

MAY 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 Tuesday, May 25, 1971 at 7:00 p.m.

PRESENT: Acting Mayor Ladner in the Chair;
 Aldermen Blair (8:05 p.m.); Clark (8:05 p.m.);
 Dailly; Emmott; Mercier; McLean; and Drummond;

ABSENT: Mayor Prittle

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That Minutes of the Public Hearing held May 17, 1971 be adopted as circulated."

CARRIED UNANIMOUSLY

* *

DELEGATION

Reverend L. Stephens re Church Site in D.L. 86 (Rezoning Reference #14/71)

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the delegate be heard."

CARRIED UNANIMOUSLY

Reverend L. Stephens spoke with reference to the recent action of the Council to turn down the St. Alban Church application for rezoning of property in D.L. 86 situated on Morley Street, as a Church Site for the relocation for St. Alban's Church from its present location at Canada Way and 19th Avenue.

Reverend Stephens pointed out that the arguments presented by the surrounding residents were that the noise nuisance which would emanate from the church property would also emanate from a park which was to be developed on nearby land. A traffic problem would also emanate from this park area and it was suggested that the Council could not honestly defeat the church proposal and approve of the park. Engineering studies made into the park complex and the church site would be "down the drain" if the plans were not followed through. The Council has acquired a part of the B. C. Hydro property to accommodate the church site and it was submitted that traffic could be brought in across the right-of-way from

May/25/1971

Imperial Street and would obviate any nuisance to the people on Morley Street.

Reverend Stephens submitted that the Church was characterized as a community centre and it was his view that the Church was a community centre and does serve the community, however, blame was attached to the Church for supposedly creating a nuisance. The problem of creating a site in the area had been broached ten years ago. There had been greater activity within the last three years and the Church has waited in the hopes that the development could proceed. The Church has provided a service and Reverend Stephens cited the Youth Programme as one example of a worthwhile activity being conducted by the Church with Federal assistance.

It was submitted that the Church must move its facilities as the existing building is deteriorating and the location must be changed.

In summary, Reverend Stephens asked:

- (a) Is the Council going to defeat the park as well as the Church?
- (b) Is the Council going to allot other space for the Church site?
- (c) The Church would appreciate answers to their problems in view of the extensive planning that has gone into the creation of a site.
- (d) People who are connected with the Church were present to express support.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN DRUMMOND:
"That By-law #5904 Burnaby Zoning By-law 1965, Amendment By-law No. 24, 1971 be now reconsidered."

IN FAVOUR -- ALDERMEN LADNER,
EMMOTT AND DRUMMOND;

AGAINST -- ALDERMEN McLEAN, MERCIER,
AND DAILLY

MOTION NEGATIVED

C O R R E S P O N D E N C E

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the correspondence be received."

CARRIED UNANIMOUSLY

The Chairman of the Burnaby Centennial Committee, wrote advising that the Committee was in the process of planning celebrations around July 20th which marked the 100th Anniversary of B. C.'s entry into Confederation. The Committee was asking the Mayor to proclaim the week July 19 - 26th as Burnaby's Salute to B. C. Week. The Committee decided that if Council approved the Proclamation, Burnaby Merchants would be written to by the Committee urging them to recognize the week, using special decorations, dress, etc.

May/25/1971

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the letter be received and the request of the Burnaby Centennial Committee be referred to the Mayor for recommendation."

CARRIED UNANIMOUSLY

The Burnaby-Hastings Rotary Band submitted a request for permission to hold a Tag Day in the business areas of the municipality on June 25th and June 26th for the purpose of raising funds for travelling expenses of the Band.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That the request of the Burnaby Hastings Rotary Band be granted."

CARRIED UNANIMOUSLY

The South Burnaby Men's Club wrote requesting permission to hold a Tag Day on September 16th, 17th and 18th for the purpose of raising funds to further their Youth Programme.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That permission be granted to the South Burnaby Men's Club to hold Tag Days on the dates noted."

CARRIED UNANIMOUSLY

The Royal Canadian Legion Branch #148 wrote requesting permission to hold a short parade on June 12th from Rosser Avenue and Hastings Street along Hastings Street to Alpha Avenue and two blocks to the North to Confederation Park.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to Branch #148 Royal Canadian Legion for their parade subject to the approval of the R.C.M.P. and the Department of Highways."

CARRIED UNANIMOUSLY

The Corporation of the City of Port Coquitlam wrote asking that the Council participate in a "Challenge Tug of War" to be held in conjunction with the City's 1971 May Day festivities on May 29th.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That this Council accept the challenge put forward by the City of Port Coquitlam and the Mayor be asked to contact the Aldermen to determine who would be available to form a Tug of War Team for this occasion."

CARRIED UNANIMOUSLY

May 25/1971

Mrs. D. Dollman wrote with reference to a number of items affecting her property at 6490 Portland Street:

- (1) The deposit of garbage in the ravine at the end of the lane serving her property.
- (2) The use of mini-bikes and trail-bikes for riding on a piece of municipal property South of the 6500 Block Portland Street. These are boys riding in the lane using these machines on evenings and weekends. A good amount of traffic travels along Portland Street, chiefly in the evenings and weekends to and from the park. The street is deadended and the amount of traffic raises a dust nuisance.

Rumors have been heard that there are to be condominiums built on the property South of the property owned by Mrs. Dollman. The property in question at the present time is used as a dumping ground to fill the ravine, supposedly for fill only, but objectionable garbage is being dumped within 300 yards of their home.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN McLEAN:

"That Item 22 of the Manager's Report be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The Manager reported on the letter received by Mrs. Dollman and gave the essence of a report submitted by the Municipal Engineer which stated that the ravine at the end of the lane and along the South side of the lane is a Park Reserve. The Parks Department takes steps to prevent dumping in the area and to clean the refuse up often.

Control of the use of mini bikes on the Park Reserve would be extremely difficult to control. This is a Police problem rather than Engineering.

The lane allowance behind Mrs. Dollman is only 10 feet wide with a line of poles situated in it. The people in the area also use a portion of the private property immediately adjacent to the South for part of the lane. The Engineering Department normally use calcium chloride for dust control but paving of the lane cannot be undertaken as it is on private property.

The Manager further reported that the Planning Department had submitted reports on two rezoning applications which have been received covering two properties to the South of the 6400 block Portland (RZ #23/71 and #24/71).

During discussion it was suggested that the Council should obtain more information from the Motor Vehicle Branch on methods of controlling the use of motor bikes and mini bikes particularly where minors are concerned.

It was also mentioned that the Parks and Recreation Commission were concerned about the dumping and other maltreatment being afforded the Park Reserve in this area and suggested that the matter should be referred to the Commission for their comment.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the matter of dumping of garbage, and use of mini bikes, etc. in the Park Reserve situated in the Ravine east of Gilley Avenue be referred to the Parks and Recreation Commission for their comment."

