execution of an agreement with Imperial Oil Limited which will provide for the relocation of a pipeline from property owned by Lake City Industrial Corporation to the right-of-way of East Lake Drive and Production Way, as shown more particularly on an attached sketch, on the understanding Imperial Oil Limited will accept costs for the construction and maintenance of the pipeline on the streets mentioned and that the work will be done to the satisfaction of the Municipal Engineer.

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

CARRIED UNANIMOUSLY

ALDERMAN DAILLY RETURNED TO THE MEETING.

(2) Barker Avenue from Kingsway to Grange Street

At the Council meeting on November 30, 1970, the Planning Department was directed to explore the partial closure of the above portion of Barker Avenue.

Shell Oil Company, owner of the site to the West, is in the process of renovating its station. Attempts were made to interest the Company in a rebuild of the station to reflect the redevelopment of the site to the East. It is not within the power of the Company at this time to undertake a rebuild and it is therefore not interested in the closure and acquisition of a part of the road allowance in question.

It was therefore being recommended that no action be taken at this time in regard to the closure of Barker Avenue between Kingsway and Grange Street.

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

CARRIED UNANIMOUSLY

Jan/25/1971

(3) First Half of 1971 Financing - Greater Vancouver Regional District

The Greater Vancouver Regional District has asked that Council indicate its financing needs for the first half of 1971.

The following projects are completed and require financing:

Local Improvement lanes	\$ 371,000.00
Local Improvement ornamental street lights	114,000.00
Local Improvement streets	<u>320,000.00</u>
	805,000.00
Sewer projects underway, total	<u>700,000.00</u>
Total to be borrowed	\$1,505,000.00

The request for the \$700,000.00 in financing for sewers has been before the Regional District for some time but, since it is the type of work that comes within the terms of reference of the Municipal Finance Authority, the District must look to the Authority for the money.

The Authority has not yet been to the market. In any event, the Regional District has asked Council to reaffirm its need for the \$700,000.00.

Current interest rates on municipals range between 8% and 8 3/4%.

It was being recommended that the Greater Vancouver Regional District be requested to borrow the sum of \$1,505,000.00 on behalf of the Corporation for the first half of 1971.

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

CARRIED UNANIMOUSLY

(4) 1973 Canada Summer Games

(The letter from the Canada Summer Games Society, which Council received earlier in the meeting, was returned for further consideration).

The Municipal Treasurer has indicated that, if Council is to grant the request of the Canada Summer Games Society for funds with which to undertake the dredging of Burnaby Lake, it will be necessary to amend the Provisional Budget to include this work, as is required under Section 197 of the Municipal Act.

This change in the Budget also requires the approval of the Inspector of Municipalities.

It was being recommended that Council authorize the Treasurer to make the formal application to the Inspector for his approval.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That Council make the funds required to undertake the dredging of a rowing course in Burnaby Lake (\$350,000.00) available to the 1973 Canada Summer Games Society, subject to the Society providing the municipality with concrete evidence that the Corporation will be the first to receive money from the Society after it obtains the Capital Grants from the Federal and Provincial Governments; and further, the Municipal Treasurer be authorized to seek the approval of the Inspector of Municipalities to amend the Provisional Budget to allow for the inclusion of the sum required for the work outlined."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the Municipal Engineer submit a report to the February 1st Council Meeting indicating the feasibility, cost and desirability of completing the dredging on Burnaby Lake."

CARRIED

AGAINST -- ALDERMAN BLAIR

Mayor Prittie was asked by Council to enquire of the Pollution Control Board as to when consideration will be given the application that was made to allow dredge material from Burnaby Lake to be piped via a trunk sewer line to the Fraser River.

(5) Lots 74, 75 and 76, D.L. 188,
SUBDIVISION REFERENCE NO. 202/67

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 from being required to provide the amount of land prescribed by the Section mentioned as a highway.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:

"That the owner of Lots 74, 75, and 76, D.L. 188 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 Bryan S. Berting and sworn the 31st day of December, 1971."

CARRIED UNANIMOUSLY

(6) Deer Lake (Coupe)

(The letter from Dr. R. L. Coupe, which Council received earlier in the meeting, was brought forward).

The Chief Public Health Inspector has the following to report in connection with the complaint by Dr. Coupe regarding the pollution of Deer Lake:

- (a) The Eastern and Northern shore lines of Deer Lake were inspected and large schools of live fish and a number of dead fish were observed in the Northernly portion of the Lake..
- (b) Specimens of both the live and dead fish were taken and forwarded to the Federal Department of Fisheries for analysis.
- (c) A sample of the lake water was also taken for chemical analysis.
- (d) A further report will be submitted after the results of the investigation mentioned above are completed.

