

JUNE 28, 1971

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, June 28, 1971 at 7:00 p.m.

PRESENT: Mayor R. W. Prittie, in the Chair;
Aldermen Blair, Clark, Dailly,
Drummond, Emmott, Mercier and McLean;

ABSENT: Alderman Ladner;

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That the Minutes of the Public Hearing held on June 22, 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

Secretary, Burnaby Fire Fighters' Association, (Local 323), submitted
a letter requesting permission to hold Tag Days on October 29th and 30, 1971 in aid of the annual Muscular Dystrophy Campaign.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That permission be granted to the Association to conduct its campaign at the times indicated."

CARRIED UNANIMOUSLY

Treasurer, East Burnaby Football Association, submitted a copy of a letter addressed to the Department of Highways in which permission was requested to hold a Walkathon on August 28th commencing at 8:30 a.m. along a route outlined on an accompanying plan.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That permission be granted to the Association to conduct the Walkathon along the route mentioned and at the time indicated, subject to the:

- (a) Approval of the R.C.M.P.
- (b) Provincial Department of Highways having no objection to the use of any arterial highways in the municipality that are involved."

CARRIED UNANIMOUSLY

June/28/1971

Mr. Alfred Bingham wrote to provide reasons he felt Burnaby Lake and its environs should be developed as a recreational area.

Mr. A. H. E. Krause submitted a letter in which he registered opposition to a recent action to prohibit all but right turns for Northbound traffic on Deer Lake approaching Canada Way.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:
"That action on the subject of the letter from Mr. Krause be deferred until consideration of Item (25) of the Municipal Manager's Report No. 43, 1971 later this evening."

CARRIED UNANIMOUSLY

Mr. Donald B. W. Clark wrote to recite the results of a visual study he made of pollution in Eagle Creek between Lougheed Highway and the Burnaby Municipal Golf Course.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:
"That the letter from Mr. Clark be referred to the Health Department for study and report, as recommended under Item 6 of the Municipal Manager's Report No. 43, 1971."

CARRIED UNANIMOUSLY

Chairman, Burnaby Young Voyageurs, submitted a letter requesting that Council sponsor a banquet and reception at a cost of approximately \$300.00 for 21 students from Fredericton, New Brunswick and their Burnaby hosts and guests who will in the municipality between July 16th and 25, 1971.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:
"That the request of the Burnaby Young Voyageurs be referred to Mayor Prittie, as Chairman of the Grants and Publicity Committee, for appropriate action, it being understood that he will ascertain whether the amount requested is reasonable and in accordance with the basis used in previous years."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

* *

TABLED ITEMS

The following matters were then lifted from the table:

- (a) Proposed New Industrial Zoning Categories and regulations (Burnaby Zoning By-law 1965, Amendment By-law No. 23, 1971)

June/28/1971

Terminal Manager, Tri-Mac Transportation System, submitted a letter expressing concern regarding the possible rezoning of the Company's property at 7260 Winston Street and the concomitant change in regulations governing the type of development of the Company.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That items 15 and 26 of the Municipal Manager's Report No. 43, 1971, which deal with the subject at hand, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of those two reports from the Manager:

(15) Proposed New Industrial Zoning Categories and Regulations

A report of the Planning Department dealing with the above subject, which has been distributed to the members of Council, was being returned for direction in connection with the matter.

(26) Proposed New Industrial Zoning Categories and Regulations

The Planning Department is recommending the following on the above matter:

(a) That the proposed new industrial district categories M5 (Light Industrial) and M6 (Truck Terminal), and related regulations, as described in the amendments to the Zoning By-law which were attached to a report of June 17, 1971 be finalized.

(b) That the following proposed rezonings be advanced to a Public Hearing:

(i) Those areas outlined on the map accompanying a report of the Planning Department dated June 25, 1971 to the M5 category;

(ii) Those sites shown on Map B accompanying the same report to the M6 category;

the specific properties being those described in the Planning Department report of May 19, 1971.

(c) That consideration be given the provision of a park link between the residential area North of Winston Street and the Burnaby Lake Regional Park, based on the suggestions contained on Page 3 of the Planning Department Report of June 17, 1971.

(d) That Council consider the recognition of two of the three existing M2 zoned truck terminal sites in the Winston Street area (Trimble/Trimac, Fleet Express) by rezoning them to the new M6 category.

