

JULY 26, 1971

A regular meeting of the Municipal Council was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, July 26, 1971 at 7:00 p.m.

PRESENT: His Worship, Mayor Prittle, in the Chair;
Aldermen Blair, Drummond, Ladner, Mercier
and McLean;

ABSENT: Aldermen Clark, Dailly, Emmott;

Staff Members Present: Messrs. Sixta, Armstrong, Ward,
Shaw, Shelley and Olson

Visitors: Mr. J. Young and J. Crosby attended with
members of the Norburn Bantam "A" Lacrosse
Team - winners of the Inter-provincial
Bantam "A" Tournament - Toronto

HIS WORSHIP, THE MAYOR, recognized the team and coaches who were present and expressed the Council's congratulations on their having won the Canadian Championship in the Bantam "A" Division.

Mr Young expressed appreciation formally for the financial assistance granted to the team to help finance the trip to Toronto to participate in the Championship Games.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That leave of absence be granted from this meeting to Aldermen Clark, Dailly and Emmott."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the Council resolve into a Committee of the Whole (7:07 p.m.)."

CARRIED UNANIMOUSLY

* * *

TABLED ITEM

BIG BEND AREA

Mr. Sixta of the Planning Department presented a series of slides demonstrating the purposes behind the Big Bend Study and illustrating the current development in the area, both from an industrial and residential point of view, pointing out the rather haphazard manner in which the industrial development was taking place in certain areas and in contrast showed

some very attractive green areas which lend themselves readily toward recreational facilities.

Mr. Sixta also showed slides of temporary storage of some 17 or 18 thousand Japanese automobiles which were stored on property in the Big Bend Area temporarily pending the settlement of stevedoring strikes occurring in the United States.

The Burnaby Chamber of Commerce made a request for a delegation to be heard relative to the Big Bend Area Study being undertaken by the Council.

Mr. Angus Macdonald and Mr. Don Jamieson appeared on behalf of the Burnaby Chamber of Commerce.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That Mr. Jamieson be heard."

CARRIED UNANIMOUSLY

Mr. Jamieson spoke with respect to a report of the Burnaby Chamber of Commerce entitled "A Plan for the development of the Big Bend Area" dated July 23, 1971.

Mr. Jamieson expressed appreciation for the co-operation extended by the municipal administration to a Committee of the Chamber which had discussed the various ramifications of the Big Bend Report.

Particular mention was made of discussions held with Mr. Sixta and other members of the Planning Department.

The Committee was composed of a good cross section of business people in the community and professional personnel from the municipality.

The following recommendations were contained within the Brief of the Chamber of Commerce and Mr. Jamieson directed his remarks to an expansion of these recommendations:

- (1) That Council re-affirm that the new Marine Drive will be placed on the alignment previously proposed and as part of the first stage of development construct a frontage road on this alignment;
- (2) That Council decide the ultimate development pattern for the Big Bend and indicate an area of at least 100 acres where development may occur at the present time;
- (3) That Council be prepared to use their Land Development Fund, augmented as necessary, to fill and provide services in at least this 100 acres;
- (4) That Council indicate they are willing to discuss with any developer the development of Big Bend land within a staged plan and, where advisable, to enter into joint agreements.

July/26/1971

- (5) That industrial uses now in existence, which are outside current development areas, be either assisted to move, or allowed to develop their properties, under present zoning regulations;
- (6) That Council consider the needs for park and recreational land in the Big Bend Area and firmly indicate the land requirements;
- (7) That optimum industrial use be made of the sites along the railways and water frontage;
- (8) That screening regulations be imposed, both for installation and maintenance;
- (9) That a By-law be passed controlling the filling of land;
- (10) That Agriculture be considered an interim use in all lands below the V. & L. I. Railway line.

In addition Mr. Jamieson suggested that there should be three major road connections between the relocated Marine Drive and the original Marine Drive to carry industrial traffic to and from the Big Bend Area. It was also suggested that Sussex Avenue should be extended to lead to a riverside park which would be located on the projection of Sussex Avenue and extend to its confluence with the North Arm of the Fraser River.

Mr. Jamieson submitted that the demands for industrial land were approximately 100 acres per year and since there were 26 hundred acres in the Big Bend Area, 25 years would pass before complete development of the area was accomplished.

Upon being queried as to whether or not the Chamber of Commerce had investigated the possibility of constructing a drainage canal across the Big Bend Area, the spokesman submitted that the land was primarily peat land and percolation conditions were difficult. However, it was submitted that the portion nearer the river between Sussex Avenue and Byrne Road contained suitable silt material to allow for the construction of a canal for the collection of drainage from the area.

The Manager's Report No. 20 re: New Automobile Temporary Storage Yards Recently Developed in the Big Bend Area was brought forward for consideration at this time.

The Manager reported that it had come to the Planning Department's attention that properties South of Marine Drive have recently been put to use as outdoor storage yards for new automobiles pending shipment to dealers in the United States as a result of the dock workers strike in that Country.

These were Japanese manufactured automobiles redirected to the Port of Vancouver and flat open land was being pressed into use as interim holding yards pending transport to the American consignees. It had been reported that 17 to 18 thousand of these vehicles were already in storage in the Lower Mainland and an additional 8 thousand were expected before the end of July.

Two areas were being used, without necessary approvals, in Burnaby as follows:

- (a) Lot 3, Block "A", D.L. 162, Plan 7195 and abutting lots (9051 Royal Oak Avenue)
- (b) Lot "C", D.L. 166A, Plan 7398 (4678 Byrne Road)

July/26/1971

The first property is reportedly leased to B. C. Hydro with Melchin's Auto Carriers hauling the automobiles to the site from the waterfront.

The Byrne Road property is reported to be under lease directly to the Auto Manufacturer, Nissan Automobile Company.

The Planner reminded Council of previous discussions regarding the Royal Oak property and the proposal to acquire his property. At that time the owner had advised of an agreement to temporarily store vehicles on the property. The owner has been advised by the Planning Department that the use does not have legal status. The property is within the broad area recommended for agricultural and recreational development.

The other property was previously used as an assembly yard for steel fabrication for a highway project and has recently been vacant. The area is in the broad area suggested in the Big Bend Study for industrial use and there would appear to be no conflict with long-range objectives if this use were to be approved.

It is understood the use on both properties is temporary and the Planning Department has not recommended that approval be given for either of these facilities as permanent installations at this time. The Manager recommended that a two month temporary permit subject to consideration for renewal, be issued to both owners, dependent upon a letter of undertaking being given by both, that the delivery of autos to the sites will cease as soon as shipping to U.S. ports has been restored, and that any autos then in storage will be removed as directly and as quickly as possible.

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

CARRIED

AGAINST -- ALDERMAN McLEAN

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the applicants for a temporary permit to store automobiles in the Big Bend Area be asked by the Manager to place with the municipality a suitable bond in an amount to be determined by the Manager to guarantee the termination of the operation and the quick removal of automobiles presently stored."

CARRIED

AGAINST -- ALDERMAN BLAIR

Item 24 of the Manager's Report re: Big Bend Area Study was then brought forward for consideration.

The Manager submitted a progress report from the Planning Director in which it was recommended:

That the Council approve of the recommendations of the Planner with respect to Items (1) to (4), (8) and (9), and too that the Council authorize the exploring of the alternatives recommended for Items (5), (6) and (7) with a further report to be made to Council in due course on these items.

July/26/1971

The Council decided to deal with the items separately which in fact were recommendations with regard to outstanding Preliminary Plan Approvals for different types of business operations to be located in the Big Bend Area.

The Planner in his report, gave some background information on the Big Bend Area Study and advised that there had been a programme of meetings between interested parties representing industry, agriculture, Provincial Government departments, Municipal departments, and residents of the South Slope Area.

Specific attention was drawn to a meeting sponsored by the Burnaby Chamber of Commerce when a good exchange of views and opinions was made on the various proposals to date and it was understood that the Chamber would be making a submission to Council outlining possible alternative schemes for the area. (This submission was made at this meeting and is recorded earlier in these minutes.)

The Planner also outlined a schedule of meetings arranged to discuss various aspects of the proposals with representatives of appropriate branches of the Provincial Government, the Greater Vancouver Regional District, the Greater Vancouver Industrial Development Commission, agricultural interests, the C.N.R. Industrial Development Branch, the Burnaby Parks and Recreation Commission and representatives of the South Slope residents.

The Planner gave some introductory comments to the consideration of a series of applications for Preliminary Plan Approvals in the area and in these comments, pointed out that the Council was required to move from conceptual plans to more specific proposals and that a deterrent to this approach was the lack of certain authorities of the municipality to hold current development proposals in abeyance.

In preparing recommendations for the Preliminary Plan Approvals, consideration was given to each application as to:

- (1) Its strategic importance and the possible effect it may have on the flexibility of the existing proposal.
- (2) Its conformation to the goals and recommendations as outlined in the Preliminary and Interim reports.