(7) Land Pollution - Lipsin

(The letter from Mrs. Lillian H. Lipsin, which Council received earlier in the meeting, was brought forward).

The Chief Public Health Inspector has indicated that drainage conditions in the area of Mrs. Lipsin's home (4325 Portland Street), especially that pertaining to the swimming pool above her, were being checked to determine whether water from the pool is detrimentally affecting her land.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That the reports of the Manager dealing with Deer Lake and the drainage situation at 4325 Portland Street be received and the substance of them be conveyed to Dr. R. L. Coupe and Mrs. L. H. Lipsin, respectively."

CARRIED UNANIMOUSLY

(8) Sewage Treatment

The reports Council wishes from:

- (a) The Commissioner for the Greater Vancouver Sewerage and Drainage District.
- (b) The Burnaby Chief Public Health Inspector.
- (c) Mr. J. J. Kaller, P. Eng.,

pertaining to the submissions from S.P.E.C. and the Municipality of Richmond on the subject of sewage treatment should be available for the Council meeting on February 1st.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CLARK:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(9) Lots 15½ and 2, Blocks 42/43, D.L.'s 151/3, Plan 1566
REFERENCE REZONING #107/68

The Planning Department has produced:

- (a) A chronology of events relating to the above rezoning application.
- (b) Copies of relevant reports and maps, and extracts from Council Meetings, connected with the matter.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN EMMOTT:
"That the material from the Planning Department be received and be considered when the By-law governing the rezoning proposal is dealt with later."

CARRIED UNANIMOUSLY

(10) 6010 Trapp Road - Great West Steel Industries Limited
PRELIMINARY PLAN APPROVAL APPLICATION NO. 1372

An application has been received to construct a major extension to the structural steel fabricating plant at the above location.

The site is within an area presently zoned M3 (a) and the proposed use is permitted in this zone.

The direction of Council in connection with the application is required in view of the fact the property is in the "Big Bend" Area.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:
"That authority be granted to process Preliminary Plan Approval Application No. 1372."

CARRIED UNANIMOUSLY

(11) Lots 48B to 52B inclusive, S.D. 19, Block 6, D.L. 74S½, Plan
1852 (Burnaby Retarded Children's Association)

It was being recommended that Council authorize the preparation of a By-law to close the lane lying immediately to the West of the above described properties so that this area can eventually be consolidated with the five lots and the total area possibly conveyed to the Burnaby Retarded Children's Association.

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

CARRIED UNANIMOUSLY

(12) Assessment Equalization

The Municipal Assessor has reported as follows in connection with the above subject:

- (a) The original Assessment Equalization Act that was passed in 1953 was a sound instrument because its purpose was to require that all assessed values be directly related to market value.
- (b) Subsequent amendments up to 1966 made the Act even more effective.
- (c) Since 1966, amendments of a different type have been made which limited increases in assessments and thereby distorted the relationship between individual assessments and total assessments of adjacent municipalities.

The result was that assessments no longer were a reasonable basis for comparing real property values.

- (d) There is ample evidence that when limitations are placed on increases in assessments, the persons who usually benefit are speculators and developers, while taxes of ordinary home owners increase.
- (e) Up until 1968, Burnaby used one set of assessed values. In that year, a change was made to the two-value system, which permits general purpose values to be determined according to the Municipal Act. This confined the distorting influence of the limitations in the Assessment Equalization Act to School and Hospital values.

- (f) The basic Assessment Equalization Act, which requires assessments to have a fixed and common relationship with market value, is a good one.
- (g) If it is felt certain classes of properties should carry a greater or lesser portion of the tax burden, the proper avenues for such a change are taxation statutes.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That Council endorse the opinions expressed in the report of the Assessor and forward advice of this action to the Assessment Commissioner."

CARRIED UNANIMOUSLY

(13) Fire Department

A report of the Fire Chief covering the activities of his Department during the month of December, 1970 was being submitted.

(14) Health Department

A report of the Medical Health Officer covering the activities of his Department during the month of December, 1970 was being submitted.

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

CARRIED UNANIMOUSLY

(15) Estimates

It was being recommended that the Special Estimates of Work in the report of the Municipal Engineer, which total \$15,000.00, be approved.

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

CARRIED UNANIMOUSLY

When Alderman Emmott enquired as to the possibility of a traffic signal being installed at Gilley Avenue and Rumble Street, the Municipal Engineer replied that warrants for such an installation are almost met.

He added that provision has been made in the 1971 Budget for such a signal installation.