(The owners of the site occupied by Chapman's Transport have indicated they wish to retain the existing M2 zoning).

June/28/1971

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:
"That the first recommendation of the Planning Department under
Item 26 of the Municipal Manager's Report be adopted."

CARRIED

AGAINST -- ALDERMAN DRUMMOND

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:
"That the second recommendation of the Planning Department under
Item 26 of the Manager's Report be adopted."

CARRIED

AGAINST -- ALDERMEN DAILLY AND
DRUMMOND

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:
"That the third recommendation of the Planning Department under
Item 26 of the Manager's Report be adopted."

CARRIED

AGAINST -- ALDERMAN CLARK

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:
"That the fourth recommendation of the Planning Department under
Item 26 of the Manager's Report be adopted."

IN FAVOUR -- ALDERMEN EMMOTT,
BLAIR AND CLARK AND MAYOR
PRITTIE;

AGAINST -- ALDERMEN MERCIER,
McLEAN, DRUMMOND AND DAILLY;

MOTION NEGATIVED

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That the Greater Vancouver Regional Parks District be asked to
review the Burnaby Lake Regional Park Plan to determine whether
the area from Phillips Avenue East to Piper Avenue and from Winston
Street to the foreshore of Burnaby Lake should be included."

IN FAVOUR --ALDERMEN McLEAN AND
DAILLY

AGAINST -- ALDERMEN BLAIR, CLARK,
DRUMMOND, EMMOTT, AND
MERCIER

MOTION LOST

June/28/1971

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:

"That the Vancouver - Fraser Park District and the Burnaby Parks and Recreation Commission each be asked to indicate the advisability of acquiring land North of the Great Northern Railway Tracks North of Burnaby Lake to connect with the Regional Park planned in the area, including the reasons why they feel this should or should not be done and whether the Park District is prepared to pay for the land involved."

CARRIED

AGAINST -- ALDERMEN MERCIER,
EMMOTT AND BLAIR

(b) Mobile Home Park Standards

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That the Planning Department use its report on Mobile Home Park Standards as the basis for a By-law, with it being understood that the Department will reflect its considerations of the changes recommended by the Advisory Planning Commission and any other alterations it discovered were superior as a result of its survey of mobile home park standards in various American cities."

CARRIED UNANIMOUSLY

(c) Sign By-law

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That a decision on the Sign By-law be deferred until the Advisory Planning Commission reports further following its receipt of opinions from those to whom the Commission has referred the By-law for comment, on the basis that the report of the Commission will be submitted within two months time."

CARRIED UNANIMOUSLY

(d) "Urban Structure" Report

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:

"That a special meeting of Council be held to discuss the "Urban Structure" Report of the Planning Department."

CARRIED UNANIMOUSLY

MAYOR PRITTIE DECLARED A RECESS AT 9:05 P.M.

THE COMMITTEE RECONVENED AT 9:15 P.M.

* * *

R E P O R T S

MAYOR PRITTIE recommended that Alderman D. M. Mercier be appointed as Acting Mayor for the months of July and August, 1971.

June/28/1971

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

* * *

MUNICIPAL CLERK submitted a Certificate of Sufficiency covering the paving of the lane East of Royal Oak Avenue between Sidley Street and Watling Street as a Local Improvement.

Municipal Manager also submitted a Cost Report covering the work mentioned in the Clerk's Certificate.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN EMMOTT:
"That both the Certificate of the Municipal Clerk and the Cost Report be received and a Local Improvement Construction By-law be prepared to authorize the lane paving project in question."

CARRIED UNANIMOUSLY

* * *

MUNICIPAL MANAGER submitted Report No. 43, 1971 on the matters listed below as Items (1) to (29) either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Lozells Avenue, Piper Avenue and Phillips Avenue North from
Winston Street
GOVERNMENT - WINSTON INDUSTRIAL COLLECTOR STREET

It was being recommended that Council confirm that Lozells Avenue and Piper Avenue North of Winston Street should be closed to traffic and that the necessary Road Closing By-law be prepared.

It was also being recommended that the closure of Phillips Avenue North of Winston Street be withheld until such time as a traffic signal is installed at Loughheed Highway and Phillips Avenue.