May/25/1971

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the Legal Department and the Burnaby Detachment R.C.M.P. be asked to obtain an interpretation of the Motor Vehicle Act re: the operation of mini bikes and other motorcycles by minors not only in the subject ravine but in other places in the Municipality and that reference be made to the Motor Vehicle Branch, Victoria if necessary."

CARRIED UNANIMOUSLY

During further discussion it was submitted that people in the immediate area take advantage of the ravine for illicit dumping and dumping is also done by those who cannot get into the Stride Avenue Dump. It was suggested that an area should be allotted where nonputrescible materials could be dumped without hindering any person or property.

It was submitted that the Pollution Committee has the matter under consideration and is attempting to find possible solutions to the problems and to report to the Council shortly.

It was further suggested that the Engineering Department might put up post barriers to prevent people from getting into the dumping area in the subject ravine.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the Engineer be asked to consider the installation of posts or rock dividers as a means of stopping persons from entering the ravine area with vehicles with a view to dumping garbage and other material."

CARRIED UNANIMOUSLY

Mrs. D. Dollman wrote a further letter protesting the rezoning of land to the South of her property for condominiums contending that the area in which she resides is a single family area and it was considered that the area surrounding was for the same purpose and should remain a single family area.

Mr. A. D. McLennan wrote with reference to his application to rezone his property at 8032 Gilley Avenue for a condominium development requesting an opportunity to be heard by the Council on this subject.

Elizabeth Babor and Joseph Babor of the 7900 block Gilley Avenue wrote objecting to the proposal to install condominiums or apartments in the vicinity of their home advising that the development of this land for condominium or multi-family purposes would have a detrimental and depreciative effect on their property values owing to greater density of population creating more noise and other like problems.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That these letters be deferred pending consideration of the applications for rezoning of property in this vicinity for multi-family purposes."

CARRIED UNANIMOUSLY

The Regional Superintendent, Air Regulations, submitted an advice that Ministerial waiver of Division II, Paragraph 529 (a) and (b) of the Air Regulations had been granted to allow Conair Aviation Limited to spray Burnaby Community ²⁴⁸ the purpose of mosquito control.

May/25/71

City Clerk, City of Vancouver, wrote with reference to a report submitted to the Vancouver City Council on the subject of Transportation Corridor: Champlain Heights Area. The report dealt also with the adequacy of Boundary Road between Highway 401 and Southeast Marine Drive pointing out that a right of way of 132 feet for Boundary Road existed from Burrard Inlet to Southeast Marine Drive except in the section from 29th Avenue to Vanness Avenue where it was only 100 Feet. A building line was established by By-law in 1955 and current subdivision plans for Champlain Heights and the City lands on the West side of Boundary Road between 29th Avenue and Tanner Street have allowed for a widened right-of-way.

The report mention possible future extensions of Boundary Road south across the North Arm of the Fraser River.

The need for any other transportation utility corridor capacity on Boundary Road could arise from regional needs and it was felt that this should be dealt with by the Regional District.

The report was submitted by the City Clerk to the Burnaby Council for Information.

A letter was received from K. W. Stevenson referring to previous correspondence in 1970 relative to the dust nuisance emanating from the Alberta Wheat Pool. Mr. Stevenson noted that while the Wheat Pool Administration was to have installed dust control equipment by May 1st there had been an excessive amount of dust created by the Wheat Pool recently. A request for an up to date report on the situation was made.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That the letter be received and referred to the Municipal Manager to determine the current situation at the Alberta Wheat Pool Grain Elevator and to reply to Mr. Stevenson.

The Chairman, Burnaby Centennial Committee, wrote attaching a copy of the proposed agreement between a firm of Design Consultants - Hopping, Kovach, Grinnell Design Consultants Limited pertaining to the Burnaby Centennial '71 Project.

(See Item 18 of the Municipal Manager's Report)

The Dania Rest Home submitted an invitation to the Council to attend a Country Fair to be held on the weekend of May 30th at the Dania Home on Canada Way. The invitation was received by the Council.

* * *

TABLED ITEM

Item #20 of Manager's Report No. 35, 1971, re: Solid Waste Disposal

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That this item be referred to Item 19 of the Manager's Report."

QUESTION AND ANSWER
PERIOD

ALDERMAN McLEAN raised a question about filling along the foreshore of the North shore of Burrard Inlet which was being carried on for the purpose of establishing industries for bulk loading facilities. It was Alderman McLean's opinion that the location of these industries along the North Shore and extending into the Inlet closer to the boundary of Burnaby, which it was believed was centred in the Inlet, would eventually cause trouble to the inhabitants of Burnaby. Bulk loading facilities were the cause of nuisances such as flying dust from bulk loading of coal and Alderman McLean asked that the Manager investigate the source of approvals for the extension of these fills into the Inlet and also asked for some information on the newly established boundaries of Burnaby in Burrard Inlet.

Alderman McLean submitted a further query about the parking ratio in commercial areas of Burnaby compared to the same ratio in neighbouring communities. There was some indication that the ratios in Burnaby were tighter than those of the other communities and Alderman McLean asked for a report to be presented with the commercial parking ratios being supplied accordingly.

His Worship, The Mayor, then suggested that Item #14 of the Manager's Report "re: Proposed New Industrial Zoning Districts: Regulations, Areas and Implications" be brought forward at this time for consideration.

The Manager attached a report from the Planning Director under the above title, which report referred to a previous report establishing regulations for a new M5 (Light Industrial) District and M6 (Truck Terminal) District. The regulations contained within this report had been submitted to a Public Hearing and subsequently tabled pending a further report from the Council which would indicate:

- (1) The properties in the municipality that would be affected, or made non-conforming if the text amendments were implemented
- (2) The properties proposed to be rezoned to the new Industrial zoning categories.

The M5 (Light Industrial) District was designed to provide for the introduction of a new high quality Light Industrial District category that could be appropriately located adjacent, or in close proximity to, residentially-zoned areas with a minimum of conflict and secondly the zoning category (M6) was specifically designed to meet the special needs and requirements of truck terminals and large trucking operations and to properly relate these uses to surrounding development and major transportation routes.

In the Planning Department's Report, "Implications of Proposed Industrial Zoning Amendments" (February 26, 1971) which was adopted in principle by the Council, certain areas were recommended for rezoning to the proposed new M5 Industrial District category. These include the presently M1 zoned sectors East of Brighton Avenue and in the Government-Winston Area, together with the adjoining undeveloped M2 zoned land East of Lozells Avenue. The report then went on to list those properties which would be affected and provided the current zoning. The report also indicated that the following established industrial uses located within the proposed

May/25/1971

M5 area include:

- (a) Vancouver Concrete Floors
- (b) Modular Products Ltd.
- (c) Royal City Foods
- (d) Jersey Farms
- (e) Myer Franks
- (f) Inter-City Express
- (g) Rolico Pipe Supply

The first four of these firms would continue to be conforming under the proposed change in zoning. The remaining three industries are already not permitted in the M1 District and their situation would be unchanged under the new M5 category. There were also some existing houses within the industrially zoned area.