Current Preliminary Plan Approval applications were then dealt with as follows:

- (1) Proposed Warehouse Project - P.P.A. #1509 - North West corner of Byrne Road and Mandeville Avenue - Lots 164 and 165, D.L. 65

The Planner recommended approval of the proposed first stage of this development (one building) only, at this time, in view of the flexible character of the road location. It was suggested that the building be sited in the North-Easterly portion of the property - away from the Mandeville Avenue right-of-way which could provide a logical route for the proposed road in the area.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:
"That the recommendations concerning Preliminary Plan Approvals as indicated in items (1) to (4) of the Manager's report be adopted."

CARRIED UNANIMOUSLY

July/26/1971

Notwithstanding the passage of this motion, it was decided that items (1) to (4) be deliberated separately.

- (2) Streiling Lumber Industries - P.P.A. #1455 - 5300
Byrne Road

It was recommended that this application be approved.

- (3) Proposed Office Building for existing industry
P.P.A. #1514 - 5450 Byrne Road

It was recommended that Council authorize the processing of this Preliminary Plan Approval application.

ALDERMAN McLEAN REGISTERED HIS OBJECTION TO THE APPROVAL OF THIS APPLICATION.

- (4) Change of Use of existing Warehouse Building - to
manufacturing of wood box spring frames P.P.A.
#1552 - 4961 Byrne Road

It was recommended that this application be approved.

- (5) Daton's Storage and Towing - P.P.A. #1504 - 5689 Byrne
Road

The Manager recommended against this proposal and suggested alternatives would be acquisition of the property by the Corporation, or possibly an exchange of land.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:

"That this application be referred back to the Manager for report to the next meeting of the Council on the alternatives available including acquisition or exchange of land, or any other alternative, and that the Manager consult with the applicant if necessary."

CARRIED UNANIMOUSLY

- (6) Ben's Truck Parts of Canada Ltd. - P.P.A. #1488 -
Byrne Road and Meadow Avenue

The Manager recommended that this particular proposal (development of a new and used truck parts importer and sales outlet) if made subject to certain additional requirements might fit in with other industrial uses in the area assuming that recognition were given to the existing industrial belt along Byrne Road. The proposal involves a new development and not an existing use and there was possibly a desirability of preventing the proposal at this time either through acquisition of the site or by an exchange of land that would locate the proposed use in a more suitable area.

July/26/1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:
"That this application be referred back to the Municipal Manager for report to the next meeting of the Council on the same basis as that established for Item #5 above (P.P.A. #1504)."

CARRIED UNANIMOUSLY

Comments made following the motion indicated that, if possible, it would be desirable to keep this type of industry away from the North end of the Big Bend Area, however, such factors as the complete enclosure of the business might be considered and also whether or not the business can conform to the M3 zoning.

- (7) Pioneer Auto Salvage - business licence application:
P.P.A. required 4696 Marine Drive

It was recommended that the Corporation acquire this property as it would form a part of the proposal golf course area.

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

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the application be tabled to the next meeting of the Council pending a further report from the Municipal Manager on the proposal."

CARRIED UNANIMOUSLY

During comment it was suggested that the use of the particular land for golf course purposes might be questionable since it was considered a considerable amount of time would elapse before a golf course development would take place in the immediate area, and it would be better termed for "Recreational Purposes".

- (8) Proposed Warehousing Project - P.P.A. #1546 - 5550 Byrne Road

It was recommended that this application be deferred pending further study of land use and zoning boundary designations in the Big Bend Area.

- (9) Proposed Office and Ornamental Metal Fabricating Shop -
P.P.A. #1533 - 5811 Byrne Road

It was recommended that this application for Preliminary Plan Approval be deferred pending further study of land use and zoning boundary designations in the Big Bend Area.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:
"That Items (8) and (9) of the Manager's Report be tabled for a period of one month."

CARRIED UNANIMOUSLY

The Planning Director was questioned on the timing within which some definite recommendations could be forthcoming from his Department concerning the alignment of the relocated Marine Drive. It was suggested that such recommendations should be forthcoming in a period of not longer than two months.

July/26/1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the delegations be heard."

CARRIED UNANIMOUSLY

Mr. Harowitz, Barrister and Solicitor, wrote following submissions of a letter under date of July 9th concerning the application of Cloverlawn Investments Ltd. for rezoning of premises legally described as Lot 4, Block 24, D.L. 99, situated at the corner of Rumble Street and Sussex Avenue. The proposed rezoning was from its present commercial zoning to a residential zoning and Mr. Harowitz was objecting to this proposed rezoning since it was planned by his client to erect a Max Milk Corner Store on the property and the current commercial zoning on the property had existed for some considerable time.

It was submitted by Mr. Harowitz that enquiries were made concerning the zoning prior to their having committed themselves to purchase of the property and they had established that rezoning was C1 and that there was no particular hindrance to their proposed development.

Cloverlawn Investments Ltd. then agreed to enter into an agreement for financing of the project and at that time there was no change in zoning contemplated. Subsequently a petition had been received from residents in opposition to the rezoning of four lots to a residential zoning and the owners of the subject lot had no knowledge of the petition. It was submitted by Mr. Harowitz that under the circumstances the owner should be allowed to proceed with plans of development and that the contemplated rezoning should not be permitted. To allow the rezoning would be inequitable and prejudicial to the owners. It was submitted that the question of decline in value of the property under the anticipated rezoning had been discussed with their Real Estate firm and it was understood that the owner of the property would take a considerable loss. No figures were available to substantiate this comment however.

A letter was received from Mr. W. J. Burrell concerning the proposed Max Milk Store at Sussex Avenue and Rumble Street (R.Z. #31/71) and it was submitted that it was the understanding all discussion should have been at the Public Hearing and that advice should have gone forward to the owners concerning the proposed rezoning. Mr. Burrell advised he had personally called the local manager of the Company and discussed the building with him and asked if the people in the area would have a further chance for discussion if the Company's position was reconsidered by the Council.

Mr. Harowitz advised that the current owners of the property had no notice of the Public Hearing and therefore did not have the opportunity of presenting their case at that time. It was submitted however, that the Building Department and the Planning Department did have knowledge of the change in ownership prior to the date of the Public Hearing.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MERCIER:
"That the matter be tabled to the next Council meeting pending presentation of a history of the previous rezoning and the current application, including information about the knowledge of ownership, by the Building Department, the Planning Department and information about registration of the property in the new owners name."

CARRIED

AGAINST -- ALDERMEN BLAIR
AND LADNER

July/26/1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That Mr. Burrell be advised of the action taken by the Council on this matter."

CARRIED UNANIMOUSLY

Mr. J. A. Ruddy, Barrister and Solicitor, spoke to the Council relative to an application by Mrs. H. Reeves to increase the number of elderly people in her rest home at 6557 Elgin Avenue to eight persons, three more than presently accommodated.

Mr. Ruddy drew attention to the fact that Mrs. Reeves had obtained additional property to make up the required 9,600 square feet, however, she did not have the 80-foot frontage as required by the By-Law.

Mr. Ruddy asked that notwithstanding the fact that Mrs. Reeves did not have the required frontage of her property that she be granted permission to accommodate eight elderly persons in this home.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That the application be tabled for a period of two weeks pending a further report that specifically defines the Council's legal position with respect to the granting of a permit to Mrs. Reeves to operate a rest home for eight persons at 6556 Elgin Avenue under the circumstances as they currently exist."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:

"That the opinion of the Municipal Solicitor concerning the position of the Council on this application be conveyed to Mr. Ruddy before the opinion is submitted to the Council"

CARRIED UNANIMOUSLY

HIS WORSHIP, THE MAYOR, advised that Mr. Deverell who was to appear on behalf of Johnson and Franklin Wholesale Distributors Ltd. was ill in hospital and would be unable to attend.

This item was therefore drawn.

Mr. W. K. Solheim wrote asking permission to speak with reference to Subdivision Reference No. 56/70. Mr. Solheim asked that the matter of concern to him be tabled for a period of two weeks pending an opportunity for him to work with the Municipal Manager on the requirements laid down for the above subdivision.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MERCIER:

"That this matter be tabled for a period of two weeks."

CARRIED UNANIMOUSLY

July/26/1971

Mr. R. D. Blane appeared on behalf of Chivers Realty Developments Ltd. relative to Subdivision Reference No. 86/71 and asked that he be permitted an additional two weeks to discuss problems concerning this subdivision with the Municipal Manager prior to returning to the Council.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:
"That this matter be tabled for a period of two weeks."

CARRIED UNANIMOUSLY

* * * * *

ORIGINAL COMMUNICATIONS

The Renfrew Heights Football Club wrote making application for a permit to hold a Parade in Burnaby on August 22nd, 1971. Route of the Parade would be from Willingdon Park West on Douglas Road to Adanac Park on Boundary Road.

The Burnaby Junior Chamber of Commerce wrote making an application for a grant for the purpose of transporting the Burnaby Float and Miss Burnaby with a Princess and Chaperons to the Kelowna Regatta. Expenses for the trip would amount to \$693.00 and the Junior Chamber of Commerce were asking for a grant in this amount.