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

CARRIED UNANIMOUSLY

(2) Motorcycles on East side of Burnaby Mountain

The R.C.M.P. has reported as follows on a complaint regarding motorcyclists using the East side of Burnaby Mountain:

- (a) Two complaints have been received from one of the persons who signed the petition Council received on the matter, a Mr. Patterson, in regard to noisy vehicles in the subject area and the traffic detail has taken enforcement action against the offending units where that has been possible.

June/28/1971

- (b) It has not been possible to find any of the R.C.M.P. members who advised Mr. Patterson that the Council had granted permission for motorcyclists to use the area in question.

It is, however, possible this may have occurred because Council, in the past, has granted permission to Clubs to conduct rallies within the confines of the municipal gravel pit for specific times and days.

- (c) The N.C.O. in charge of the Traffic Section has spoken to the S.F.U. Traffic and Security Division and they will ensure that the boundary on their portion of the University property is well signed to advise people that they are not to operate motor vehicles across that land.
- (d) The Engineering Department will ensure that previously posted signs along Centennial Trail and other rights of way on municipal land adjacent to the area remain erected.
- (e) The members of the Burnaby Detachment of the R.C.M.P. have been alerted to ensure that the subject area is patrolled during evenings and weekends with a view to stopping the type of activity mentioned by the petitioners.

The Municipal Clerk has conveyed the foregoing to the petitioners and it was being recommended that his action in that regard be ratified.

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

CARRIED UNANIMOUSLY

(3) Burnaby Historical Society

The Parks and Recreation Commission was informed on June 16th that the Burnaby Centennial Committee is endeavoring to convert the "Baker" House on Deer Lake Avenue into a facility which will provide a meeting place for both the Historical Society and the Committee itself.

Discussions have been held between the two organizations and it was felt by the Commission that some solution to the problem confronting the Society regarding a lack of a meeting place and headquarters would be found within the very near future.

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

CARRIED UNANIMOUSLY

(4) Lots 29 and 30, Blks. 1/3, D.L. 95N, Plan 556 REZONING REFERENCE NO. 25/70

The above properties were rezoned to CD in order to accommodate the senior citizens housing development.

June/28/1971

After that, it was decided that a senior citizens recreation centre should be built on a portion of the properties.

Because the development plan for the site is part of the Amendment to the Zoning By-law covering the rezoning in question, it will be necessary to amend the plan to include provision for the recreation centre.

It was therefore being recommended that this be done and that the Amendment be advanced to a Public Hearing.

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

CARRIED UNANIMOUSLY

(5) 1970 Public Accounts

The 1970 Public Accounts of the municipality, which were published pursuant to the provisions of the Public Bodies Financial Information Act, were being submitted.

Unless directed to the contrary, it is planned to charge \$1.00 for each copy of the Public Accounts to the public.

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

CARRIED UNANIMOUSLY

(6) Eagle Creek from Lougheed Highway to Burnaby Municipal Golf Course

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

(7) Lot 6 except Plan 28190, D.L. 126, Plan 3473
REFERENCE REZONING #22/71

The rezoning of the above described property to P1 was approved in principle by Council on May 25, 1971.

The Planning Department was authorized then to work with the applicant and adjoining property owners to resolve a problem involving the ultimate shape of the parcels to be created.

In addition to holding a series of meetings to discuss the matter just mentioned, it has been determined that the applicant feels the area of the site (2.1 acres) is in excess of his requirements. He has therefore asked that provision be made for the future subdivision of a portion of the property.

The Planning Department has evolved a scheme (shown on an attached sketch) which meets with the applicant's approval and the requirements for the future subdivision of adjacent parcels.

It was therefore being recommended that:

June/28/1971

- (a) The subdivision pattern for the property that is shown on the attached sketch be approved in principle.
- (b) The rezoning proposal in question be amended to delete that area which will be subdivided, in the future, from the Lot 6 in question.
- (c) The following prerequisites be established in connection with the rezoning proposal:
 - (i) The submission of a suitable plan of development which orients the project to Delta Avenue.
 - (ii) The dedication of the lane allowances shown on the sketch.
 - (iii) The deposit of sufficient monies to cover the cost of providing storm and sanitary sewer service to the site.
 - (iv) The deposit of sufficient monies, to be held "In Trust", to cover the costs of paving the lane mentioned above.
 - (v) The submission of an undertaking to remove the existing house from the site within six months of the rezoning being effected unless it is to be used for the purposes allowed in the Zoning By-law.
- (d) The rezoning proposal in question be advanced to a Public Hearing.