- (16) (a) Parcel "A", Ref. Plan 4157, pt. South on Plan 4829 except Parcel 1, Expl. Pl. 12354, Blks. 6/7, D.L. 4, Plan 845
(b) Parcel 1, Ref. Plan 11653, Pcl. "B", Blk. 6, D.L. 4, Plan 845

REFERENCE REZONING NO. 42/70

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

- (a) The Amendment to the Zoning By-law covering this rezoning proposal received two readings at the October 26, 1970 Council meeting.
- (b) Further consideration was deferred until the Planning Department reported on objections raised at the Public Hearing by the owner of the property to the South.
- (c) The Council also questioned the proposed location of the Westerly extension of Horne Street.

Reports on this matter were submitted on October 23, 1970 and on November 6, 1970, and they were tabled until the By-law at hand was returned for further consideration.

- (d) The applicant has written to Council to indicate he is in the process of fulfilling the prerequisites and has requested that the rezoning proposal be given further consideration by Council before the prerequisites are satisfied because of some uncertainty as to the success of the proposal being finalized as a result of the objection of the adjoining owner.

The applicant does not wish to incur any additional expenses in satisfying the prerequisites until some assurance has been received regarding the rezoning being completed.

- (e) The applicant should be supported in his request, and the Amendment to the Zoning By-law should be given third reading. The reasons for supporting the rezoning proposal are that:

(i) The Southerly location for the proposed extension of Horne Street is the most desirable in terms of topography in relation to the transmission towers in the area.

- (ii) A considerable portion of the abutting owner's (Mr. Cantryn) property is required for the proposed extension but the greatest part is designated as a part of a low density housing site.

The development of the Horne Street Extension would only proceed when rezoning for the Southerly site takes place.

- (iii) The development of Horne Street is dependent upon the rezoning of Mr. Cantryn's property and would proceed at such time as he wished his property rezoned.

Jan/25/1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the amendment to the Zoning By-law which is the subject of the report from the Planning Department be placed on the Agenda for the February 1st Council Meeting."

CARRIED UNANIMOUSLY

(17) Lot "A", S.D. 26, Block 8, D.L. 40, Plan 5274
(4180 Piper Avenue)

PRELIMINARY PLAN APPROVAL APPLICATION NO. 1315

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

- (a) The application is for the approval of a chemical research laboratory and office, a use that is appropriate for this area because it is of a high order and is unlikely to create problems of noise, odour, dust or excessive traffic.
- (b) The proposed building will observe a seventy foot front yard setback, while preserving all the good existing trees possible on the site.
- (c) Because the report of the Planning Department dealing with zoning and physical development standards in the Government - Winston Area will be presented to Council on February 1st, it may be that Council might wish to defer action on the P.P.A. application in question until that time.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That the Preliminary Plan Approval Application which is the subject of the report from the Planning Department be tabled until the February 1st meeting of Council."

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That leave be given to introduce:

"BURNABY EXPROPRIATION BY-LAW NO. 1, 1971"

"BURNABY STREET NAMING BY-LAW NO. 1, 1971"

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 1, 1971"
and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

It was recalled, when considering Burnaby Expropriation By-law No. 1, 1971, that the owners of one of the parcels involved (Lot 27), Mr. and Mrs. E. W. Hutton, are to be granted a life tenancy in their home, at a rent to be mutually agreed upon, despite the fact the municipality is expropriating their property.

It was suggested that, with this life tenancy, the Huttons may be prepared to accept the sum which was offered for their property without becoming involved in the expropriation.

It was understood by Council that a representative of the municipality, preferably someone from the Social Service Department, would visit the Huttons and determine whether they might be prepared to accept the sum offered for their property in view of the fact they are to be granted a life tenancy.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN EMMOTT:

"That the Committee do now rise and report progress on "Burnaby Expropriation By-law No. 1, 1971."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN EMMOTT:

"That the Committee do now rise and report:

"Burnaby Street Naming By-law No. 1, 1971"

"Burnaby Road Acquisition and Dedication By-law No. 1, 1971" complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

Jan/25/1971

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That:

"Burnaby Street Naming By-law No. 1, 1971"

"Burnaby Road Acquisition and Dedication By-law No. 1, 1971"
be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:

"That the Council do now resolve into a Committee of the Whole
to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT
BY-LAW NO. 15, 1969"."

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #107/68

Lots 1S $\frac{1}{2}$ and 2, Blocks 43/43, D.L.'s 151/3, Plan 1566

(6450 Telford Avenue -- Located on the South-East corner of
Telford Avenue and Beresford Street)

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

It was mentioned that Mr. E. F. Fox of 6472 Telford Avenue had
appeared at the Public Hearing on this rezoning proposal to oppose
the matter on the grounds that apartment use of the property in
question was not suitable because industrial development bounded
the subject property.