The East Burnaby Football Association wrote making application for permission to hold a Tag Day on Friday and Saturday, September 17th and 18th to raise funds in aid of their organization.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the request contained in the above three items under original communications be approved."

CARRIED UNANIMOUSLY

The 1973 Canada Summer Games Society wrote requesting an approval of a change in the original Capital Budget. It was submitted that tentative approval had been received from Federal Authorities and it remained for Burnaby to agree to an increase of \$7,082.00. The Society attached a copy of the proposed Capital Budget and it was noted that the contribution from the Municipality of Burnaby had been increased by approximately \$3,000.00 over the original Budget while the source of funds was to come from four different places.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the revised Budget of the 1973 Canada Summer Games Society be approved on the understanding that the Mayor or the Manager will determine the reason for the difference between the old and the new figure of approximately \$3,000.00 and the purposes for which the funds were needed."

CARRIED UNANIMOUSLY

July/26/1971

Mr. L. Warne wrote concerning the proposed rezoning of 7726 Wedgewood Street from Residential District Five (R5) to Community Commercial District (C2).. It was noted that this lot was 42' wide whereas under C2 requirements a lot must have a minimum width of 50'. It was felt that the Council should not allow the rezoning to proceed.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the point contained in Mr. Warne's letter be a subject of a report by the Municipal Manager to the next meeting of the Council."

CARRIED UNANIMOUSLY

Mr. J. F. Friesen wrote with reference to a recent decision of the Council to disallow him to burn stumps and brush on property under subdivision on Berkley Street and submitted that:

- (1) two-thirds of the length was swampy and in no way could they get in with a machine to remove the stumps and trees;
- (2) removing of the trees and stumps was becoming an extreme problem. Only a few places take this material and if they do the price of removal and dumping is prohibitive. In this case, it could run as high as \$4,500.00.

The writer asked that Council reconsider the previous decision and allow him a fire permit.

It was submitted to the Council that a real problem was being imposed on subdividers and other persons clearing land in finding ways and means of disposing this material and it was felt burning of the material on site was the only answer and there should be greater leeway granted by the Fire Chief.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That the stand of the Fire Chief be upheld and Mr. Friesen be so advised."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DRUMMOND:

"That the Council invite the Fire Chief to attend the next meeting of the Council to discuss the situation from a fire point of view relative to the burning of brush and demolition material."

CARRIED UNANIMOUSLY

Mrs. Vera Davies wrote asking that the recently installed sidewalk on Albert Street in the 4200 Block be connected the sidewalk on her property. Mrs. Davies also complained about blackberry growth in the alley in the rear of her property.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That Item 28 of the Manager's Report be brought forward."

CARRIED UNANIMOUSLY

July/26/1971

(28) Private Walkway
4200 Block Albert Street
Letter from Mrs. Vera E. Davies

The Municipal Manager reported on the complaint of Mrs. Davies concerning a walkway that had not been constructed between the new sidewalk and her existing walkway.

The Manager advised that the policy of the Corporation was that where an existing sidewalk was disrupted through construction of a new sidewalk on a street then the existing sidewalk facility would be repaired. However, where no ^{walkway} existed previously no new sidewalk between the street sidewalk and the property owner's walk was constructed and this was the case with Mrs. Davies.

The Manager recommended that the policy not be changed and that Mrs. Davies be advised accordingly.

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

CARRIED UNANIMOUSLY

Mr. F. Wilson wrote regarding the installation of new sidewalks and curbs in the 4300 Block Frances Street and submitted that he had been advised that the area behind the sidewalk would receive fill and be levelled but that no seed would be provided to replace the sod which was growing on the boulevard previously.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That item 27 of the Manager's Report be brought forward."

CARRIED UNANIMOUSLY

(27) Boulevard Area
4300 Block Frances Street
Letter from Mr. F. L. Wilson

The Manager reported that Mr. Wilson had been contacted by Mr. Evans, Contracts Engineer, under instructions from the Municipal Engineer and discussed the matter thoroughly. Mr. Wilson was informed concerning the policy of providing a reasonable grade of topsoil but, not including the provision of grass seed or planting of the grass seed. Mr. Wilson was satisfied having heard the full description and reasons for the policy and was now content to seed the boulevard area at his own expense following the provision of topsoil.

The Manager recommended that formal advice be forwarded to Mr. Wilson of the Council's policy of providing topsoil but, that he would be expected to seed the area.

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

CARRIED UNANIMOUSLY

July/26/1971

Arma & Laurand Holdings Ltd. (Mr. Harrison Doig) wrote asking that the Council reconsider a decision made by the Engineering Department re Lister Court Developments wherein it was stated that the municipality's policy that all streams must be enclosed in a culvert and covered, was to be enforced.

It was submitted that the Company was in the process of subdividing and developing a piece of vacant property on Lister Court and that a small stream traversed the length of the property and although a request for permission to terrace or landscape the ground immediately adjacent to the culvert had been made, permission to do so had been refused on the ground that it was against existing policy.

Certain sections of ground adjacent to the stream had been landscaped and terraced and it was requested that similar treatment be allowed in the case of the Lister Court Developments subdivision.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That Item 30 of the report of the Municipal Manager be brought forward."

CARRIED UNANIMOUSLY

(30) Piping Watercourse - Lister Court
Arma & Laurand Holdings Limited

The Manager reported on the request of Mr. Doig and submitted that it was the concerted view of both the Engineering Department and the Planning Department that this type of watercourse should be enclosed for reasons of potential hazard and anticipated problems considered to be difficult to live with.

An unfortunate experience was cited where approximately four years ago a particular watercourse was exempted from enclosure on subdivision and the municipality found it necessary to go back in the year following completion of the subdivision and pipe the watercourse at municipal expense.

It has always been the view of the Engineering Department that all watercourses should be piped as a subdivision requirement. This watercourse lies North of a lane and if it is not piped the lots North of the lane would not have secondary access unless crossings were installed for each lot.

Preliminary approval had been given to the subdivision plan subject to the watercourse being piped and submission of an appropriate letter of credit for the work. The letter of credit had been supplied in a correct amount for this piping, and final approval had been given by the Approving Officer.

The Manager recommended that the watercourse be piped as recommended by the Engineering and Planning Departments.

July/26/1971

Some comment was made in Council about leaving this watercourse in a natural state for aesthetic purposes, however, it was pointed out that certain portions of the watercourse would of necessity have to be enclosed in order to complete the subdivision and there was the ever-present danger of flooding during inclement weather conditions.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MCLEAN:

"That the Council obtain an undertaking from a subdivider relative to enclosure of the watercourse, if in the future there is danger of a nuisance or hazard, and in such event the Engineer require the enclosure as a condition of subdivision."

This motion was subsequently withdrawn.

The following motion was then introduced in respect to the subdivision on Lister Court being developed by Arma & Laurand Holdings Limited.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the developer be allowed to leave the subject watercourse open in its natural state, provided that if the developer chooses to alter the watercourse, then complete enclosure will be a requirement of the subdivisions."

CARRIED

AGAINST - ALDERMEN DRUMMOND & LADNER

The Planning Director, The Corporation of the District of Coquitlam wrote with reference to a future U.B.C.M. resolution on the subject of non-conforming uses. The resolution was in draft form and the Planning Director was asking for the reaction of the Burnaby Council so that a final draft could be prepared for Council consideration next year.

The following was the text of the resolution.

"WHEREAS a non-conforming use can continue for many years and remain an incompatible feature in an area,
and

WHEREAS it is difficult for a municipality to assemble evidence as to whether a use commenced lawfully, and

WHEREAS the present rules on non-conforming use are confusing.

THEREFORE, it is proposed that the Department of Municipal Affairs review Section 705 of the Municipal Act to provide the following:

1. A time limit of 5 years for non-conforming use subject to appropriate appeal procedures.

July/26/1971

2. Non-conforming buildings being a term as well as non-conforming use of such buildings and land outside thereof.
3. The extent of non-conforming use of land being the boundaries of a natural nature as well as those of a legal nature.
4. Evidence on commencement of use being the responsibility of the land owner to provide.
5. Continuation of the present rules expressed with more clarity."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the resolution submitted by the District of Coquitlam be referred to the Planning Director for his brief comment."

CARRIED UNANIMOUSLY

The City Clerk, City of Port Moody wrote with reference to discussions taking place between the City of Port Moody and the District of Coquitlam relative to amalgamation of the two municipalities. The City of Port Moody was extending an invitation to the City of New Westminster and the District of Burnaby to also enter into the discussions on amalgamation and that the topic be not amalgamation but a realignment of municipal boundaries to coincide with the three planned towncentres at Lougheed Mall, Port Coquitlam and the head of Burrard Inlet, with the co-operative provision of selected services by these three new municipalities. The City Clerk advised that the Mayor of Coquitlam would be contacting this municipality in the near future concerning the proposed meetings.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:

"That the City of Port Moody be advised that Burnaby declines the City's invitation to discuss the matter of amalgamation or realignment of municipal boundaries and that the City be informed that the Council cannot usefully add to any of the discussions in this regard."