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

CARRIED UNANIMOUSLY

(8) Portion of Lot 2, S.D. "D", "C" and "E", Block 14, D.L. 149
N $\frac{1}{2}$, Plan 10021
SUBDIVISION REFERENCE NO. 54/71

It was being recommended that Council authorize the:

- (a) acquisition of an easement, for drainage purposes, over the above described property at no cost to the Corporation.
- (b) execution of the documents relating to the matter.

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

CARRIED UNANIMOUSLY

(9) Preliminary Plan Approval Applications #1509 and #1518
BIG BEND AREA

The following courses of action were being recommended in respect of the above applications:

June/28/1971

- (a) P.P.A. #1509 - That this application, which is for a multi-unit rental warehousing project, be deferred temporarily until more definite conclusions on basic planning for the Big Bend Area are reached.
- (b) P.P.A. #1518 - That this application, which is for a new office building for an existing wood lath producing plant, be temporarily withheld pending Council reaching further conclusions in connection with the overall Big Bend Area study.

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

CARRIED UNANIMOUSLY

- (10) Approximately the North 71.8 feet of Lots 29 and 30 except sketch 9949, Block 4, D.L. 96N, Plan 2189
REFERENCE REZONING #19/71

As a result of investigating a complaint that was raised at the Public Hearing which was held on the above rezoning proposal, on June 22, 1971, regarding the use of the lane North of the subject properties for transporting trailers, the Planning Department has concluded that the lane should not be used for commercial purposes.

The Department feels that the trailer sales operation planned for the site should be designed in such a way that traffic is restricted from the lane.

It was therefore being recommended that this arrangement be established as a prerequisite for inclusion in the plan of development for the property.

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

CARRIED UNANIMOUSLY

- (11) 6907 Dunblane Avenue

The Medical Health Officer has reported as follows on a complaint concerning the use of the home at the above location:

- (a) The property is in the process of changing ownership.
- (b) The tenants, two young men, are vacating the premises before the end of July, 1971.
- (c) The debris and litter has been removed and deposited at the dump.
- (d) The plumbing in the house is operational and the tenants have been advised that the municipality will not countenance defecation or urination in the yard.

June/28/1971

- (e) The house contains five rooms, two of which are bedrooms. There is one bed in each of the bedrooms. The tenants stated there are not more than three permanent occupants in the dwelling.
- (f) The tenants have been told that noise emanating from the residence is not to intrude upon the rights of other residents of the neighbourhood.
- (g) The tenants have been firmly advised that the municipality will not tolerate undue noise or overcrowding of the premises; and further, that subsequent inspections will be made at alternative times to ensure that public health regulations are observed.

It was being recommended that those who complained about the situation in the home in question be advised of the foregoing.

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

CARRIED UNANIMOUSLY

- (12) Portions of Lots 100, 102 and 155, D.L. 35,
SUBDIVISION REFERENCE NO. 76/71

It was being recommended that Council authorize the:

- (a) acquisition of easements, for sewer purposes, over portions of the above described properties, at no cost to the Corporation.
- (b) execution of the documents relating to the matter.

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

CARRIED UNANIMOUSLY

- (13) Portion of Lot 330, D.L. 131, Plan 38194
SUBDIVISION REFERENCE NO. 81/70

It was being recommended that Council authorize the:

- (a) acquisition of easements, for sewerage and drainage works, over portions of the above described property at no cost to the Corporation.
- (b) execution of the documents pertaining to the matter.

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

CARRIED UNANIMOUSLY

June/28/1971

- (14) Lots 1, 2 and Lot 3 Except Plan 24587, S.D. 9, Block 4,
D.L. 206, Plan 1379 (6940 Hastings Street)
PRELIMINARY PLAN APPROVAL NO. 1517

The owner of the above described property has applied for Preliminary Plan Approval for the construction of an industrial structure on the property, which is zoned M4.

The proposal is consistent with M4 zoning and with the requirements for Preliminary Plan Approval.

Normally, the Planning Department would be prepared to grant the approval except that the property is designated in the Corporation's plans as part of a future addition to the Westridge School/Park site.