Re: Truck Terminals In M3 (Heavy Industrial) Districts.

It was noted that the removal of this use from the M2 (General Industrial) District would automatically exclude it from the M3 zone.

An examination had been made of the implications of this situation and in conclusion the Department recommended the retention of truck terminals as a permitted use in the M3 Districts, subject to compliance with the regulations of the proposed M6 (Truck Terminal) zoning category.

An amendment to Section 403.1 (Uses Permitted) in the M3 District would be required to bring this recommendation into effect.

Re: Proposed M6 (Truck Terminal) District Locations

The Planner submitted that a recommendation of the report "Implications of Proposed Industrial Zoning Amendments" was the rezoning of appropriately located existing truck terminal sites to the new M6 category. All of the properties included in this group were located in the M2 zoned portions of the Central Valley Area. The Planner then listed the proposed M6 sites together with the companies presently occupying these sites, numbering 18 in all.

The addition of the firms included in the list presented, to the presently developed M3 locations would account for approximately 85% of the existing truck terminal sites in the municipality based on the proposed definition of "Truck Terminal", which includes those lots where trucking is the principle use and which operate vehicles in excess of single unit, single axle, 30,000 G.V.W.

All of these would be conforming as a result of the establishment of the proposed M6 District category and the retention of truck terminals as a permitted use in the M3 zone.

The Planner listed five existing sites which would become non-conforming with the introduction of the proposed regulations (unless also rezoned to the M6 category).

May/25/1971

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That Item 14 of the Manager's Report be brought forward and Mr. Patenaude, representing the residents of the area North of Winston Street, be heard."

CARRIED UNANIMOUSLY

Mr. Patenaude advised the Council that Mr. McAfee would be the spokesman.

Mr. McAfee expressed appreciation for the opportunity to be heard. The spokesman referred previously to the request for a freeze on development in the area between Burnaby Lake and Winston Street so that the residents in the area may bring forward suggestions about the future use of this area for consideration by the Council.

Mr. McAfee indicated that the residents had been working on a petition designed to request that the area in question be designated as a park. 9,000 names of Burnaby residents thus far had been collected and naturally these did not represent people solely within the Burnaby Lake Area. The people were concerned with the commercial development which is blossoming in the area and which they thought should be a park.

It was thought that perhaps, if the Council could be shown that other people were indicating their interest in a park that the previous request for a freeze on the development in the area or on any future planning might be adhered to.

Mr. McAfee indicated that the petition referred to earlier was a continuing petition stressing the desire for park purposes in the area between Winston Street and the Canadian National Tracks and also that any further industrialization in this area should be stopped immediately.

The spokesman advised that the delegation would be returning when they had gathered more signatures.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That the Council resolve itself into a Committee of the Whole at 8:00 p.m. "

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:

"That the report of the Planner on the establishment of M5 and M6 zones and the entire matter of continued industrialization in the area between Winston Street and the Tracks be tabled for a period of two weeks and the Chamber of Commerce and other interested organizations be invited to submit presentations to the Council on the proposals as laid out in the Planner's Report."

CARRIED

AGAINST -- ALDERMAN MERCIER

* * *

May/25/1971

(28) Miscellaneous Rezoning Applications

The Council then decided to proceed with the rezoning applications pursuant to Item #28 of the report of the Municipal Manager.

(1) Reference RZ #13/71

Lots 4 and 6, Block 26, D.L.'s 151/3, Plan 4798

(Located on the North side of Bennett Street approximately 205 feet East of its intersection with Nelson Avenue)

FROM PARKING DISTRICT (P8) TO GENERAL COMMERCIAL DISTRICT (C3)

It was being recommended that this application and the additional properties shown on an attached sketch be considered suitable for Comprehensive Development zoning and that Council adopt the criteria listed below as a guide for the development of a suitable comprehensive plan:

- (a) The inclusion of residential units in the project.
- (b) The creation of a density more in keeping with the intent of the Community Plan.
- (c) The creation of an atmosphere more in keeping with the Town Centre concept through the provision of a pedestrian oriented shopping concourse, mall or plaza.
- (d) Relating to the above three points, the creation of a scheme which provides largely covered parking thereby freeing space for pedestrian movement and for useable open space for the use of the residential tenants.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN EMMOTT:

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

CARRIED

AGAINST -- ALDERMEN McLEAN AND
DRUMMOND

(2) Reference RZ #16/71

Portion of Lot 172, D.L. 207, Plan 32848

(Located at the end of Francis Street approximately 315 feet East of its intersection with Duthie Avenue)

FROM RESIDENTIAL DISTRICT FOUR (R4) TO PARK AND PUBLIC USE DISTRICT (P3)

May/25/1971

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

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

CARRIED UNANIMOUSLY

(3) Reference RZ #17/71

North 283 feet of Lot "P", D.L. 32, Plan 3227

(Located on the East side of Phillips Avenue approximately 360 feet South of its intersection with Winston Street)

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

It was being recommended that this application not be approved but that at an appropriate time in the deliberations on the Winston Street Area, the new Light Industrial District Category (M5) be applied to those properties (which includes the subject property) contained in earlier reports on the Winston Street Area and in the report on the M5 category which is being presented to the May 25th Council meeting.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN DAILLY:
"That this application be tabled pending further considerations by the Council on the report of the Planner entitled "Proposed New Industrial Zoning Districts: Regulations, Areas and Implications" and pending the rezonings recommended therein being forwarded to a Public Hearing."

CARRIED UNANIMOUSLY

(4) Reference RZ #18/71

- (a) Lot "B", Block 13, D.L. 70W, Plan 13727
- (b) Lots 11, 12, 14 and 15, Block 13, D.L. 70, Plan 1432
- (c) Lots 28 and 29, D.L.'s 69 and 70, Plan 36506

(Located on the North-West corner of Canada Way and Sumner Avenue)

FROM MANUFACTURING DISTRICT (M1) AND R5 TO COMPREHENSIVE DEVELOPMENT (CD)

It was being recommended that this application be given approval in principle and that the Planning Department be authorized to work with the applicant towards the creation of a suitable Comprehensive Development plan based on the criteria outlined below for presentation to a Public Hearing:

- (a) No vehicular access to the site to be taken from Canada Way.
- (b) All required on-site parking to be provided by an underground parking structure.
- (c) Adequate provision be made on the site for visitor parking.
- (d) All electrical and telephone facilities to be provided by underground services.

May/25/1971

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

CARRIED UNANIMOUSLY

(5) Reference RZ #19/71

A portion of Lots 29 and 30, except Sketch 9949, Block 4,
D.L. 96N½, Plan 2189

(Located on the North-West corner of Kingsway and Arcola Street)

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

It was being recommended that this application be approved for further consideration and that, as prerequisite to the rezoning being effected, a suitable plan of development for the whole site, which incorporates the criteria outlined in the report, be submitted.