CARRIED

AGAINST - ALDERMAN MERCIER

Mr. Gordon C. Lewis wrote complaining about the effectiveness of the sound equipment in the Council Chambers at the Municipal Hall.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That the writer be advised that the question of renovations in the Burnaby Council Chamber was under review by the Municipal Manager and that his request be tabled pending a report being presented on this subject by the Manager."

CARRIED UNANIMOUSLY

July/26/1971

The Burnaby Safety Council wrote referring to a recent Vancouver Sun news item entitled "Intercoms Dangerous" suggesting that apartment owners no doubt shut off their intercoms at night in the interests of comfort of their tenants.

It was felt by the Safety Council however, that in the interests of retaining communication with residents of apartments in the case of emergencies that intercoms should be open at all times.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BLAIR:
"That the communication be received."

CARRIED UNANIMOUSLY

Gloria Snively, Secretary, Burnaby Association for Teachers of Science, wrote drawing attention to Burnaby Lake as an extremely rich ecological environment for the establishment of a nature walk around certain parts of the Lake. Miss Snively suggested that the area was a most valuable teaching tool for the study of outdoor characteristics such as plants, animals, soil and water. It was considered the potential for this type of development was enormous and the Association asked for Council's consideration of this matter.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the request of the Association be referred to the Parks and Recreation Commission."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That this Council meeting proceed past the hour of 10:00 p.m."

CARRIED UNANIMOUSLY

The New Vista Society wrote with reference to the establishment of a roadway and cul-de-sac into the Society's new project through property formerly known as 7605 Edmonds Street.

The letter was written in response to a letter from the Council asking what he thought the development of this road would have upon the rentals of the new Senior Citizens housing developments taking place in this area.

The Building Chairman of the Society advised that the increased cost in rent to the Senior Citizens on a capital cost of \$8,000.00 would be 7.5 cents per month over a 50 year period.

The Building Chairman drew attention to the fact that the road would also serve eight commercial lots in the 7600 Block Edmonds Street and it would be used by an additional nine commercial lots in the 7500 Block Edmonds Street.

The Society expressed appreciation for the help and co-operation received in the past.

July/26/1971

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:

"That this matter be left in abeyance until the next meeting of the Municipal Council."

CARRIED UNANIMOUSLY

The Alpha & Omega, Order of Melchizedek, G.E.O.M. wrote requesting permission to canvass the District of Burnaby for funds for their "Save the Nation" campaign for a period of two weeks starting Tuesday, July 27, 1971.

The Order submitted an outline of the aims and purposes of the foundation's "Save the Nation" campaign.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That approval be granted to this organization for a financial campaign as requested subject to satisfactory evidence being provided the Municipal Clerk that their Order is a charitable organization under the provisions of the Income Tax Act and subject to the submission by their Order of a Budget showing anticipated income and distribution of the funds to be raised through their campaign together with a financial statement."

CARRIED

AGAINST - ALDERMAN BLAIR & MCLEAN

* * * * *

TABLED ITEMS

(a) Agreement - Canada Summer Games Society (retabled on July 12th)

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That this item be retabled pending the return of Alderman Clark in two weeks time."

CARRIED UNANIMOUSLY

(b) Equestrian Complex - Avalon Avenue (Item #45 of Manager's Report No. 45, 1971, tabled on July 12th for further study)

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That Item 8 of the Manager's Report be brought forward."

CARRIED UNANIMOUSLY

(8) Equestrian Complex

The Manager reported that when this item was considered on July 12th the question was asked whether or not the action recommended would set a precedent.

July/26/1971

The Manager attached a list of most of Burnaby's Park Sites indicating the status of each site as far as delegation of authority to the Parks and Recreation Commission was concerned. The list indicated those Parks which were dedicated, reserved or remained as municipal land and set aside for park purposes.

In the particular case of the Equestrian's Complex, if Council agreed with the recommendation, the land would be shown as having "M" (Municipal Land) status on the Commission's records.

The Manager recommended that:

- (1) the boundaries as suggested by staff and approved by the Planning Department and the Parks and Recreation Commission be approved as the Equestrian Complex and that the municipally-owned land within these boundaries be placed under the control of the Commission for this purpose;
- (2) that the cancellation of the roads and lanes within the Complex as shown on the plan submitted be approved;
- (3) a legal survey and consolidation of the municipally-owned land into one parcel be authorized.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the recommendation of the Manager be adopted and that the Horsemen's Association be instructed that it is not the Council's intention to extend the boundaries of the Complex by a lease directly to the Association inasmuch as the control of the land set aside in this area for park purposes is under the jurisdiction of the Parks and Recreation Commission."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That this motion be tabled pending the receipt of comments from the Parks and Recreation Commission on the proposal."

CARRIED UNANIMOUSLY

(c) Burnaby Tenant's Association re Voters' Registration (A list was attached showing proposed appointments of Deputy Municipal Clerks for the purpose of voter enumeration amongst resident-electors in apartments within the municipality) (deferred on July 13th)

During discussion on this matter, information was submitted to the Council that it would not be desirable to appoint enmasse people as Assistant Deputy Municipal Clerks for the purpose of conducting an enumeration of resident-electors in the manner proposed for the following reasons:

- (1) The List of Electors is a Municipal Roll similar to the Collector's Roll or the Assessment Roll and any work on the preparation of this List should be undertaken under jurisdiction of the municipal staff.

JHS/mb

July/26/1971

- (2) Any costs to be incurred in the preparation of the List of Electors should be borne by the municipality and not by any outside agency as the municipality should not be obligated to any other person or organization in the matter of preparation of the List of Electors.
- (3) The appointment of persons as Assistant Deputy Municipal Clerks for the purpose of enumerating or registration of resident-electors was actually a device which would allow such persons to legally take the declarations involved. This was not an appointment that should be taken lightly, however, and the persons to be appointed should be known to the Municipal Clerk who is responsible for the preparation of the List of Electors and should be members of the election staff or some other familiar person.

No discredit was leveled at the Association for their efforts to have an enumeration of apartment dwellers, however, it was felt that the powers of the Council should be changed to allow for enumeration similar to that undertaken in the City of Vancouver before a fullscale enumeration could properly be undertaken in Burnaby.

It was considered that the operation of the registration booths similar to that undertaken last year is the best method by which registration of resident-electors could take place.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:
"That the Municipal Clerk be authorized to work with the Burnaby Tenants' Association using suitable methods to gain the entry of resident-electors on the current List of Electors."

CARRIED UNANIMOUSLY

* * *

R E P O R T S

TRAFFIC SAFETY COMMITTEE REPORT

- (1) Western Canada Traffic and Parking Association - 14th Annual Conference

The Committee recommended that Council authorize the attendance of two members of the Traffic Safety Committee to this Conference to be held in Regina, Saskatchewan on October 27th, 28th and 29, 1971 and the expenditure of necessary funds for the required expenses be also authorized.

- (2) Parking, Ingleton Avenue - Myrtle Street

The Committee reported on a complaint of a resident about excessive parking on these streets and the Engineer reported that a field inspection revealed vehicles parked bumper-to-bumper, however, parking was on the gravel shoulder and did not necessarily impede the free flow of traffic.

It was suggested there would be little justification in removing parking from Myrtle Street at this time. The parking on Ingleton Avenue does cause some congestion to free flow of traffic and it was suggested this could be resolved by banning parking on the West side of the Street. The Committee recommended that a "No Parking Anytime" restriction be imposed ^{along} the West side of Ingleton Avenue from Myrtle Street to Grandview Highway.

(3) Wedgewood Street - Canada Way to Sixth Street

The Committee reported on a petition received from residents of Wedgewood requesting that a 15 mile per hour speed limit be established on this street between Canada Way and Sixth Street. It was also suggested that Wedgewood Street be cul-de-saced at either its intersection with Canada Way or Sixth Street to avoid traffic short-cutting the signals at Canada Way and Edmonds.

The Engineer commented that the difference in speed limits between the commuter traffic travelling on Wedgewood Street between 4:00 to 6:00 p.m. was almost equal to the speed limit of traffic which normally ran along Wedgewood Street outside of the times when commuter traffic used the street. The Engineer suggested there was a moderate to low volume of short-cutting commuter traffic on Wedgewood and the posting of even a 20 mile per hour limit would only cover about eight percent of the local residents. The Engineer had recommended against the reduction of the present thirty mile per hour limit. The Committee advised this should be considered as an interim report only, as the Engineer was examining various alternatives for restricting commuter traffic along Wedgewood Street including cul-de-sacing and prohibition of left-turn movements.

(4) East Broadway

The Committee reported on a complaint concerning the use of this street by trucks and also the speed of automobiles and it was suggested a twenty mile per hour speed limit be imposed.