A solution to the problem has been developed under which the applicant would convey the Lot 3 described in caption to the Corporation for a portion of Duncan Avenue, as shown more particularly on an attached sketch, for consolidation with the adjacent Lots 1 and 2. He would then be able to construct the industrial structure mentioned.

It was therefore being recommended that the exchange proposal outlined be approved, subject to the consolidation of the abandoned portion of Duncan Avenue with the Lots 1 and 2 described, and that a Road Closing By-law be prepared to cancel the portion of Duncan Avenue in question.

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

CARRIED UNANIMOUSLY

(15) Proposed New Industrial Zoning Categories

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

- (16) Lot "B", Blk. 13, D.L. 70W, Plan 13727
Lots 11, 12, 14, 15 and 16, Blk. 13, D.L. 70, Plan 1432
Lot 28, D.L.'s 69 and 70, Plan 36506
Lot 29, D.L. 70, Plan 36506
REFERENCE REZONING #18/71

As authorized by Council, the Planning Department has continued working with the applicant for the above rezoning proposal to resolve problems relating to the development of the site, including a possible land exchange. In that latter regard, the Department was advancing a proposal that the applicant receive that portion of Lot 16 in the Block owned by the Corporation, which is not required for the widening of the Gilmore Diversion, in exchange for a seven foot strip from Lots 28 and 29, as more particularly shown on an attached sketch. The net gain in property for the applicant is 1,120 square feet and a value of \$3,360.00 has been placed on this property.

June/28/1971

The following was being recommended in connection with the entire matter:

- (a) That the proposed exchange outlined above, including the sale of the excess area mentioned to the applicant for \$3,360.00, be approved.
- (b) That the following prerequisites be established in connection with the rezoning proposal:
 - (i) The completion of the exchange explained..
 - (ii) The consolidation of the subject properties into one site.
 - (iii) The submission of an undertaking to remove all the existing improvements on the property within six months of the rezoning being effected.
 - (iv) The submission of a suitable plan of development for the site.
 - (v) The completion of such subdivision requirements as may be necessary.
 - (vi) The provision of underground servicing to the site.

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

CARRIED UNANIMOUSLY

(17) 4306 Imperial Street (Leone)

The above noted made application for a licence to carry on a T.V. Tuner Repair Service in his home at 4306 Imperial Street.

On November 13, 1970, the Council approved the issuance of the licence on a trial basis, providing there were no complaints, no employees and no outward indication of a shop being in existence.

The Chief Licence Inspector reports that the operation of the business has caused no problems and was recommending that another year's extension of the licence be granted.

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

CARRIED UNANIMOUSLY

(18) Vacant Lot Next to 3731 Regent Street

The Parks and Recreation Commission has agreed to undertake the mowing and routine maintenance of the above property in order that it can be used for neighbourhood park purposes on an interim basis.

June/28/1971

The Commission was suggesting that, if any capital development of the property is to be considered, this might well be undertaken by the 19 families living in the area.

It was being recommended that the foregoing information be received and filed.

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

CARRIED UNANIMOUSLY

- (19) (a) Lots "A", "B" and "C", Block 71, D.L. 33, Plan 3934
(b) Lot 1, S.D. "D", Block 71, D.L. 33, Plan 8617
REFERENCE REZONING #26/71

The following answers were being supplied to questions that were raised at the June 22nd Public Hearing on the above rezoning proposal:

- (a) The adjacent Lots 2 and 3 have a combined area of 22,651 square feet. Once land is taken from the lots for lane purposes (1,680 square feet), the remaining area will be more than sufficient for a three storey RM3 apartment.
- (b) As the properties to the North do not lie within the area designated for future apartment development and are therefore likely to remain residential for some time, it was being recommended that twenty feet be dedicated from the subject properties, for lane purposes, and that the prerequisite pertaining to that matter be amended to reflect this situation.
- (c) The twenty foot easement on the subject properties contains a 36 inch storm sewer which would be extremely expensive to move. This easement should not greatly affect the development potential of the adjacent Lot 2 because a twenty foot sideyard is required for a three storey RM3 apartment.

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

CARRIED UNANIMOUSLY

- (20) Lane West of Canada Way and North of Ulster Street
(Lot 244, D.L. 91, Plan 34482 - 6745 and 6785 Canada Way)
REZONING REFERENCE NO. 10/71

The Council was now being asked to authorize the preparation of a By-law to close the above lane, which is one of the prerequisites to the rezoning in question.