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

CARRIED UNANIMOUSLY

(6) Reference RZ #20/71

A portion of Lot 2A, Blocks 2 to 4, D.L. 28, Plan 2162

(Located on the North side of Edmonds approximately 105 feet
East of its intersection with Canada Way)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMMUNITY COMMERCIAL
DISTRICT (C2)

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

- (a) The dedication of the North 7 feet of the property for the widening of Wedgewood Street.
- (b) The submission of an undertaking that all existing structures on the property will be removed within six months of the rezoning being effected.
- (c) The submission of a suitable plan of development, which respecting the residential area to the South, provides a compatible relationship particularly in the provision of adequate screening.
- (d) The provision of a building setback which reflects the ultimate widening of Edmonds Street.
- (e) The retention of an existing private sewer easement along the Eastern boundary of the property serving the adjacent lot to the East which fronts on Edmonds.

May/25/1971

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of its report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(7) Reference RZ #21/71

Lot 17, Block 2, D.L. 207, Plan 4032

(Located on the South-West corner of Duthie Avenue and Pandora Street)

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

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

- (a) The inclusion of Lots 13, 14 and 15 in the scheme in line with our previous proposal and the consolidation of the subject properties into one site.
- (b) The initiation of a Road Exchange By-law to exchange the lane behind the subject properties for a lane along the South side of Lot 17.
- (c) The submission of a suitable plan of development.
- (d) The deposit of monies to cover the cost of constructing, paving and draining the relocated lane.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:

"That Multiple Family Residential District Two (RM2), be not favourably considered for this area."

IN FAVOUR -- ALDERMEN McLEAN,
DRUMMOND, CLARK AND DAILLY

AGAINST -- ALDERMEN LADNER,
MERCIER, EMMOTT, AND BLAIR

MOTION NEGATIVED

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That the matter of removing the subject property and the area immediately to the South from the Apartment Study be tabled for a period of one week and be debated at that time."

CARRIED UNANIMOUSLY

May/25/1971

(8) Reference RZ #22/71

Lot 6, Except Plan 28190, D.L. 126, Plan 3473

(Located on the East side of Delta Avenue approximately 350 feet South of its Intersection with Northlawn Drive)

FROM RESIDENTIAL DISTRICT TWO (R2) TO NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI)

It was being recommended that this application be approved in principle and the Planning Department be authorized to work with the applicant and the adjoining property owners to resolve the ultimate shape of the subdivision pattern in the area.

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

CARRIED UNANIMOUSLY

(9) Reference RZ #23/71 and 24/71

- &
(10) (a) Lot 9, D.L. 160, Plan 4188
(b) Lot "A", Sketch 6198, except Plans 17776 and 37745, D.L. 159, Plan 930

(Located on the East side of Gilley Avenue South of its Intersection with McKee Street)

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

It was being recommended that this application be tabled until the Planning Department's report on group housing is brought forward for consideration.

Mr. McLennan, the applicant for the rezoning of Lot 9, D.L. 160, Plan 4188, submitted a letter requesting to be heard with respect to the application.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN CLARK:
"That Mr. McLennan be heard."

CARRIED UNANIMOUSLY

Mr. McLennan advised that Gilley Avenue had been designated as a truck route and certain easements had been granted which ties in with the proposed major route to the East of Gilley Avenue which affected this property. In view of those circumstances it was felt that the property had become unsuitable for subdivisions for single family dwellings. Mr. McLennan expressed the opinion that townhouses need not necessarily be objectionable to surrounding properties and that such dwellings can be made as attractive as single family dwellings.

Upon being questioned as to the density factor, Mr. McLennan advised that the development would provide 17 units per acre and that there were approximately 10 acres of land; one acre of which was situated in the ravine.

May/25/1971

Mr. McLennan also advised that some filling had taken place on his land although he had been careful that such filling did not affect the park land in the ravine.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:

"That both rezoning applications be tabled pending a report from the Planner on a general policy on the development of condominium housing in the municipality and on the anticipated road pattern for the subject area and further that the Parks and Recreation Commission be asked for a report on the plans of the Commission for improvement of the ravine portion of the area."

CARRIED UNANIMOUSLY

(11) Reference RZ #25/71

Block 3, Expl. Pl. 6177 and Exc. Parcel "A", Ref. Pl. 10610 and Except Pt. on Plan with By-law 30078, D.L. 97, Plan 824

(Located at the North-East corner of Waltham Avenue and Kingsway)

FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

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

- (a) The submission of an undertaking to remove all the existing improvements on the site within 6 months of the rezoning being effected.
- (b) The submission of a suitable plan of development reflecting the criteria outlined above.
- (c) The dedication of the East 20 feet of the property from Imperial Street on the North to a point approximately 270 feet South of Imperial Street for lane purposes.
- (d) The deposit of monies to cover the cost of constructing and paving the above mentioned lane.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That this application be referred back to the Planner to bring forward to the Council an appropriate amendment to the Apartment Study which would effectively delete this property as an apartment site from the Apartment Study."

CARRIED

AGAINST -- ALDERMEN LADNER, BLAIR,
AND EMMOTT

(12) Reference RZ #26/71

- (a) Lots "A" "B" and "C", Block 71, D.L. 33, Plan 3934
- (b) Lot 1, S.D. "D", Blk. 71, D.L. 33, Plan 8617

(Located at the North-East corner of Grange Street and Chaffey Avenue)

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

May/25/1971

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

- (a) The dedication of the North 9 feet of the subject properties for the continuation of the East-West lane.
- (b) The abandonment of an existing 20 foot sanitary sewer easement on the subject properties which can be considered redundant if consolidation takes place.
- (c) The submission of an undertaking to remove all existing improvements on the site within 6 months of the rezoning being effected.
- (d) The submission of a suitable plan of development.
- (e) The deposit of sufficient monies to cover the cost of the removal of the redundant sewer line.
- (f) The deposit of sufficient monies to be held in trust to cover the costs of constructing one-half of the East-West lane along the North property line.
- (g) The submission of a plan consolidating the subject properties into one site.

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

CARRIED UNANIMOUSLY

(13) Reference RZ #27/71

A portion of Lot 67, Except Plans 38076 and 38574, D.L.'s 6/10/56/148, Plan 31569

(Located between Gagliardi Way and Beaverbrook Drive, South of the proposed Broadway Extension)

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

It was being recommended that the Planning Department work with the applicant in the preparation of a suitable plan of development reflecting the general conceptual objectives established for this area. Once agreement has been reached on the proposals, a detailed report will be submitted to Council.

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

CARRIED UNANIMOUSLY

NOTE: -- Approval was granted to the recommendation of the Planner in this instance on the understanding that the Council was not necessarily endorsing the concept of high-rise development within the area where the developers were proposing a change. However this was not intended to inhibit the Planner and the developer from working out a suitable

May/25/1971

change in the type of residential units within the subject area.

(14) Reference RZ #28/71

Lots 6, 7, 8 and 9, Block 4, D.L.'s 121/187, Plan 1354

(Located on the North-West corner of Willingdon Avenue and Pandora Street)

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

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

- (a) The submission of a suitable plan of development for the whole block.
- (b) The submission of an undertaking to remove all existing improvements within 6 months of the rezoning being effected.
- (c) The cancellation of the existing East-West lane and its consolidation with adjacent properties.