The Engineer reported that trucks over thirty thousand G.V.W. were prohibited by By-law from using Broadway and the suggestion of a reduced speed limit to twenty miles per hour was considered unrealistic. The enforcement of speed limits is a function of the R.C.M.P.

The Committee recommended that no action be taken on the request for a reduction in the speed limit.

(5) Tenth Avenue

The Committee reported on a complaint received from a resident of this street concerning the traffic situation. The complainant requested a crosswalk with necessary signals at the junction of Tenth Avenue and Tenth Street to assist children attending Our Lady of Mercy School.

The Engineer reported and in summation there was a lack of any reported accidents to pedestrians at this intersection and school pupils from New Westminster should cross Tenth Avenue at the marked, signed and patrolled crosswalk at Henley Street.

July/26/1971

In view of the report of the Engineer, the Committee was recommending that no action be taken on the request for a marked crosswalk and signal on Tenth Avenue at Tenth Street.

(6) Speeding - Lane North of Edinburgh Street

The Committee reported on a request received from a resident of Edinburgh Street that steps be taken to eliminate speeding in this lane between Boundary Road and Gilmore.

The installation of speed bumps was specifically requested. The Engineer reported having contacted the complainant and discussed the matter with him and had given satisfactory answers. In view of this report, the Committee recommended that no action on the request for speed bumps in the subject lane be taken.

(7) Bus Zones On Kingsway and Bus Stop on Halifax Street

The Committee submitted the Engineer's comments on requests of the B. C. Hydro and Power Authority as follows:

(1) Bus Zone - Kingsway at Russell Avenue

The Department had no objection to this additional stop. The only cost involved is the installation of the bus zone sign.

(2) Bus Zone - Kingsway at Lane Street

This zone has already been installed as it serves as a replacement for the stop that had to be removed from the Imperial Street location.

(3) Bus Stop - Westbound Halifax, Farside Tallin Avenue

The Department had no objection to this additional stop.

In view of the above, the Committee recommended that approval be given to items (1) and (3) and requested concurrence on the action taken on item (2).

(8) Barricading of Lyndhurst and Still Creek Avenues

A request was received from a resident of the Sullivan Heights Area which requested that a survey be made of the traffic patterns in that area with a view to removing the barriers at Still Creek and North Road. The complainant suggested that a system of turn restrictions could replace the present barrier.

The Municipal Engineer reporting to the Committee advised that a thorough investigation had been made into this problem and traffic counts had been taken on the local street system in order to gauge the before and after volumes.

The Municipal Engineer added:

"... We would say that the removal of the Still Creek Avenue barricades would only recreate the previous complaints of heavy traffic and speeding on the Still Creek/Noel Drive route if for no other reason than it is over one-half mile shorter and eliminates possible stops at two traffic signals. The suggestion that turn restrictions be imposed to curtail the movement of commuter traffic has problems of enforcement and would be a continuing source of complaint."

In view of the report of the Municipal Engineer your Committee is recommending that Still Creek Avenue be kept closed to any through vehicular movement.

(9) Truck Route By-law

The Municipal Engineer reported the following:

"Recent amendments to the Department of Commercial Transport Act now conflict with certain sections of our Truck Routing By-law and could present problems of enforcement. In order to make our Truck By-law compatible with the Department of Commercial Transport Act, we are recommending that the Municipal Solicitor be requested to incorporate the necessary changes or revisions to our Truck By-law."

Your Committee recommends adoption of this procedure.

(10) Use of Additional Streets in Burnaby for Transit Operation and Changes in existing Transit Service in East Burnaby

The Committee advised the Council of the effect of recent changes implemented by B. C. Hydro and Power Authority respecting the operation of certain bus routes in the municipality, and advised that the changes were effective from Friday, June 18, 1971.

No cost was involved for the Corporation due to the transit service changes. The Committee recommended endorsement of these transit changes.

(11) Barricade Still Creek Avenue

The Engineer reported to the Committee relative to the barriers on Still Creek Avenue immediately West of North Road to prevent commuter traffic from using the residential street system of Sullivan Heights as a short cut to Lougheed Highway. At the time, the location of the barrier was temporary as some residents wanted the barrier in its present location and others wanted it West of Larkin Crescent.

In order to assist the Committee, it was felt that all residents on Larkin Crescent, Still Creek Avenue and North Road who would be affected by the closure be asked to give a preference. This would then guide the Committee on the final location.

The Committee recommended the construction of a permanent road closure on Still Creek Avenue, the location of which would be decided on the wish of the majority of the local residents affected.

July/26/1971

(12) Passenger Loading Zone - 3895 Albert Street

In October, 1969, the Council authorized installation of a passenger loading zone to service a school for retarded children at the above address. This school is no longer functioning and the loading zone is no longer required and has therefore been removed by our crews.

The Committee recommended concurrence with this action.

(13) Interim Report - Parking in Apartment Areas

The Planner reported that the Interim Report re Parking in Apartment Areas, which was requested by the Traffic Safety Committee, is ready to be printed.

Your Committee recommends that when this report is available it be released simultaneously to Council, the Traffic Safety Committee and the Advisory Planning Commission. Four weeks after release of this report the Traffic Safety Committee would take appropriate action with regard to it and report their recommendations to Council.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the items contained within the report of the Traffic Safety Committee for adoption be adopted by the Council and those contained within the report for receipt only be received."

CARRIED UNANIMOUSLY

* * *

Municipal Manager's Report No. 47, 1971

(3) Park Reserve - Ravine East of Gilley Avenue - Report from Parks and Recreation Commission

The Manager recapped the previous discussions held as a result of applications received for rezoning of certain lands within the above area, which lead to considerations of the illicit dumping taking place in the area, together with the status of the Parks Reserve, the use of mini bikes and the development of condominiums or townhouses in the area.

The Parks and Recreation Commission was asked to comment on the Parks aspect and the Manager submitted a report of the Park Commission.

The Parks Administrator's Report to the Commission stated that the subject ravine was the largest piece of relatively unspoiled land in Burnaby South and had real potential for passive "nature park". Considerable dumping had taken place in the area and had not yet reached serious proportions but every effort should be made to prevent a continued use of this ravine for waste disposal. Development must be carefully planned and integrated into the natural environment. A well planned pedestrian trail system should ultimately be developed within the ravine. No major construction should take place in a park of this type, thus all roadways, parking lots and buildings of any significance should be set back beyond the ravine edge.

Mini bikes and similar vehicles are increasing in number at an alarming rate. These vehicles are capable of providing excellent outdoor recreation to persons within a very wide age range. The accommodation of these vehicles must be faced eventually. A practical solution may be found at the Regional level, in any event it is apparent there could be serious conflicts between the various recreation vehicles and the normal activities within the municipal park system.

Planning of a nature park should not include provision for mini bikes.

Every effort should be made to acquire all lands within this ravine. Financial limitations will undoubtedly interfere with prompt acquisition of all property, however, every effort must be made to prevent improper development of the ravine site and to discourage intensive private development close to the ravine edge.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the report of the Manager and the Park Commission be received and referred to the Planner with a view to its accompanying the rezoning applications for this area and for a report on the road pattern aspect within the area."

CARRIED UNANIMOUSLY

- (4) Storm Sewer Easement - Rezoning Reference No. 26/71
Lots "A", "B" and "C", Block 71, D.L. 33, Plan 3934
Lot 1, Blk. 70, D.L. 33, Plan 8617
5736, 5722, 5708 Chaffey Avenue, 4375 Grange

The Manager reported that a specific question was raised at the Public Hearing on June 22nd about the relocation of the existing twenty foot storm sewer easement on Lot 2. This had been studied by the Planning Department and reported on to the effect that examinations had revealed that the reduction of the easement from twenty feet to ten feet in accordance with the request of the owner was not practicable since the easement contained a thirty-six foot storm sewer which would be extremely expensive to move. The easement should not greatly affect the development potential of the objector's property as a twenty-foot side yard is required in any case for a three-storey RM3 development. No change was recommended.

The Council concurred with the Manager's recommendation on June 28, 1971.

On reviewing the requirements, the Engineering Department had determined that they would not only require the existing twenty-foot easement on Lot 2 but would require a ten-foot easement along the East property line of Lot 1 adjoining.

The Planning Department has recommended that an additional prerequisite be set to this rezoning, namely the granting of the aforementioned easement. The Manager concurred.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Manager be adopted provided that the adjacent lot 1 remains a viable apartment site upon the subject ten foot easement being granted."

CARRIED UNANIMOUSLY

July/26/1971

(6) Tenders for Ornamental Street Lighting Material

The Manager reported on tenders having been received and opened on Wednesday, July 21st for a supply and delivery of ornamental street lighting materials in quantities as shown in the report.

Five tenders had been received and opened in the presence of staff and representatives of the bidding firms and the Engineer and Purchasing Agent were recommending acceptance of:

Part "A"

Tender #3 Canadian General Electric Company Limited for the sum of \$44,660.70 including all taxes.