The lane is to be consolidated with the Lot 244 described and the purchaser of the lane is to be responsible for maintaining the existing growth of the allowance and for providing whatever additional landscaping may be required to bring it up to an acceptable standard.

June/28/1971

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the request contained in the report of the Manager be endorsed."

CARRIED UNANIMOUSLY

- (21) (a) 6591 Lily Avenue
(b) 6590 Fern Avenue
(c) 4522 Piper Avenue

The Parks and Recreation Commission, at its meeting on June 16, 1971, approved a recommendation that the houses on the above properties be demolished.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DRUMMOND:
"That authority be granted to demolish the buildings mentioned in the report of the Manager."

CARRIED UNANIMOUSLY

(22) Section 411

It was being recommended that an application from A. M. Duller of 7064 Sierra Drive, amounting to \$44.10, for an allowance of percentage addition charges on the taxes on the property be approved.

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

CARRIED UNANIMOUSLY

(23) Federal - Provincial Special Development Loan Programme

The municipality will receive the full amount (\$2,000,000.00) it requested under the above programme for the 1971 Local Improvement Programme.

It may be, however, that we will not be able to complete all of the work within the deadline imposed because of the possibility of adverse weather conditions and certain other factors.

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

CARRIED UNANIMOUSLY

(24) Public Telephone - Duthie Avenue at Curtis Street

It was being recommended that Council grant a request of the B. C. Telephone Company to install a public telephone on municipal property at the above location, on the bases that:

- (a) The 10% commission on gross receipts from the phone will be paid to the municipality.
- (b) The municipality reserves the right to give two weeks notice to have the installation removed at any time.

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

CARRIED UNANIMOUSLY

(25) Access to and from Deer Lake Avenue (Krause)

The following information was being supplied in response to a complaint from the above noted regarding the prohibition of all but right turns for Northbound traffic on Deer Lake Avenue approaching Canada Way:

- (a) With the proposed complete closure of Deer Lake Avenue at Canada Way and the revisions to the signal there occasioned by the construction of a ramp for fire trucks, the phasing of the signal for the Northbound Deer Lake Avenue egress needed to be eliminated.
- (b) By Provincial statute, the municipality can provide right turn only egress from Deer Lake Avenue onto Canada Way.
- (c) In order to accommodate such movement for Northbound or Westbound traffic from Deer Lake Avenue, the municipality improved to a paved standard an existing laneway connecting Deer Lake Avenue with the North/South lane already constructed to serve the James Cowan Complex and connecting with Gilpin Street.
- (d) This alternate access is a decided advantage, in terms of safety, over the previous accident-prone movements for Northbound and Westbound traffic through the Canada Way - Kensington Avenue intersection.
- (e) Adequate signing has been provided on Deer Lake Avenue to guide those using the temporary alternative route.
- (f) Some difficulties have been experienced in the past by people parking in the lane serving the James Cowan Complex, but steps will be taken to see that such parking will not continue to be a problem.
- (g) The barricades have not yet been removed from the fire hall ramp because there was still a connection to be made between the fire hall and the intersection signal controller. This work will be done by the Department of Highways within the next few days.
- (h) The blockage of the lane at the James Cowan Centre, which was mentioned by Mr. Krause, was a temporary one for only part of a Monday for a parks operation purpose.

June/28/1971

It was being recommended that Mr. Krause be advised of the foregoing.

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

CARRIED UNANIMOUSLY

(26) Proposed New Industrial Zoning Categories

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

(27) Monthly Report of Building Department

A report of the Chief Building Inspector covering the operations of his Department for the period between May 25th and June 18, 1971 was being submitted.

(28) Monthly Report of Fire Department

A report of the Fire Chief covering the activities of his Department for the month of May, 1971 was being submitted.

(29) Personnel Department

A report of the Personnel Director covering the activities of his Department for the period ending June 6, 1971 was being submitted.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That the above three reports be recieved."

CARRIED UNANIMOUSLY

* * *

When Alderman Clark enquired as to when the jagged ridge created by an overlay of pavement on Sperling Avenue would be repaired, the Municipal Engineer replied that this would be done as soon as weather permitted.

* * *

June/28/1971

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 19, 1971 #5880
came forward for Reconsideration and Final Adoption. This By-law
provides for the following proposed rezoning:

Reference RZ #12/71

FROM M3 AND R2 TO CD

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

(Located approx. 1,560 feet North of the North side of Lougheed
Highway right-of-way along Gagliardi Way)

Municipal Clerk stated that the Planning Department had reported
that the prerequisites established by Council in connection with this
rezoning proposal have been satisfied and the By-law can now
be finally adopted, subject to the Department of Highways giving
its approval first.

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

"BURNABY PARK DEDICATION BY-LAW 1950, AMENDMENT BY-LAW NO. 1, 1971" #5907
"BURNABY LEASE AUTHORIZATION BY-LAW NO. 3, 1971" #5910
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 19, 1971" #5880
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26, 1971" #5913
be now reconsidered and finally adopted, signed by the Mayor and
Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN McLEAN:
"That regular meetings of the Council, during the months of July
and August, 1971, be held on the following dates:

JULY -- 12th and 26th

AUGUST - 9th, 23rd and 30th"

CARRIED UNANIMOUSLY

June/28/1971

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:

"That leave be given to introduce:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 28, 1971" #5916

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1971" #5918

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1971" #5919

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 32, 1971" #5920

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 33, 1971" #5921

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 37, 1971" #5925

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

and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

The By-laws provide for the following proposed rezonings:

- (1) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 28, 1971 #5916

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

Reference RZ #20/71

The North 62 feet of Lot 2A, Blocks 2 to 4 inclusive, D.L. 28, Plan 2162

(7726 Wedgewood Street and 7727 Edmonds Street -- Located on the North side of Edmonds Street approximately 105 feet East of its Intersection with Canada Way)

- (2) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1971 #5918

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

Reference RZ #26/71

(a) Lots "A", "B" and "C", Block 71, D.L. 33, Plan 3934

(b) Lot 1, S.D. "D", Block 71, D.L. 33, Plan 8617

(5736, 5722 and 5709 Chaffey Avenue; 4375 Grange Street -- Located at the North-East corner of Grange Street and Chaffey Avenue)

- (3) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1971 #5919

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

Reference RZ #28/71

Lots 6, 7, 8 and 9, Block 4, D.L.'s 121/167, Plan 1354

(4440, 4456, 4458, 4470 and 4476 Pandora Street -- Located on the South-West corner of Pandora Street and Willingdon Avenue)

(4) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 32, 1971 #5920

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

Reference RZ #19/71

Approximately the North 71.8 feet of Lots 29 and 30, except Sketch 9949, Block 4, D.L. 96N½, Plan 2189

(6579 Kingsway, 6591 Kingsway -- Located on the North-West corner of Kingsway and Arcola Street)

(5) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 33, 1971 #5921

FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING DISTRICT (P8)

Reference RZ #4/71

Lot 48 except North 90 feet, Block 30, D.L. 98, Plan 2066

(5157 Rumble Street -- Located on the North side of Rumble Street 90 feet West of Royal Oak Avenue)

(6) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 37, 1971 #5925

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

Reference RZ #18/71

- (a) Lot "B", Block 13, D.L. 70W, Plan 13727
- (b) Lots 11, 12, 14, 15 and 16, Block 13, D.L. 70, Plan 1432
- (c) Lot 28, D.L.'s 69 and 70, Plan 36506
- (d) Lot 29, D.L. 70, Plan 36506

(4293 Canada Way, 4277, 4269, 4255, 4249, 4241 Canada Way; 3240 Gilmore Diversion; 4263 Canada Way -- Located on the North-West corner of Canada Way and Sumner Avenue)

(7) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1971 #5926

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

Reference RZ #143/66

- (a) Lot 131, D.L. 136, Plan 34438
- (b) Lot 132 Except Plan 37292, D.L.'s 136 and 137, Plan 34438

(7351 Montecito Drive and 7302 Halifax Street -- Located in the area bounded on the North by Halifax Street, on the East by the Municipal Golf Course, Montecito Drive on the South, and on the West by the Swedish Canadian Rest Home, the Easterly properties of the 7200 Block Sutliff Street and the proposed park and school site for the area)

June/28/1971

Mr. L. Warne submitted a letter in connection with the rezoning proposal covered by Burnaby Zoning By-law 1965, Amendment By-law No. 28, 1971 #5916 summarizing the points that were made at the Public Hearing on this proposal in opposition to the rezoning in question.