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

CARRIED UNANIMOUSLY

(15) Reference RZ #29/71

Lot 1 N $\frac{1}{2}$ and S $\frac{1}{2}$, Block 32, D.L. 34

(Located on the East side of Inman Street approximately 420 feet North of Kingsway)

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

It was being recommended that this application be approved in principle and the Planning Department be authorized to work with the applicants towards the creation of a suitable plan of development which relates the building to other elements in the proposed complex.

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

CARRIED

AGAINST -- ALDERMAN McLEAN

May/25/1971

(16) Reference RZ #30/71

Lot "B", Expl. Plan 13452, Ex. Plans 15713, 13973, 14219, 16968, 17004
and Except Part on Filing 64071, Plan 3071

(Located on the North-East corner of Fell Avenue and Broadway)

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

It was being recommended that this application be approved in principle
subject to the presentation of a suitable comprehensive plan based
upon the following criteria:

- (a) A total of 18 units with a density of 12 units per acre.
- (b) A parking ratio of 1.5.
- (c) Setbacks from all streets and lanes of 25 feet.
- (d) High quality of architectural design, landscaping and
screening, particularly in relation to the surrounding
residential area to the East.

Once this plan is prepared it was being recommended that the application
be forwarded to a Public Hearing for further consideration.

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

CARRIED UNANIMOUSLY

(17) Reference RZ #32/71

The front 150 feet of Lot 1 North 72 feet, Lot 1 except North
72 feet, Lots 3 and 4, Block 28, D.L. 135, Plan 10299

(Located on the North-West corner of Duthie Avenue and Kitchener
Street)

FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO RESIDENTIAL
DISTRICT FOUR (R4)

It was being recommended that this application be forwarded for
consideration in view of Council's concern about a similar proposal
at Sussex Avenue and Rumble Street which has resulted in Council
considering the rezoning of the properties to Residential and in view
of the fact that commercial facilities are proposed at Halifax and
Phillips Avenue.

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

CARRIED UNANIMOUSLY

ACTING MAYOR LADNER DECLARED A RECESS AT 9:10 P.M.

THE COUNCIL RECONVENED AT 9:20 P.M.

* * *

MUNICIPAL MANAGER'S REPORT NO. 37,
1971

(1) Summer Hours for Inside Staff

The Manager recommended that summer hours be again introduced this year for inside employees for the summer period, meaning that work would commence at 8:30 a.m. and terminate at 4:30 p.m. for the period May 31st, 1971 to September 3, 1971.

The Manager reported that the change must be considered by Council as the collective agreement between the Corporation and Local 23, Inside Employees, sets out standard hours of work for Inside Employees.

If Council agrees, this will require a letter of understanding between the two parties.

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

CARRIED UNANIMOUSLY

(2) Municipal House - 7605 Edmonds Street
Lot 11, Block 22 of Part of Lot 30, Plan 3036 Except the North
10 feet shown on Plan 6168

The Manager recommended that an old dwelling situated on the above property, recently acquired by the municipality to provide for road access to the New Vista Development, be demolished.

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

CARRIED UNANIMOUSLY

(3) Sub-Lease Water Lot 5870 - MacMillan Bloedel Limited

The Manager explained that this was a Water Lot comprising the extension of the Easterly 33 feet of Boundary Road into the North Arm of the Fraser River a distance of 311.5 feet.

The MacMillan Bloedel Company require the lease for log storage and mill operation and a portion of a wharf intrudes into the water.

The annual lease fee is \$120.00 plus taxes. The head lease from the North Fraser Harbour Commissioners sets a fee of \$100.00 per annum to the municipality. The Land Agent recommended and the

May/25/1971

Manager concurred that the Water Lot be sublet to MacMillan Bloedel for a year commencing February 26 to February 26, 1972 on the same terms.

(5) Sub-Lease Portion Water Lot 6317

The Manager reported that this Water Lot had been sublet to MacMillan Bloedel Limited for log storage for the past 5 years.

The Lease expired on May 15, 1971. The Company has requested a five year renewal on the Water Lot which corresponds with the time remaining on our Head Lease with the North Fraser Harbour Commissioners. The annual rental charge by the municipality is \$2,173.46 based on the Corporation's present formula for such subleases.

The Land Agent recommended and the Manager concurred that a renewal be granted from May 15, 1971 to May 15, 1972 subject to the same annual rental and all other conditions which pertained in the original lease.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DRUMMOND:

"That both the proposed sub-lease of Water Lot 5870 and 6317 be referred back to the Municipal Manager pending a review of the Water Lot Leases to determine the adequacy of the present fee."

CARRIED UNANIMOUSLY

(4) Sidewalks, Parkdale Drive Subdivision Reference #80/70

The Manager reported that the Engineer had received an application for Gosal Bros. Contracting Limited on behalf of the owner of the above subdivision, V. & H. Investments Limited, to receive municipal contributions to change the standard of servicing of the subdivision to provide curb sidewalks rather than curb and gutters, as per the current policy on sidewalks in subdivisions.

The Engineer recommended the application be approved on the basis of the Corporation's contribution, being \$1.68 per lineal foot for 260 feet of curb sidewalk totalling \$436.80.

The last project was at a unit price of \$1.72 per foot as the municipal share (May 10, 1971).

The Manager concurred with the Engineer's recommendation.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(6) Municipal Houses

- (a) 6120 McKay Avenue - Lot 13, Block 30, D.L. 27, Plan 14074
- (b) 6031 McKay Avenue - Lot 6, Block 14, D.L. 153, Plan 2236

The Manager reported the above noted properties have been owned by the Corporation for many years and have recently become vacant.

May/25/1971

It is the opinion that these residences should not be re-rented due to their poor state of repair.

The Manager gave details of the survey made by the Chief Building Inspector on these two properties.

The Land Agent recommended and the Manager concurred that the Council authorize the demolition of the buildings.

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

CARRIED UNANIMOUSLY

(7) Request from Columbus Charities Association

The Council on May 17th, tabled for one week consideration of a request from this Association for land on which to construct a high-rise building for senior citizens and directed the Planning Department to prepare a report on senior citizen's projects as a means of assessing the need for further developments of this type in the municipality.

A time extension was requested by the Planning Department in view of the rather involved job of gathering the necessary information.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILY:
"That the request of the Department be concurred in."

CARRIED UNANIMOUSLY

(8) Expropriations - Rochester Sanitary Sewer Trunk

- (a) Lot 1, Ex. Plan 14865, Sk. 11875, Blk. 6, D.L. 2, Plan 3044
Property Address - 9452 Government Road (Noma Investments)
Easement #3
 - (b) Lot 1, Ex. Plan 5870, Blk. 5, D.L. 2, Plan 3044
Property Address - 9590 Government Road (Van Burn Holdings
Ltd.) - Easement #6
-
- (Item 3, Manager's Report No. 23, 1968)

The Manager reported that an Expropriation By-law was passed in 1968 for the above easements and negotiations had continued since that time.