Part "B"

Tender #3A Canadian General Electric Company Limited for the sum of \$40,963.64 including all taxes.

The Manager recommended that the recommendation of the Engineer and Purchasing Agent be accepted.

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

CARRIED UNANIMOUSLY

(7) Lease - Blocks 4 to 7 Inclusive, D.L. 212, Plan 3080
BESTWOOD INDUSTRIES LIMITED

The Manager reported on the letter received from Bestwood Industries Ltd. expressing surprise and disappointment with the decision not to renew the lease of the subject property to their Company when it expires on December 31, 1974.

The Parks and Recreation Commission were asked for confirmation on the Commission's desire to retain the site for future park purposes or whether there may be alternatives to the current plans for the site and the Commission advised that the site should be retained and that the Commission staff was beginning work on development plans and the lease to the Company should not be renewed after December 31, 1974.

The Council understood members of the Commission were going to inspect the site to determine first hand its development potential.

The Council felt that the Company should be made aware of the timing of the Commission's development so that it can prepare for removal in a planned matter and the view was expressed that if the site was not required until some time after December 31, 1974, the site could be leased on an annual basis until the property was actually needed for park development.

July/26/1971

The Parks Commission was asked to report its conclusions:

- (a) following the inspection that was to be made of the site.
- (b) on the matter of determining precisely when the site will be required for park development.

The Commission were now advising that nothing definite had been decided regarding property other than to direct the staff to commence work on the development plan and no date had been set for completion of the plan and further the Commission pointed out that in view of many more urgent projects pending, it may be some time before this particular item is finalized.

The Manager reported that this was progress information for the Council and it was recommended that the Company be advised accordingly.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:
"That this matter be tabled pending referral back to the Parks and Recreation Commission for a second view of their position and for a more definite decision on plans for the area."

IN FAVOUR -- ALDERMEN LADNER,
McLEAN AND DRUMMOND

AGAINST -- MAYOR PRITTIE, ALDERMEN
MERCIER AND BLAIR

MOTION NEGATIVED

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

CARRIED

AGAINST -- ALDERMAN LADNER

(9) Winter Clubs' Agreements

The Parks and Recreation Commission have submitted draft agreements between the Corporation and each of the Burnaby and McPherson Winter Clubs.

The only change over previous years is the requested increase by the McPherson Winter Club in their rental rate for lacrosse from \$8.00 to \$9.00 per hour.

The Parks and Recreation staff have agreed with this change but the Commission has not had the matter placed before it.

The Manager outlined the basic terms of the two agreements between the Corporation and the two Clubs. Both agreements were practically synonymous except that certain areas of the McPherson Curling Rink were out-of-bounds to the Commission in view of the nature of the building and the McPherson Building was used for lacrosse purposes whereas the Winter Club was not.

The Manager recommended that the Solicitor be authorized to prepare the financial agreements and the Mayor and Clerk be authorized to execute same subject to approval by the Parks and Recreation Commission at its next meeting on August 4th of the increase in rate from \$8.00 to \$9.00 per hour for the McPherson Winter Club.

July/26/1971

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

CARRIED UNANIMOUSLY

(10) Sign By-law

The Manager reported that the draft Sign By-law had been discussed by the Advisory Planning Commission on July 8, 1971 when representatives of the Citizens' Council on Civic Development and the Illuminated Sign Manufacturers Association of B. C. were in attendance. A number of points were raised which the Commission felt should be taken into consideration before the By-law is returned to the Council. A report from the Planning Department was requested and authorized by Council earlier.

The Council expected the Commission to comment originally on the Sign By-law by August 28th.

Due to the schedule of the Commission and in view of the holiday schedule of the Planning Department, that Department has requested additional time in which to prepare a further report to the Commission. This will enable more detailed considerations to be given in all quarters and the Manager therefore recommended that the Advisory Planning Commission be asked to report if possible by September 28, 1971.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the report of the Manager be received and the requested extension approved."

CARRIED UNANIMOUSLY

(11) Complaint by Mrs. I. Owens on Lombardi Poplar Trees on Neighbour's property

The Manager reported that Mrs. Owens had written to Council complaining about a nuisance problem with three large poplars growing on the property line and which belong to her neighbour. She asked that a By-law be prepared to protect her and other properties inflicted with the same problem. The Solicitor was asked to report on the problem and it was submitted that this was more a civil matter than anything else, however the Solicitor pointed out the provisions of Section 870(k) of the Municipal Act which empowered the Council to pass a By-law to clear among other things "trees -, or other growths; and also gave the power to enter property and do any necessary clearing and add the cost to the taxes if unpaid by the first of December in any year.

The Manager submitted that the section appeared to be broad enough to allow Council to legislate in such cases. Controls would have to be spelled out. Where would the line be drawn? The question of a "nuisance" would have to be determined by a judge. This may be where a real problem would arise. The subject can indeed become quite complex.

The Manager then submitted that there were many complaints received from sources all over the municipality about nuisances, pointing out that the municipality had thus far attempted to avoid these troublesome areas because of the fact that an attempt is made in some cases to use it as a wedge or hammer in some kind of neighbour quarrel which

may or may not be related to the tree problem at hand.

The Manager recommended that the type of problem in question be continued to be treated as a civil matter between the two parties concerned.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Manager be adopted."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the matter be tabled pending an inquiry of the Solicitor and report as to whether or not the subject problem can be classed as a public or private nuisance."

CARRIED UNANIMOUSLY

His Worship, the Mayor, withdrew from the Chair.

Alderman Mercier took the Mayor's Chair.

(12) House Demolition - Grange Street Extension
Lot 3, Block 9, D.L. 32, Plan 2250

The Manager reported that this property had been acquired for the extension of Grange Street. The residence on the property was now vacant and in such condition as to warrant demolition. Furthermore it was planned to proceed with construction of the road very shortly. The Land Agent had requested permission to demolish the residence as soon as possible. The Manager recommended that authority be given to have the building demolished.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(13) Fire Chief

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

(14) Building Department Monthly Report

The Chief Building Inspector submitted a report covering operations of his Department for the period June 21st to July 16, 1971.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That Items (13) and (14) be received."

CARRIED UNANIMOUSLY

(15) Planner I (Transportation)

The Manager reported on the staff requirement for this position in his Department pointing out that one of the major bottlenecks in the Department is in the transportation field - a topic that in fact is among the highest in priority.

The matter had been discussed at the time of the budget presentation and the Council approved Budget funds sufficient to employ a Planner I subject to Council reserving the right to authorize the recruitment for the position.

The Manager submitted a list of projects included in the work programme together with detailed explanation of what is involved in each of the projects.

The Manager pointed out that these were all priority items and required two full time Transportation Planners to work on the subject and others as they come up.

The possibility of employing someone from a Consultant's office for a period of time had been considered and was not favoured. Flexibility of staff was needed and the growth of problems in the transportation area was obvious.

The Manager attached a copy of the general job description for this position. The Manager recommended that authority be given to ~~advertising~~ immediately for a Planner I (Transportation).

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

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN McLEAN:
"That this matter be tabled to the next meeting of the Council."

CARRIED UNANIMOUSLY

(17) Engineer's Special Estimates

The Engineer submitted Special Estimates of Work in the total amount of \$5,000.00 and the Manager recommended that the estimates be approved as submitted.

The Council noted that these estimates were designed to provide for the correction of superfluous crossings causing potential problems mainly along Kingsway and Sussex Avenue and the necessity of the work was questioned. The Engineer reported that these were crossings which were causing trouble due to width or slope of the ground around the crossings and were in need of correction.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That the Special Estimates of the Engineer be approved."

CARRIED

AGAINST -- ALDERMEN MERCIER AND
LADNER

(18) Medical Health Officer - Monthly Report

Medical Health Officer submitted a report covering activities of his Department for the month of June.

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

CARRIED UNANIMOUSLY

HIS WORSHIP, THE MAYOR, RESUMED THE CHAIR.

ALDERMAN MERCIER RESUMED HIS COUNCIL SEAT.

(19) Proposed Local Improvement Project - Grange-Dover from Kingsway to Royal Oak Avenue

The Manager reported that property acquisitions on this projection of Grange and Dover Street had been completed to the point where it was now possible to initiate the project as a Local Improvement. This was one of the two remaining projects approved for financing under the Federal - Provincial Special Development Loan Fund.

The Manager reported that the work was estimated to cost \$520,000.00 and the work would consist of a curb-to-curb width of 46 feet of pavement with curb gutter and sidewalks totalling six feet on both sides. The construction of certain waterworks at an estimated cost of \$16,000.00 and reconstruction of sanitary sewers at an estimated cost of \$65,000.00 would also be undertaken.

Ornamental Street Lighting will also be involved, however no estimates were prepared yet.

The Engineer recommended that Council grant authority to initiate the project as a Local Improvement at a total estimated cost of \$520,000.00. Since the financing by the Federal - Provincial Special Development Loan Fund is out of time, it may be such that some cost may have to be financed by conventional means. The waterworks will be a charge to the water utility and the sanitary sewer will be a charge to the sewer utility.