It was also mentioned that Mr. Fox had indicated his type of
business (a body shop) would soon be a cause of complaint to those
residing in the apartment.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That Burnaby Zoning By-law 1965, Amendment By-law No. 15, 1969"
be tabled until the February 1st Council meeting and Mr. Fox
be invited to offer any further opinion he may have on the rezoning
proposal at that time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That:

"BURNABY ROAD CLOSING BY-LAW NO. 1, 1971" #5838

"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 1, 1971" #5834

"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1971" #5835

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That:

"BURNABY ROAD CLOSING BY-LAW NO. 1, 1971"

"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 1, 1971"

"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1971"

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

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That leave be given to introduce:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1971" #5840

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1971" #5839

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 3, 1971" #5841

and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1971 #5840
provides for the following proposed rezoning:

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

Reference RZ #56/70

- (a) Lot "A", S.D. 22/23, Block 30, D.L. 152, Plan 13874
- (b) Lot "B", D.L. 152, Plan 13874

(6515 and 6525 Burlington Avenue -- Located on the West side of Burlington Avenue 149 feet South of its intersection with Kingsway)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1971 #5839
provides for the following proposed rezoning:

FROM RESIDENTIAL DISTRICT FIVE (R5) TO RESIDENTIAL DISTRICT
TWO (R2)

Reference RZ #23/70 -- Part II

The rear and Easterly 200 foot portion of Block 39, except Parcel "A", Expt. Plan 16876, D.L. 86, Plan 1203

(6054 Malvern Avenue -- Located 147 feet East of Malvern Avenue between Burris Street and Stanley Street)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 3, 1971 #5841
provides for the following proposed rezoning:

FROM THE CATEGORIES INDICATED TO DRIVE-IN RESTAURANT DISTRICT
(C7)

Reference RZ #63/70

In view of a recent text amendment to Burnaby Zoning By-law #4742, relative to Drive-In Restaurants, a number of existing

Drive-In Restaurants were placed in a non-conforming category. To rectify the situation, therefore, the following amendments to the Zoning By-law are proposed to bring these developed sites into conformity:

<u>NAME OF DRIVE-IN</u>	<u>LOCATION</u>	<u>EXIST. ZONE</u>
(a) Luxury Freeze Drive-In	6558 Kingsway Lot 12, Except W. 34.5', and 13, S.D. 6/8, Blk. "D", D.L. 96, Plan 1740	C4
(b) Pizza Hut	4775 Hastings Street Lot "A", Blk. 6, D.L. 122, Plan 1308	C4
(c) Chappy's Fish & Chips	4590 Kingsway Lots 3 and 4, Block 15, D.L. 153, Plan 1109	C4
(d) Dog N' Suds	7585 Kingsway Lot 18, Block 2, D.L. 29, Plan 3035	C4
(e) Giant Burger Drive-In	7741 Edmonds Street Lot "C", Blocks 2/3/4, D.L. 28N, Plan 22047	C2
(f) Sam's Roast Beef	4174 Kingsway Lot 106, D.L. 151, Plan 36700	C4
(g) King's Drive-In	3805 Kingsway Lot 9, Blocks 17 & 50, D.L. 35/ 151, Plan 799	C4
(h) McDonald's Drive-In	4560 Hastings Street Lots 15 & 16, Except N. 20', Block 9, D.L. 122, Plan 1308	C4
(i) McDonald's Drive-In	7229 Kingsway Lot 183, D.L. 95, Plan 34416	C4
(j) Red Barn	6040 Kingsway Lot 66, D.L. 97, Plan 37634	C4
(k) The Burger House	7437 Edmonds Street Lot 3, S.D. "A", Block 6, D.L. 30, Plan 20569	C4
(l) A & W Drive-In	4315 Lougheed Highway Lot "A", Block 4, D.L. 119E, Pl. 23015	C3
(m) A & W Drive-In	6535 Kingsway Lot 75, D.L. 96, Plan 32131	C4
(n) A & W Drive-In	6131 Hastings Street Lot 58, D.L. 205, Plan 34681	C4
(o) Harvey's Burgers	5580-84 Kingsway Lot 23, D.L. 94S, Plan 720	C4
(p) White Spot	4075 North Road Lot 11, D.L. 2, Plan 30924	C4
(q) Lighthouse Drive-In	3717 Canada Way Lot 3, S.D. "A", Block 43, D.L. 69, Plan 4369	C4

Jan/25/1971

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1971"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1971"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 3, 1971"
be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

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

CARRIED

AGAINST -- ALDERMEN CLARK AND
DRUMMOND

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

CARRIED UNANIMOUSLY