The easements had been negotiated for the sum of \$1.00 and construction and restoration had been completed and was satisfactory.

The Manager recommended that Council accept these easements.

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

CARRIED UNANIMOUSLY

May/25/1971

- (9) West 72.5 feet of East 145 feet of Lot 1, Block "A", D.L. 85½,
Plan 5191 (Hoffmeister)

The Manager reported that as a result of a letter dated May 6 from Mr. Hoffmeister to Council complaining of protracted negotiations to acquire this property, the Council on May 10th requested a report indicating the current position of negotiations.

The Manager attached a chronological outline prepared by the Land Department of the negotiations to date to acquire this property.

Negotiations with Mr. Hoffmeister were proceeding, but owing to the condition of the title of the property, and Mr. Hoffmeister's opinion of the value of his land, it was not anticipated a rapid conclusion would be found for these negotiations.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:
"That the information be received."

CARRIED UNANIMOUSLY

- (10) Rezoning Reference #13/69
Lots 1 to 4 inclusive, Block 80, D.L. 127, Plan 4953
(P.H.D. Investments Limited)

The Manager reported for the information of the Council that as of May 20th, the consolidation of the P.H.D. Holdings did not appear to be completed as the Corporation still has the deed to Lot 1 on file.

Council was reminded that when the matter was discussed on March 31, 1971, it was the understanding that consolidation would be completed in 45 days.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILY:
"That this matter be referred to the Municipal Manager for investigation of the current position of the development of the property of P.H.D. Holdings."

CARRIED UNANIMOUSLY

- (11) Subdivision Reference No. 1/71 - Easement

The Planning Director recommended with the Manager's concurrence that the Council accept an easement over Lot 58, D.L. 94, (new legal - Lot 77, D.L. 94,) from Nellie Capyz, 5671 Oakland Street.

The easement is required for sewage works and is to be supplied at no cost to the Corporation.

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

CARRIED UNANIMOUSLY

May/25/1971

(12) Frontage Requirements - Subdivision Reference #31/70
Parcel I of Lot "B", E.P. 10280, D.L. 79, Plan 5270

The Manager reported that a Subdivision #31/70 located on Claude Avenue, involving the above property, contained a lot which could not meet the requirements of Section 712(1) of the Municipal Act requiring that a lot have a frontage of not less than 10% of its perimeter.

It was recommended that the requirements of Section 712(1) of the Act be waived as they apply to Subdivision No. 31/70.

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

CARRIED UNANIMOUSLY

(13) New Vista Society - Senior Citizen's Project Construction of Road

The Manager reported that preparations were being made to commence the second tower at the New Vista Project somewhat ahead of schedule. A question had arisen as to the construction of a new portion of road and cul-de-sac from Edmonds Street; the property recently having been acquired for this purpose by the Corporation.

The Manager provided some background of the services which the Corporation agreed to supply to this project which did not include the construction of the road and cul-de-sac. A preliminary cost estimate had been made by the Engineering Department amounting to roughly \$8,000.00 exclusive of landscaping.

The Manager sought direction from the Council as to whether or not the Corporation would assume these construction costs, in the event they were accepted. The charge would be against the Contingency Section of the "Special Roads Projects" in the Capital Budget.

It was suggested that the money for construction of this road might be advanced on a receivable basis to be reviewed at least annually. It was also suggested that the project might be undertaken as a Local Improvement.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MERCIER:
"That this matter be tabled pending a report from the Manager on possible ways and means to financing the construction of this road."

CARRIED UNANIMOUSLY

(14) Proposed New Industrial Zoning Districts

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

(15) Tenders for Topsoil

The Manager reported on the proposal for supply, delivery and placement of approximately 16,200 cubic yards of topsoil at various locations in Burnaby.

The Purchasing Agent had been authorized to negotiate and receive quotations for this supply requirement for 1971, in view of the rejection of one tender received previously.

Bids were received from V. C. Land Contractors Limited (\$5.90 per cubic yard) and from K. and F. Construction Limited (\$5.74 per cubic yard). Both firms were prepared to enter into a Contract and supply the required bonds.

In the case of K & F., an alternate bid was received for \$5.49 per cubic yard if bonding was waived and a saving of \$4,100.00 would be made.

The Parks Department had a stock pile of 30,765 cubic yards and the cost would be, unscreened \$2.00 per cubic yard loaded; screened \$4.00 per cubic yard loaded. The cost of hauling and placement including raking to the screened cost was necessary to equate to the other material offered and the end unit cost was greater than either of the other suppliers.

The Manager reported that the Engineer had examined the three types of soil offered and recommended entering into a Contract with V. C. Land Contractors Limited for the supply, delivery and placement of approximately 16,200 cubic yards for the sum of \$5.90 per cubic yard.

The Engineer recommended acceptance and the Manager concurred.

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

CARRIED UNANIMOUSLY

(16) Stride Avenue Area: Proposed Rezoning

The Manager attached a copy of a report prepared by the Planning Director regarding the above.

The report outlined the four areas contained within the Stride Avenue Area report comprising Areas "A", "B", "C" and "D" and reiterated the background material as contained in the Stride Avenue Area Report dated July 30, 1970.

It was reported that negotiations had recently been conducted between Burnaby and the B. C. Hydro and Power Authority concerning a proposed land exchange involving Corporation-owned properties in Sub-Areas "A" and "B" and B. C. Hydro Holdings in other parts of the municipality including the Caribgo Road Land Assembly Area.

The Planner recommended that the rezoning from R5 Residential to M2 Industrial be based on the general principles outlined in the recommendations for Sub-Areas "A" and "B" in the Stride Avenue Area Study and made subject to the following conditions:

- (1) The acquisition and removal of the 6 existing houses located within the area by the B. C. Hydro and Power Authority.

May/25/1971

- (2) The assembly and consolidation of the existing properties, including the present undeveloped road allowances, and the resubdivision of the area into suitably sized sites for industrial development.
- (3) The preparation by B. C. Hydro and Power Authority of a suitable plan for the development of Sub-Areas "A" and "B".
- (4) The provision of the necessary road, water, sanitary and storm sewer services to municipal standards by the B. C. Hydro and Power Authority.

The Manager reported negotiations with B. C. Hydro had not been concluded, but it was hoped that Council would see its way clear to accept the recommendations of the Planner to minimize any time loss. It would appear that the rezonings will take place in any event if Council still concurs with the recommendations for the area adopted on July 30, 1970.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That this item be referred back to the Manager for further report in this regard."

CARRIED

AGAINST -- ALDERMEN
LADNER AND BLAIR

(17) Proposed Heritage Park Development

The Manager reported that for some time, discussions had been held about the development of a parking lot and access ways to the New Heritage Park Proposal pointing out that the congestion at the intersection of Deer Lake Avenue and Canada Way was such that the development of the park would make it virtually impossible to permit traffic coming from the North to enter the area and it was recommended that the intersection at Gilpin be used in place of the Deer Lake Avenue intersection. The route had been approved by the Parks and Recreation Commission and the Centennial Committee. Access would be maintained to the private residences around Deer Lake Avenue.