The Manager recommended that the Council authorize the initiation of this Project as a Local Improvement and that as much as possible of the Project be financed by Federal - Provincial Special Development Loan Fund with the balance being financed through conventional means.

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

CARRIED UNANIMOUSLY

(21) Light Metal Product Manufacturing Shop and Office Building Preliminary Plan Approval Application #1555
Southerly portion of Lot 5, D.L. 42, Plan 3055

The Manager reported that the Planning Department had received an application for Preliminary Plan Approval for a light metal product manufacturing shop and office building on the above property. located in the Government-Winston Study Area. The building meets the zoning requirements both current and new, however the setbacks and site coverage proposed in the application based on M1 regulations would not meet the standards which are proposed under the M5 category.

July/26/1971

The Planning Department has no particular reservations about the nature of the use proposed, but have recommended that increased setbacks and reduced site coverage be applied to provide for more compatible relationship to the abutting residential neighbourhood.

The site is located in such a position that it would not be offensive and it is likely that screening would be undertaken by additional development and architectural treatment as well so that objectives of the proposed M5 regulations will not be grossly offended.

It was submitted that Preliminary Plan Approvals expire in 90 days and depending on circumstances may or may not be renewed depending on the status of the situation at the time any request for renewal may have to be referred to Council.

The Manager recommended that the Preliminary Plan Approval #1555 be issued but not considered for renewal if requested, if such issuance would conflict with the zoning in effect at the time of the request for the renewal.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the subject Preliminary Plan Approval be approved provided that if an application is made for renewal of the Preliminary Plan Approval that such application be brought back to the Council for decision."

CARRIED UNANIMOUSLY

(22) Personnel Department Monthly Report

The Personnel Director submitted a report covering activities of his Department as of July 4, 1971.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the report be received."

CARRIED UNANIMOUSLY

July 26, 1971

23. Reconstruction of Graham Avenue - Fourth Street to Sixth Street
(Local Improvement Programme)

The Manager reported on the problem arising from this work which was initially budgeted in 1969 and at the same time a report known as the Second Street Neighbourhood Study was being completed and approved by Council. The Study indicated that Graham Avenue would be closed off at Sixth Street with a cul-de-sac and a lane was recommended behind the Commercial properties to improve access and egress for those residents most effected near the cul-de-sac.

Everything was happening simultaneously and there was some lack of communication and as a result the initiation work covered the whole of Graham Avenue from Fourth Street to Sixth Street and was approved in that fashion.

Objections have been raised for some time by some owners on the street to a cul-de-sac of any kind. The people have been contacted and 21 out of 26 people were interviewed showing that 9 were opposed, 9 were in favour and the remaining 3 did not seem to really care one way or the other. Some people were not contacted because of their having been away or unavailable.

The Manager submitted that it would appear there were enough opposed to the closure to make it questionable whether it should be closed.

Since we are not able to convince a strong majority to willingly agree to change the design and since the work was originally advertised as going straight through it decision must be made to reinitiate the project or complete the work as advertised. The Treasurer had completed the financing for what work has already been done on the street as if the project had been fully completed and the people have been assessed on their 1970 taxes for the work right through to Sixth Street even though it has not yet been completed.

The Engineer recommended that the work be completed while the Planner recommends the cul-de-sac be constructed although he appreciates the complexities of trying to follow through with this type of construction. The Manager recommended that the work be immediately completed as originally planned and that it be financed as a special project out of the C.I.B. Special Roads Account.

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

CARRIED UNANIMOUSLY.

25. Re: Proposed Local Improvement Project - Hazel Street from
McKercher Avenue to McMurray Avenue

The Manager reported that acquisition was now complete on the subject portion of Hazel Street and it is now appropriate to proceed with the construction of same as a Local Improvement to a standard of 46' curb to curb width road including curb and gutter and 5½' wide abutting sidewalks on both sides. The estimated cost of construction is now \$17,000.00 inclusive of an estimated cost for drainage of \$1,000.00. The amount included in the C.I.B. was \$12,000.00.

Ornamental Street Lighting under the normal policy of Corporation to finance these works as a charge to the Annual Capital Budget will be the only other municipal service required to be provided.

July 26, 1971

- 33 -

This work is a companion to the Grange-Dover Project reported upon earlier.

The Manager recommended that the Hazel Street Project be authorized as an initiation under Local Improvement procedures.

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

CARRIED UNANIMOUSLY

The Manager submitted a report of the Planning Director covering the use of property at 5584 Kincaid Street for the purpose of establishing an Alcoholic Rehabilitation Centre in a vacant Church building and the department recommended against the rezoning because of its close proximity to the Douglas Road Elementary School.

The Society has worked with the Department in selecting sites in the Municipality which would be considered suitable as locations for an Alcoholic Rehabilitation Centre.

The Society has requested a location on Corporation owned land which could be leased from the Municipality on a long term basis and it was the view of the Department that a site made up of 8 Corporation owned lots on Tenth Avenue west of the Newcombe Street right-of-way would meet these requirements.

The Planner recommended that "Lots 'B', 22-28 inclusive, Blk. 3, D.L. 25 West be leased by the Corporation to the Burnaby Halfway Lodge Society for the establishment of a Rehabilitation Centre for Alcoholics subject to the Society obtaining a Federal Grant for this purpose.

The Planner outlined the requirements of the Society and locational consideration was given in the selection of sites for Halfway Houses.

The proposed site has dimensions of 139.73 feet by 49 feet (Lot "B") while the remaining lots have dimensions of 138.2 feet by 33 feet allowing for a 10 foot road allowance along the north side of Tenth Avenue, the resulting area would cover 35,900 square feet or approximately .82 acres. The necessary water and sanitary sewer facilities area available to the property. The proposed development would require the rezoning of the site to P7 (Special Institutional) District Category. The Manager recommended that the site be approved in principle by Council and that the Planning Department and Land Agent be instructed to bring forth a further report on the matter of the value of the lease.

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

CARRIED UNANIMOUSLY

RE: Sewer and Drainage Easements
Subdivision Reference #86/71

The Manger reported ~~that~~ in order to finalize the above subdivision easements were required as shown on an accompanying sketch. The following information applied:

(a) legal description for easements 1 & 2 - new legal:

July 26, 1971

- (a) Lots 278 and 279, D.L. 135, Plan number to be assigned upon registration;

Easement 3 - Lot 281, D.L. 135, Plan number to be assigned upon registration;

Easement 4 - Lot 282, D. L. 135, Plan number to be assigned upon registration;

- (b) Details of Ownership -

Chivers REalty Developments Ltd., of
5901 East Broadway,
Burnaby, B. C.

- (c) Description of Easements -

Easements 1 is 4 feet wide and is located on the south side of Lot 278.

Easement 2 is 4 feet wide and is located on the north side of Lot 279.

Easement 3 is 10 feet wide and is located on the south side of Lot 281.

Easement 4 is 8 feet wide and is located on the south side of Lot 282.

- (d) The easements are required for sewerage and drainage works and are to be provided at no cost to the Corporation.

The Planner approves the easements. The Manager recommended that authority be given to accept and execute these easements.

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

32. RE: Sewer Easement, Subdivision #86/71
(Item 29, Manager's Report No. 47, Council Mtg. July 26, 1971)

The Manager reported having omitted from the Planning Department's request for easements for the above subdivision, a fifth easement details of which are as follows:

- (a) Legal description - S $\frac{1}{2}$ Blk. 4, D.L. 135, Plan 3234,
(b) Details of Ownership - Alec Silvestrone, Engineer's Assistant,
of 1180 Cliff Avenue, Burnaby, B. C.
(d) The easement is required for sewerage works and is to be
provided at no cost to the Corporation.
(e) the Property is located at 1180 Cliff Avenue.

The Manager recommended that authority be granted to accept and execute this easement.

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

CARRIED UNANIMOUSLY

July 26, 1971

33. RE: BURNABY CHAMBER OF COMMERCE
Submission Regarding Big Bend Area

The Manger submitted a comment by the Planning Department on the Chamber of Commerce Brief on the above subject

The Planner submitted that it appeared from the brief review given the report that the Chamber of Commerce and the Planning Department were in full agreement on many aspects of the proposed development while there were other areas in which there remained a difference of opinion.

The intent of meetings held as reported in the Manager's report was to receive "feedback" or planning base "inputs" on which to help direct more specific proposals in the future. The submission of the Chamber was one such response.

The Department would be in general agreement with items 4, 7, 8 and 9 of the Chamber's recommendations but would submit that Points 1, 2, 3, 5, 6 and 10 although possibly valuable as planning inputs, are premature at this time as policy. An appraisal of all aspects of the Chamber's submission will be made by the Department following scheduled program of meetings.

With reference to the possible agricultural uses in the area the Planner noted that several pertinent points were raised by Mr. D. Fisher of the Canadian Department of Agriculture and Mr. T. Lum of the B.C. Farm Association at the meetings held the 26th of July.