The applicant submitted a Brief containing the following comments on issues that were raised at the Public Hearing on the rezoning proposal:

- (a) There will be no increase in traffic on the streets in the area because the occupant of the building planned is merely relocating his operation from across the street.
- (b) There will be no addition to the personnel of the establishment involved.
- (c) Most Ingress and egress will be off Canada Way.
- (d) Because the tenants in the building will be dental and medical people, there will be no increase in noise or any traffic from trucks.
- (e) The owner of the property is prepared to dedicate the seven foot strip of land for road widening purposes, as stipulated by Council.
- (f) The owner is prepared to accept the cul-de-sac proposal required by Council.
- (g) A building will be provided which will increase the aesthetic appearance of the area, and a sound and visual barrier will be maintained.
- (h) There will be no noise generated from within the building and no noise aggravation from its outside.
- (i) The building will not be for speculative purposes.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MERCIER:

"That the Traffic Safety Committee offer its opinion on the matter of cul-de-sacing Wedgewood Street, either at its intersection with Canada Way or Sixth Street, as a means of eliminating short-cutting traffic that currently uses Wedgewood Street."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN DRUMMOND:

"That Mayor Prittie meet with the owners of the commercial properties in the area of the subject rezoning in an effort to have them improve the unsightly premises in order to enhance the aesthetics of the area."

CARRIED UNANIMOUSLY

* * *

June/28/1971

Mrs. B. Banich submitted a letter in connection with the rezoning proposal covered by Burnaby Zoning By-law 1965, Amendment By-law No. 31, 1971 #5919 advising that she was opposed to the proposed rezoning because she felt the area should be preserved for residential purposes.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:

"That Burnaby Zoning By-law 1965, Amendment By-law No. 31, 1971 be abandoned because the rezoning proposal covered by the By-law is considered to be premature."

CARRIED

AGAINST -- ALDERMEN EMMOTT AND
BLAIR

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:

"That the Committee do now rise and report progress on:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 28, 1971"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1971"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 32, 1971"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 33, 1971"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 37, 1971"

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:

"That the Committee do now rise and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1971"."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERICER:

"That the meeting continue past the hour of 10:00 p.m."

CARRIED UNANIMOUSLY

* * *

June/28/1971

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That leave be given to introduce:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 29, 1971" #5917

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 34, 1971" #5922

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 35, 1971" #5923

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 36, 1971" #5924

and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

These By-laws provide for the following proposed rezonings:

- (8) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 29, 1971 #5917

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

Reference RZ #16/71

The Westerly 99.81 feet of Lot 203, D.L. 207, Plan 38823

(7231 Francis Street -- Located at the end of Francis Street approximately 315 feet East of its Intersection with Duthie Avenue)

- (9) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 34, 1971 #5922

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

Reference RZ #31/71

- (a) Lots 1, 3 and 4, Block 24, D.L. 99, Plan 2012
(b) Lot 2, Block 24S $\frac{1}{2}$, D.L. 99, Plan 2012

(7512, 7562, 7582 Sussex Avenue and 7538 Sussex Avenue -- Located on the North-East corner of Rumble Street and Sussex Avenue)

- (10) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 35, 1971 #5923

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

Reference RZ #32/71

The front 150 feet of:

Lot 1 North 72 feet; Lot 1 Except North 72 feet; Lots 3 and 4, Block 28, D.L. 135, Plan 10299

(1331, 1351, 1371 and 1391 Duthie Avenue -- Located on the North-West corner of Duthie Avenue and Kitchener Street)

- (11) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 36, 1971 #5924

FROM HEAVY INDUSTRIAL DISTRICT (M3) AND RESIDENTIAL DISTRICT FIVE (R5) TO RESIDENTIAL DISTRICT FIVE (R5)

Reference RZ #5/71

Lot "A", Block 17, D.L. 155A, Plan 5168

(6180 - 17th Avenue; 7421 Willard ~~116~~ Lot -- Located at the South-West corner of Seventeenth Avenue and Willard Street)

June/28/1971

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 29, 1971"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 34, 1971"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 35, 1971"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 36, 1971"
be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

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

CARRIED UNANIMOUSLY

* *