A small parking lot was proposed for the actual park site required for the following reasons:

- (a) If anyone is going to visit the park, it must be readily accessible.
- (b) A turn-around is required at the park site in any event for service vehicles.
- (c) A small parking lot in this vicinity will be of great assistance to handicapped and elderly people.

The estimated cost for the minimum improvements required in order to supply acceptable access to the Heritage Park proposal were outlined by the Municipal Manager and totalled \$16,300.00. It was felt these costs were not the responsibility of the Committee in that access is still required to Deer Lake Avenue whether or not the project proceeds.

May/25/1971

The estimated cost of providing the paved parking lot with marked stalls is \$15,000.00. This is in addition to the work designated above amounting to \$16,300.00.

This parking lot was unexpected as far as the Centennial Committee's budget is concerned and the Committee felt that it could absorb one-half of the cost.

It was recommended that the cost of providing acceptable access to the Park (\$16,300.00) together with one-half of the cost of the paved parking lot (\$7,500.00) be authorized to be expended on this project and charged against the Contingency Section of the Special Roads Projects in the Capital Budget.

During discussion, it was felt that the parking areas and access ways for the whole Centennial Gardens and Cowan Center Project should be examined in the light of the requirements of the Heritage Park Development so that a total picture of the requirements might be obtained and the access ways and parking lot - turnaround for the Heritage Park might be viewed in its proper perspective.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:

"That the entire matter of access ways and parking areas for the Cent y Gardens, Cowan Centre, Heritage Park Complex be referred back to the Planner to determine the adequacy of the parking areas for existing and future needs and to also consider whether there is any need at this time for the parking slots as proposed for the Heritage Park project."

CARRIED UNANIMOUSLY

(18) Consultant's Agreement - Centennial Project

The Manager reiterated information presented on February 22nd that an interim agreement had been reached with Mr. Kovach of Hopping, Kovach, Grinnel Design Consultants Ltd. and members of the Burnaby Centennial '71 Committee regarding preparation of plans for the 1971 Centennial Project.

Since that time the Centennial Committee had recommended that the Consultants agreement be executed.

The Manager then outlined briefly the terms of the agreement which included payment by the Corporation for consultant services in the sum of \$25,000.00 as follows:

- (a) \$3,000.00 on April 1st, May 1st, and June 1st, 1971
- (b) \$4,500.00 on July 1st, August 1st and September 1st, 1971
- (c) \$2,500.00 on February 14, 1972.

The Manager recommended that:

- (a) Authority be granted to enter into this agreement and execute it on behalf of the Corporation.
- (b) The Chief Building Inspector be appointed the Corporation's Liaison officer on this project and he be authorized to act on the Corporation's behalf, using discretion wherever necessary in consultation with the Manager as to what matters may have to be referred to the Council for consideration.

May/25/1971

(This is required because the Agreement is between the Corporation and the Consultant, but it is understood that a reasonable degree of freedom has been given to the Committee to act on the Corporation's behalf.)

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That this meeting be extended beyond the hour of 10:00 p.m."

CARRIED UNANIMOUSLY

(19) Solid Waste Disposal - Item 20, Manager's Report No. 31, 1971,
Council Meeting - May 17, 1971

The Manager reported following his report No. 35 noted above, that further discussions had been held with the principals of Leeder Industrial Park and that the Corporation was unable to negotiate an agreement satisfactory to both parties.

Messrs. W. A. Leeder and J. H. Leeder will not agree to the provision of any bonding.

Further discussions had been held with the Terra Nova Development Company and as a result, a written offer had been obtained from this firm as follows:

- (1) The Company is prepared to withdraw their tender on Solid Waste Disposal dated April 21, 1971.
- (2) Enter into a contract identical to the existing contract with the following exceptions:
 - (a) The price will be \$2.50 per ton to the Corporation and its private citizens who may deliver their solid waste to the site.
 - (b) The term of the contract will be for 18 months commencing November 16, 1971 and terminating May 15, 1973.

The price offered is comparable with that enjoyed by surrounding municipalities. (New Westminster \$2.50).

The Engineer and Purchasing Agent recommend and the Manager concurred that the Corporation accept this offer from Terra Nova Development Company and that authority be given to execute the appropriate agreement.

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

CARRIED UNANIMOUSLY

May/25/1971

During discussion it was suggested that the Manager made sure that the per pound basis of charge for solid wastes being deposited in the Terra Nova land fill be included in the agreement similar to that which was contained in the prior agreement with Terra Nova. This would ensure that private citizens would be charged on a per pound basis rather than a per ton basis.

(20) Confederation Park Elder Citizens' Recreation Centre

The Manager reported that tenders for the above project will open on May 4th and submitted to the Parks and Recreation Commission on May 5th.

The consultants appeared before the Commission at their meeting and asked that he be allowed to negotiate with the low bidder in view of the fact that the tenders received were in excess of the budgeted amount for the project. The necessity of amending the plans and specifications and retendering same may become apparent if negotiations were unsuccessful.

The Commission had adopted a resolution authorizing the consultant to follow through on his proposal and the consultant had reported again to the Commission on May 14th that amendments would be necessary to the plans and specifications and asked for permission to retender. The Commission had gone on record "that the suggested amendments made by the consultant to meet the budget requirements be offered to the low-bidder, and if this fails then the project be retendered".

On May 19 the Commission had received advice from the low bidder Lickley, Johnson, Palmer Construction Limited instituting the changes made by the consultant. The Commission accepted the new bid and requested Council to enter into a Contract with Lickley, Johnson, Palmer, Construction Limited for construction of the recreation centre for the amount of \$154,627.00.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:
"That the recommendation of the Parks and Recreation Commission through the Manager be adopted."

CARRIED UNANIMOUSLY

(21) Tenders for Asphaltic Concrete Surface Works - Contract #1

The Manager presented a report of the Purchasing Agent recommending that this Contract be awarded to the lowest bidder Jack Cewe Limited in each of the parts "A" through "E" inclusive, (per copy attached) for a total amount of \$583,611.31 with actual payments to be based on unit prices tendered (Engineer's estimate - \$494,182.50) meaning the tender exceeds the Engineer's estimate for this element of the overall programme by \$89,428.81).

The Manager gave the overall picture for the L.I.P. surface works as:

<u>Total Engineer's Estimate</u>	\$1,727,850.00
<u>Tenders Received for the Various Works</u>	\$1,647,860.29

which indicated that we will come out on the right side in the overall picture.

May/25/1971

The Engineer recommends that the contract be awarded to Jack Cewe Limited for all of the Parts "A" through "E" inclusive with no deletions or adjustments to the unit prices at this time. Some concern was expressed over the item concerning the grading price tendered for driveways. However, it was pointed out that the contract provided that works may be increased, decreased or completely eliminated from a contract.

The Manager concurred with the recommendation.

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

CARRIED UNANIMOUSLY

(22) Mrs. Dollman's Letter of Complaint of April 30th

The letter was dealt with in connection with Item (g)(i) under Original Communications of this agenda.

(23) Location of Meteorological Tower - Proposed Municipal Land Lease

The Manager attached a copy of a letter dated May 21, 1971 from the Planning Director recommending that a site in the vicinity of Still Creek Avenue be leased to the Department of Transport for a period of five years with an option to renew subject to a suitable lease rate being established by the Council.

It was recommended that the Still Creek Site be leased to the D.O.T. for this purpose for a period of five years with an option to renew for a further five years with an annual lease equivalent to \$5,158.00 plus a grant in lieu of taxes subject to a suitable standard of development being agreed upon between the Planning Department and the D.O.T.

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

CARRIED UNANIMOUSLY

(24) Hastings Street Construction - Springer to Holdom

The Manager reported on advice having been received from the Department of Highways that their 1971 - 1972 fiscal year budget had included sufficient monies for completion of Hastings Street. This involved a retaining wall, curb and gutter, sidewalk and final overlay of asphalt on the complete street. The cost of this work was over \$100,000.00 and it appeared the Department would be moving immediately on the project.

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

CARRIED UNANIMOUSLY

(25) 1971 - 1976 Capital Budget

The Manager submitted for Council's consideration the 1971 - 1976 Capital Budget.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That the report be received and the Mayor be asked to set a date for a meeting to consider the Capital Budget."

CARRIED UNANIMOUSLY

(26) Estimates

The Manager submitted the Engineer's report covering Special Estimates of work in the total amount of \$113,650.00 recommending that the estimates be approved.

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

CARRIED UNANIMOUSLY

(27) Fire Department

The Fire Chief submitted a report covering activities of his Department for the month of April, 1971.

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

CARRIED UNANIMOUSLY

(28) Rezoning Applications

These reports of the Municipal Planner on various rezoning applications were dealt with earlier in the meeting.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

May/25/1971

BY - LAWS

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That leave be given to introduce "Burnaby Zoning By-law 1965, Amendment
By-law No. 14, 1971" #5875 and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #24/70

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

N. 165.5 feet of Lot 2 except the Northerly 123 feet, Block
5, D.L. 32, Plan 6123

(4875 Kingsway -- Located on the West side of Nelson Avenue
approximately 417 feet North of Kingsway)

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That the Committee do now rise and report progress on the
By-law."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

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

"BURNABY ROAD CLOSING BY-LAW NO. 7, 1971" #5908
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 14, 1971 #5911
and that they now be read a First Time."

CARRIED UNANIMOUSLY

May/25/1971

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That: "BURNABY ROAD CLOSING BY-LAW NO. 7, 1971" #5908
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 14, 1971" #5911
be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN CLARK:
"That the Council do now resolve into a Committee of the Whole to consider and report on:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 13, 1971" #5903"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 19, 1971" #5880"

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 19, 1971 provides for the following proposed rezoning:

Reference RZ #12/71

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

5.436 acre portion of Lt. 284, D.L.'s 6/10/56, Pl. 38574

May/25/1971

(Located approximately 1,560 feet North of the North side of Loughheed Highway Right-of-way along Gagliardi Way)

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

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN CLARK:

"That the Committee do now rise and report the By-laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN CLARK:

"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN CLARK:

"That: "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 13, 1971"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 19, 1971" be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

The Council then considered Burnaby Park Dedication By-law 1950, Amendment By-law 1971 #5907 which amends By-law #3047.

The Municipal Clerk stated that the Municipal Solicitor had reported that under the new Municipal Act, if lands are reserved for park purposes the reserve may be removed by a By-law adopted by an affirmative vote of at least two-thirds of all the members of Council and such a By-law requires the approval of the Lieutenant-Governor in Council who may direct that the assent of the owner-electors be obtained. Likewise if the lands are dedicated for any public purposes, it may be done only with the assent of the electors and therefore the dedication may only be removed in the same manner.

The Council decided to withdraw the By-law from the Agenda pending its submission to Victoria for the approval of the Lieutenant Governor, pursuant to Sections 217 and 467(2) of the Municipal Act.

* * *

May/25/1971

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 25, 1971" #5905

"BURNABY LEASE AUTHORIZATION BY-LAW NO. 1, 1971" #5906

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS NOS. 3 TO 12
inclusive, 1971" #5896 to 5900

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

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"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. 37, 1969" #5540

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1968" #5364

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 66, 1969" #5606

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 55, 1969" #5595

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 20, 1969" #5514

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 68, 1968" #5424

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 80, 1969" #5629

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 70, 1968" #5426

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1969" #5479

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 17, 1969" #5489

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1969" #5474

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1968" #5299

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 70, 1967" #5253

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 56, 1967" #5200

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 46, 1967" #5163

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 49, 1967" #5166

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 45, 1967" #5162

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 48, 1967" #5165

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1967" #5125

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1967" #5063

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 17, 1966" #4910

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 55, 1968" #5401

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 73, 1969" #5613

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26, 1968" #5315

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1968 #5364 provides
for the following rezoning:

Reference RZ #62/68

FROM RESIDENTIAL DISTRICT TWO (R2) TO COMMUNITY INSTITUTIONAL
DISTRICT (P5)

(6650 Canada Way - Located on the North-Easterly side of
Canada Way, having a frontage of 188 feet, approximately
midway between Berkley Street and Morley Street)

May/25/1971

The applicant for this rezoning, Mr. J. R. Tait, wrote to Council advising that he wishes an extension of time to permit the fulfillment of the requirements which are prerequisite to the rezoning proposal.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That By-law #5364 "Burnaby Zoning By-law 1965, Amendment By-law No. 31, 1968" be deferred for a period of 60 days."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the remainder of the By-laws be abandoned."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the Committee do now rise and report progress on By-law #5364 "Burnaby Zoning By-law 1965, Amendment By-law No. 31, 1968"."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the Committee do now rise and report on the remainder of the By-laws."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

May/25/1971

ALDERMAN EMMOTT spoke to the Council about an application for a grant from the Canadian Authors Association toward a luncheon for the delegates to their 1971 Annual Convention. The luncheon was expected to be attended by up to 175 people and would be held at Simon Fraser University.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN CLARK:

"That a grant in the amount of \$3.00 per person up to a maximum of 175 people be granted to the Canadian Authors Association toward a luncheon to be held at Simon Fraser University in conjunction with the 1971 Annual Convention of the Association."

CARRIED,

AGAINST -- ALDERMEN
MERCIER AND McLEAN

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That leave of absence from this meeting be granted to His Worship, Mayor Prittie."

CARRIED UNANIMOUSLY

THE COUNCIL RESOLVED INTO A COMMITTEE OF THE WHOLE "IN CAMERA" AT 10:35 P.M.