Mr. Fisher had suggested he would be more than willing to appear before Council to provide a more informed account of the present and potential agricultural development in this area if the Council so wished.

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

CARRIED UNANIMOUSLY

July/26/1971

(31) Miscellaneous Rezoning Applications

The Council then decided to proceed with the rezoning applications pursuant to Item #31 of the report of the Municipal Manager.

(1) (a) Reference RZ #39/71

Lot 2 except N. 140 feet, Block "A", D.L. 8, Plan 5191
Lot 1, Except N. 140 feet, Block "A", D.L. 8, Plan 5191

(9681 Casewell and 9727 Casewell -- Purpose - proposed new park in Lyndhurst-Cameron Neighbourhood)

FROM RESIDENTIAL DISTRICT TWO (R2) TO PARK AND PUBLIC USE DISTRICT (P3)

(b) Reference RZ #40/71

Lots 8 and 9, Block 1, D.L. 14, Plan 3047
Lot 10, Except Expt. Plan 9817, Block 1, D.L. 14, Plan 3047

(9070 and 9060 Purkiss, 7072 Cariboo Road -- Purpose - addition to Burnaby Lake Regional Park)

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

(c) Reference RZ #41/71

Lot 4, Block "R", D.L.'s 85/69, Plan 11109

(5111 and 5121 Dale Avenue -- Purpose - Addition to Deer Lake Park)

FROM RESIDENTIAL DISTRICT ONE (R1) TO PARK AND PUBLIC USE DISTRICT (P3)

(d) Reference RZ # 42/71

Portion of Lot 161, D.L. 85, Plan 37715

(5345 Sperling Avenue -- Purpose - Addition to Deer Lake Park)

FROM RESIDENTIAL DISTRICT ONE (R1) TO PARK AND PUBLIC USE DISTRICT (P3)

(e) Reference RZ #43/71

Lot 2, Except Parcel "A", Ref. Plan 12540, Block 3, D.L. 14, Plan 3047

(9150 Christie -- Purpose -- Addition to Burnaby Lake Regional Park)

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

July/26/1971

(f) Reference RZ #45/71

Lot 279, D.L. 129, Plan 38267

(5920 Sherban Court -- Purpose -- Addition to Parkcrest Park and School Site)

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

It was being recommended that these applications be approved for further consideration.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

ALDERMAN MERCIER LEFT THE MEETING.

(2) Reference RZ # 36/71

(a) Sk. 11400 of N½ of Blk. 4, D.L. 4, Plan 845

(b) Pcl. "B", Ref. Pl. 9342, Excl. Pcl. 1, Except Pl. 10507 and Exc. Pcl. 2 and Road Ref. Pl. 12333 and except W. 33 feet of Pcl. "B", N½ Block 4, D.L. 4, Plan 845

(Located at the North-East corner of Bell Avenue and the Loughheed Highway)

FROM SMALL HOLDINGS DISTRICT (A2) 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 applicant towards the creation of a suitable plan of development based on the criteria indicated in the report.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

ALDERMAN MERCIER RETURNED TO THE MEETING.

(3) Reference RZ #47/71

Lot "C", Blocks 1/2, D.L. 97, Plan 15308

(Located on the North side of Kingsway approximately 159 feet West of its intersection with Gilley Avenue)

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

It was being recommended that this application not be favourably considered in view of the fact that the enlargement of the C4 zoning and the extension of the existing low intensity uses can only frustrate and prolong the ultimate redevelopment of the block.

July/26/1971

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LADNER:
"That the application be approved for further consideration and advanced to a Public Hearing."

CARRIED

AGAINST -- MAYOR PRITTIE

(4) Reference RZ #48/71

Lots 1, 2 and 3, Block 77, D.L. 127, Plan 4953

(Located on the South-East corner of Capitol Drive and Ellesmere Avenue)

FROM RESIDENTIAL DISTRICT FOUR (R4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

It was being recommended that this application be tabled to permit discussions between the applicant and the Planning Department on the creation of a suitably-shaped site for the proposed development.

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

CARRIED UNANIMOUSLY

(5) Reference RZ #35/71

- (a) Pcl. "C", Expl. Pl. 9256, Ex. Expl. Pl. 11295, S.D. 7/8, Block 2, D.L.'s 44/78, Plan 3049
- (b) Lot 9, Except Expl. Pl. 11295, Blk. 2, D.L.'s 44/78, Plan 3049

FROM SMALL HOLDINGS DISTRICT (A2) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

(Located at the North-East corner of the Lougheed Highway and Eilerslie Avenue)

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 passage of a Road Closing By-law to close Eilerslie Avenue, as noted in the report.
- (b) The sale of this part of Eilerslie Avenue to the applicant.
- (c) The dedication of the North 33 feet of the property for road purposes and if the North half of this road cannot encroach on the B. C. Hydro and Power Authority Right-of-Way, the full width must come from the subject site.

July/26/1971

- (d) The consolidation of the subject properties and the part of Eilerslie Avenue in question into one site.
- (e) The submission of a suitable plan of development which reflects the following:
 - (i) a family living environment that provides adequate usable open space and suitably sized living units.
 - (ii) the provision of an adequate setback of the units from Lougheed Highway.
 - (iii) no access being taken from Lougheed Highway.
 - (iv) the maintenance of as much existing growth as possible, particularly in the Southerly portion of the site.
- (f) The deposit of sufficient monies to cover the cost of providing the following services:
 - (i) The development of Eilerslie Avenue to a full standard from Broadway to the point indicated in a diagram accompanying the report.
 - (ii) The provision of water service and storm and sanitary sewer service.
 - (iii) The construction of an East-West road across the North boundary of the site.
- (g) The granting of a 20-foot easement along the portion of Eilerslie Avenue to be closed.

MOVED BY ALDERMAN DRUMMOND, 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

(6) Reference RZ #46/71

- (a) Lot "A", S.D. 13W3/4, Blks. 34/36, D.L. 35, Plan 8354
- (b) Lot "A", Expl. Pl. 11824, S.D. 6/7, Blks. 34 and 36, D.L. 35, Plan 1370

(Located at the North-East corner of Moscrop Street and Smith Avenue)

FROM RESIDENTIAL DISTRICT FOUR (R4) TO RESIDENTIAL DISTRICT SIX (R6)

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 South 36.5 feet of the property for the widening of Moscrop Street.
- (b) The submission of a suitable subdivision plan and the fulfillment of all subdivision requirements.

- (c) The submission of a suitable plan of development.
- (d) The submission of an undertaking to remove all existing structures from the properties within six months of the rezoning being effected.
- (e) The deposit of monies for storm sewer facilities

MOVED BY ALDERMAN DRUMMOND, 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

(7) Reference RZ #49/71

Lot 7, Blocks 1, 2 and 3, D.L. 94S, Plan 3754

(Located on the South side of Kingsway approximately 230 feet East of its intersection with Royal Oak Avenue)

FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

It was being recommended that this application be tabled to permit discussions between the applicant and the Planning Department regarding the resolution of the parking problem mentioned in the report.

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

CARRIED UNANIMOUSLY

* * *

A report re: Labour Negotiations was then brought forward.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:
"That the report be tabled until the next open meeting of Council, August 9th, and that Mr. Graham Leslie, Director, Municipal Labour Relations Bureau be invited to attend that meeting."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

July/26/1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That leave be given to introduce:

"BURNABY ROAD CLOSING BY-LAW NO. 8, 1971" #5935

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 4, 1971" #5936

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 18, 1971" #5934

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 16, 1971" #5930

and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY ROAD CLOSING BY-LAW NO. 8, 1971"

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 4, 1971"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 18, 1971"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 16, 1971"

be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"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. 12, 1971" #5673

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 78, 1969" #5627"

CARRIED UNANIMOUSLY

July/26/1971

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1971 provides for the following proposed rezoning:

Reference RZ #9/71

- (a) Lots 11 and 12, Block 4, D.L. 121, Plan 1354
- (b) Lots 13 and 14, Blk. 4, D.L.'s 121/187, Plan 1354

(4455, 4461, 4449 and 4443 Albert Street)

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

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 78, 1969 provides for the following proposed rezoning:

Reference RZ #52/69

- (a) Lots 6, 7, 8 and 9, R.S.D. "A", S.D. 19/20, Blks. 1/3, D.L. 95N, Plan 1264
- (b) Lots 10 and 11, Blk. "A", D.L. 95, Plan 1264
- (c) Lot 17, S.D. 17, Blks. 1/3, D.L. 95, Plan 1414
- (d) Lots "A" & "D", R.S.D. 16/18, Blk. 1/3, D.L. 95N, Plan 12331
- (e) Lots "B" and "C", S.D. 16/17/18, Blk. 18, D.L. 95, Plan 12331

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

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY

The Council Reconvened.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1971"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 78, 1969"

be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

July/26/1971

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That:

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

#5836

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 17, 1971"

#5931

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 3, 1971"

#5929

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

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY