

NOVEMBER 29, 1971

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, November 29, 1971 at 7:00 p.m.

PRESENT: Mayor R. W. Prittie in the Chair;
Alderman W. A. Blair,
Alderman W. Clark,
Aldermen J. Dailly (7:04 p.m.),
Alderman J. D. Drummond
Alderman A. H. Emmott,
Alderman H. G. Ladner,
Alderman D. M. Mercier,
Alderman G. H. F. McLean;

STAFF PRESENT: Mr. M. J. Shelley - Municipal Manager,
Mr. J. H. Shaw - Municipal Clerk,
Mr. E. A. J. Ward - Deputy Municipal Clerk,
Mr. A. L. Parr - Director of Planning,
Mr. E. Olson - Municipal Engineer,

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the Minutes of the Council meetings held on November 15th, 22nd and 25, 1971, plus the Public Hearing on November 22, 1971, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

ALDERMAN DAILLY ARRIVED AT THE MEETING.

Secretary, Kiwanis Club of North Burnaby, wrote to request permission for the Club to sell Santa Claus and Reindeer ornament kits on December 4th on the sidewalk in front of 4049 and 4162 Hastings Street for the purpose of raising funds for the Club.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That permission be granted to the Kiwanis Club of North Burnaby to conduct its campaign at the locations and on the date indicated."

CARRIED UNANIMOUSLY

Chairman, Burnaby Centennial '71 Committee, submitted a letter expressing the appreciation of the Committee for the co-operation and rapport which has existed between the Committee and Council ever since the Committee was appointed to handle all aspects of the programming that was developed to observe the Centenary of British Columbia's entering Confederation.

S.T.I. Superintendent, Woman's Christian Temperance Union, wrote to forward a copy of a letter addressed to the Vancouver School Board pertaining to the distribution of an underground newspaper to thousands of high school students in that City.

The Superintendent also asked that Council consider the contents of the submission inasmuch as the situation outlined therein reputedly applies to Burnaby Schools as well.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That the submission from the Women's Christian Temperance Union be referred to the Burnaby School Board for comment, including mention of the situation which obtains in Vancouver with respect to the subject newspaper."

CARRIED UNANIMOUSLY

Mr. Thomas Farrington wrote to expound his views on the question of the relationship between wage payers and wage earners in terms of the tax paying structure applying to all properties in the municipality.

Mrs. Nancy Crebbin submitted a letter:

- (a) drawing attention to the noisy condition at the intersection of Curtis Street and Duthie Avenue resulting from vehicular traffic being required to stop on all four "legs" of the intersection and then proceeding;
- (b) suggesting that one of the two streets be made a through street in order to minimize the amount of noise that is generated now as a result of the four-way stop requirement at the intersection.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:
"That the letter from Mrs. Crebbin be referred to the Traffic Safety Committee for consideration of the suggestion recited and for a report."

CARRIED UNANIMOUSLY

The Reverend R. R. Purdy, Vicar, Parish of Christ the King, Anglican Church of Canada, submitted a letter explaining the position of the Board of Directors of the North Burnaby Youth Corps insofar as its finances and general activities are concerned.

Miss Barbara J. Rolfe wrote to enquire as to whether any consideration has been given the matter of providing an overpass of Lougheed Highway, for pedestrians, between Gagliardi Way and Austin Road.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That Item 20 of the Municipal Manager's Report No. 77, 1971, which deals with the subject of the letter from Miss Rolfe, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(20) Proposed Pedestrian Underpass - Lougheed Mall
(Rolfe)

The problem mentioned in the letter from Miss Rolfe was anticipated in plans that were being developed for the area and, as a result, provision was made for a pedestrian underpass. A consultant has been engaged to determine the location of this facility. The Council was also being asked, in another report being submitted this evening, to authorize an architectural firm to proceed with the final design of the underpass facility and to invite tenders for its construction. It appears this construction might commence in early 1972.

The cost of providing the pedestrian link is being borne by those building apartment developments in the area as they take place on the South side of Lougheed Highway.

The underpass is intended to funnel the pedestrian traffic from a footpath system through the apartment developments in the area to a safe and suitable location on the North side of Lougheed Highway near the South-West corner of the shopping complex (Lougheed Mall). This underpass should remove the hazard to which Miss Rolfe refers.

It was being recommended that a copy of the foregoing report be forwarded to Miss Rolfe.

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

CARRIED UNANIMOUSLY

Mr. John G. Sanderson submitted a letter in which he expressed his views on a technique employed by the Burnaby Public Library to encourage those frequenting the Library to read literary works on Red China.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN EMMOTT:
"That the letter from Mr. Sanderson be referred to the Burnaby Library Board for comment."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:
"That, unless otherwise directed by the Council, reports to Council from the Municipal Manager concerning text amendments to the Zoning By-law, official and unofficial community plans, and all reports of a general planning policy nature, be sent directly to the Advisory Planning Commission for its recommendation, in addition to such reports being submitted to Council, at the earliest possible date."

CARRIED
AGAINST -- ALDERMEN McLEAN AND
BLAIR

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That a Public Hearing be held on Tuesday, December 21, 1971 at 7:30 p.m. in the Council Chambers of the Municipal Hall to receive representations in connection with those amendments to the Zoning By-law that have been approved for further consideration since the last Public Hearing on various rezoning proposals."

CARRIED UNANIMOUSLY

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QUESTION AND ANSWER PERIOD

Alderman Dailly drew attention to unsightly conditions in the 3800 and 3900 Blocks Hastings Street where, among other things, cartage trucks were parking and causing a problem.

Alderman Dailly suggested that steps be taken by the Municipality to rectify the condition.

He also enquired as to the progress that was being made in connection with the Urban Renewal Programme planned for the Blocks of Hastings Street mentioned.

Planning Director stated that, as reported verbally to Council a few weeks ago, only one proposal was submitted for the Urban Redevelopment Scheme in question, which was reviewed by the Co-Ordinating Committee and returned, with suggested changes, to the proponent, who subsequently withdrew his proposal.

The Planning Director added that the Committee was now preparing a new proposal and the 15 persons who obtained specifications for the first one are being asked why they did not submit tenders for the project.

The Planning Department was directed to submit a report on a suggestion that the Co-Ordinating Committee, to which reference has been made above, consider the question of whether an Architect should be engaged to arrange for the invitation of tenders for the Redevelopment Scheme, with it being expected that the Department will indicate the reasons why no acceptable proposal was submitted for the project as a result of the invitation which was extended earlier.

When Alderman McLean enquired as to whether any improvements were to be made to Willingdon Avenue and Grange Street from their intersections in all directions, the Municipal Engineer replied that some fairly extensive improvements to the streets were to be undertaken but land needed to be acquired for the road allowances for the streets before ultimate improvements can be made.

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

CARRIED UNANIMOUSLY

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R E P O R T S

Mayor Prittle submitted a report recommending that Mr. James Carlberg, 6350 Malvern Avenue, Burnaby 1, B. C., be re-appointed to the Burnaby Board of Variance for a further three-year term effective July 2, 1971.

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

CARRIED UNANIMOUSLY

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TRAFFIC SAFETY COMMITTEE submitted a report recommending that Council authorize an expenditure not to exceed \$100.00 to cover the cost of defraying expenses which will be incurred when the Committee holds a dinner meeting in the month of December, 1971.

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

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 77, 1971 on the matters listed below as Items (1) to (21), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Sidewalks - Cardinal Drive
SUBDIVISION REFERENCE NO. 157/70

It was being recommended that Council authorize the sharing, by the municipality, in the cost of constructing concrete curb sidewalks on streets covered by the captioned subdivision in accordance with the policy of the municipality, on the basis that the municipal share will be \$1.72 per foot for the actual footage constructed, with the total anticipated costs in that regard being \$347.44.

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

CARRIED UNANIMOUSLY

(2) Monthly Report of Fire Department

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

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

CARRIED UNANIMOUSLY

(3) Federal Manpower and Immigration Local Initiatives Programme (Century Park Museum Association)

The President of the Century Park Museum Association has applied to the Department of Manpower and Immigration for \$21,296.00 to undertake a Local Initiatives Programme at Heritage Village in Century Park.

It was also requested that, if the application receives favourable consideration, Council grant the Association \$2,906.00, which represents the difference between the expected cost of the Project and the amount being sought from the Federal Government, to be used as working capital in connection with the Programme planned.

On November 1, 1971, the Council was informed by the Manager that, in addition to the two projects mentioned in the report submitted then (clearing ditches and landscaping) that were proposed to be done under the Local Initiatives Programme, there was likely to be one or more projects involving Heritage Park. One was to complete some more of the buildings, and this was subsequently approved as a project valued at approximately \$75,000.00 under the Employment Loans Programme. The other project was the one referred to in the above letter from the Century Park Museum Association.

At the time the report that was submitted on November 1st was prepared, it was not certain whether a recommendation would be made to borrow the money required for the Project under the Employment Loans Programme or whether a request would be made for a grant under the Local Initiatives Programme. It was also not known whether the municipality or the Association would make the application. It has been decided now that, in the best monetary interests, the Association should apply.

It was being recommended that:

- (a) Council authorize a grant in the amount of \$2,906.00 to the Century Park Museum Association for the project mentioned above.
- (b) The money be made available to the Association immediately advice is received that the project has been approved by the Department of Manpower and Immigration.
- (c) The sum involved be allocated from the Contingency Account in the Budget of the Parks and Recreation Commission, with this body to actually make the sum available to the Association at the appropriate time.

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

CARRIED UNANIMOUSLY

(4) 6635, 6649, 6663, 6671 and 6691 Lily Avenue
BONSOR PARK

The Parks and Recreation Commission has requested that Council authorize the demolition of the houses on the above properties in order that the expansion plans for Bonsor Park may proceed as quickly as possible.

Four of the houses involved are presently rented and the Land Agent has been asked to give these tenants 30-day notices to vacate by December 31, 1971.

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The foregoing action is considered necessary because of the need to rearrange the facilities at Bonsor Park as a result of the decision to construct an indoor swimming pool there.

It was being recommended that Council authorize the demolition of the houses in question, as and when they are vacated.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:
"That the eviction date mentioned in the report of the Manager be changed to January 31, 1972 and his recommendation, with this amendment, be adopted."

CARRIED

AGAINST -- ALDERMAN LADNER

(5) Financial Report

It was being recommended that the expenditures itemized in the financial report being presented herewith by the Municipal Treasurer, for the period January 1st to November 7th, 1971, be approved.

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

CARRIED UNANIMOUSLY

(6) Monthly Report of Health Department

A report of the Medical Health Officer covering the activities of his Department for the month of October, 1971 was being submitted.

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

CARRIED UNANIMOUSLY

Alderman Ladner drew attention to the fact funds which have been provided for a variety of street landscaping projects, as indicated in the financial statements of the Municipal Treasurer, have not yet been fully expended.

The Municipal Engineer was asked to determine why these street landscaping works, which were apparently planned in the early part of the year, have not been done.

(7) Special Estimates

It was being recommended that the Special Estimates of Work of the Municipal Engineer, which total \$1,700.00, be approved.

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

CARRIED UNANIMOUSLY

ALDERMAN MERCIER LEFT THE MEETING.

- (8) (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, Blk. 4, D.L. 4, Plan 845
REFERENCE REZONING #36/71

The Planning Department has reported as follows on a proposal to build a medium density apartment development on the above properties:

- (a) Vehicular access to the site will be obtained from a new cul-de-sac extending from Bell Avenue Eastward along the North property line, as was proposed in the Community Plan for the area. The creation of this road is contingent upon the applicant completing a land exchange with the owners to the North in order to achieve an acceptable road alignment.
- (b) No vehicular access will be taken from Bell Avenue. The aforementioned Community Plan envisages Bell Avenue being closed between Lougheed Highway and the new East-West cul-de-sac when the major road pattern for the general area has been sufficiently developed.
- (c) The site would front directly on Bell Park, which is to be extended.
- (d) The Community Plan envisages a pedestrian link over the Southerly portion of the site, which link is to be extended between Cameron Park School and Bell Park.
- (e) Water service is available and adequate but storm drainage and sanitary sewer facilities will need to be extended into the area.
- (f) Two sites will be created and will be owned individually but designed as one comprehensive scheme. The proposal includes two high-rise buildings, 17 and 20 floors respectively, with a total of 267 units, a "L"-shaped 3-storey apartment building with 33 units and two rows of two-storey town houses with 20 units. The density will be 80 units per acre and the 320 dwelling units will consist of 32 bachelor, 200 1-bedroom, 65 two-bedroom and 23 3-bedroom suites.
- (g) The variety in the elements of the plan and the proposed open space structure provide for interesting and harmonious spacial relationships.
- (h) All resident parking is provided underground, thus freeing the site for substantial pedestrian plazas, amenities and landscaped areas. Only limited on-surface visitor parking has been shown.

It was being recommended that Council approve the application to rezone the subject properties to Comprehensive Development District (CD) for further consideration and establish the following prerequisites to the rezoning being effected:

- (a) The submission of a subdivision plan which dedicates the required right-of-way for the access road along the North property line of the site, as explained in greater detail in the report.

- (b) The granting of an easement, for a walkway, on the Southerly portion of the site, as also more particularly described in the report.
- (c) The provision of an undertaking whereby the developer will agree to the future closing of Bell Avenue between the aforementioned access road and Lougheed Highway.
- (d) The deposit of sufficient monies to cover the cost of constructing the said access road and walkway plus the installation of sanitary and storm sewer facilities to the site.
- (e) The granting of the necessary easement to accommodate the sanitary sewer, as mentioned in the report.
- (f) The provision of an undertaking to remove all existing structures from the properties within six months of the rezoning being effected.
- (g) The submission of a suitable plan of development for the site.

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

CARRIED UNANIMOUSLY

ALDERMAN MERCIER RETURNED TO THE MEETING.

(9) Triple Combination Fire Pumper

It was being recommended that Council accept the tender of Silver Line Fire Equipment Ltd. for the supply of a Thibault Model 15-392-1000 C/W Ford C904 Chassis for the sum of \$ 36,625.75 and the "K Supplementary Equipment" for an additional amount of \$3,926.80 plus \$196.34 to cover Provincial Sales Tax.

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

CARRIED UNANIMOUSLY

(10) Lots 2 to 4 inclusive, Block 28, D.L. 69, Plan 1321
Reference RZ #61/71

The above application to rezone the property described to Multiple Family Residential District Five (RM5) was tabled by Council on September 20, 1971 pending a reply from the Department of Highways to the question of road construction in the area and the provision, by the Manager, of a summary of a report produced by consultants engaged by the City of Vancouver relating to an extension of the Freeway through the City.

The Council has since then received a report on the implications of the proposed East-West Freeway mentioned upon land use and the circulation system for Burnaby.

The Department of Highways has advised that it could not approve the rezoning of the properties concerned to RM5 because that type of land use would not be compatible with the Controlled Access Highway Act.

The Planning Director has indicated that the location and timing of arterial additions and improvements in the area will not be known for at least 18 months.

In view of the foregoing situation, it was being recommended that the subject rezoning application be denied.

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

CARRIED

AGAINST -- ALDERMAN DRUMMOND

(II) Burnaby Lake Regional Park

The history of the Burnaby Lake Development Committee is as follows:

- (a) On August 10, 1970, Aldermen Blair and Clark were appointed by Council as a Committee to discuss the Burnaby Sports Complex. It was also expected that the Parks and Recreation Commission and the Vancouver-Fraser Park District would each appoint two members. The Commission subsequently named Commissioners Lawson and Hull as its representatives and the Park District named Alderman Stout of New Westminster and Mayor Hynds of White Rock as its representatives.
- (b) On January 25, 1971, Aldermen Blair and Clark were reappointed, and Alderman Ladner was added, and the Committee was named the Burnaby Lake Development Committee. No reference was made to the appointments by either the Parks and Recreation Commission or the Vancouver-Fraser Park District. The Commission, however, appointed Commissioners Stusiak and Hull as its 1971 representatives.
- (c) The Committee met on February 9, 1971 to discuss a report from the Planning Department concerning the Short and Long Range issues pertaining to Burnaby Lake. The following actions were taken, as a result, and were reported to Council on March 1, 1971:
 - (i) The suggestions the Planning Department advanced in its report were endorsed.
 - (ii) The Department was directed, in conjunction with representatives of the Parks and Recreation Commission, to prepare a report outlining the proposed allocation of land in the Burnaby Lake Area between the Regional Parks Authority and the Municipality of Burnaby.
 - (iii) The Staff Committee Involved was directed to work on the matter in consultation with representatives of the Regional Parks Authority.

Since then, the Burnaby Lake Development Committee has been awaiting a report from the Staff Committee.

The Planning Department, on November 19, 1971, submitted a report to the Burnaby Lake Development Committee outlining the results of the staff meeting on November 3, 1971, which included representatives of the Greater Vancouver Regional District, the Vancouver - Fraser Park District, the Parks and Recreation Commission and the

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Planning Department. Staff have not yet prepared a general plan designating major categories of use because it is now felt the municipality should first decide upon the allocation of areas and then produce the development plan.

It was being recommended that a copy of the foregoing report be forwarded to the Parks and Recreation Commission.

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

CARRIED UNANIMOUSLY

(12) Grange - Dover Area

It was being recommended that Council accept the tender of Globe Excavations Ltd. for the supply and installation of storm drainage and sanitary sewer materials on Grange - Dover Streets from Royal Oak Avenue to Kingsway, as more particularly detailed in the response of the Company to the tender call, for \$163,339.54, with final payment to be based on the actual quantities and the unit prices tendered for each item.

The contract will include provision for the reconstruction of existing sanitary sewers.

The contractor will also be responsible for the following:

- (a) maintaining the operation of the existing sewer main and house connections, at all times during reconstruction, by any method approved by the Engineer.
- (b) excavating, removing and disposing of the existing sanitary main lines and manholes, with manhole cast iron frames and covers to be removed and transported and unloaded at the Municipal Storage Grounds in the Stride Avenue Gravel Pit.
- (c) reconnecting all existing house connections to the mains which are reconstructed.
- (d) providing disposal sites for spoil material, including sewer pipe and manhole materials which are to be removed during construction.

The Project is to be completed by April 29, 1972 and the estimated cost of the completed work is \$218,700.00, not including engineering costs.

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

CARRIED UNANIMOUSLY

(13) Easement - Lot 87, D.L. 42, Plan 3900
SUBDIVISION REFERENCE NO. 205/71

It was being recommended that Council authorize the:

- (a) acquisition of an easement for drainage purposes, at no cost to the Corporation, over a portion of the above described property.

(b) execution of the documents pertaining to the matter.

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

CARRIED UNANIMOUSLY

- (14) (a) Lots 1-4 incl. & Lots 9 & 10, Blk. 14, D.L. 69, Plan 1558
(b) Lots 1-10 incl., Block 15, D.L. 69, Plan 1321
(c) Lots "A" and "B", S.D.'s 11/12, Blk. 15, D.L. 69, Pl. 21765
(d) Lots 11 and 12, Block 16, D.L. 69, Plan 1321
BOUNDARY-FREEWAY-GRANDVIEW AREA
Reference RZ #52/71
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The Planning Department has, following the last considerations of Council, reported as follows on a proposal to rezone the above area to M5:

- (a) The route which has been proposed in the report of Phillips, Barratt, Hillier, Jones and Partners (who studied routes for a new East-West connection between the Freeway and the Georgia Viaduct) would require almost all of the properties in the area between Grandview Highway and Manor Street. This proposal requires further study by, and the approval of, the Department of Highways before it can be implemented.
- (b) The triangular area to the North of the projected alignment of the East-West connection would be relatively isolated from the rest of the municipality by major roads. A preliminary study of the situation would suggest that access from the South could be provided from Boundary Road into Regent Street, while access from the East could be made available from the Grandview - Freeway connection.
- (c) The area involved, which is proposed for M5 development, covers approximately 3.2 acres, excluding roads. Sanitary sewers are available for all lots except 11 and 12. Water service is also available but storm sewers are not.
- (d) Of the 26 individual properties in the area, 19 are under private ownership. The others include two Corporation-owned lots and 5 parcels held by the Department of Highways. The acquisition of Lot 10, which adjoins the Freeway on the North side of Grandview Highway, has been suggested as part of the proposed Freeway-Georgia Viaduct connection. This lot and the other properties under the ownership of the Department of Highways, all of which adjoin the Freeway, have been excluded from the proposed M5 area.
- (e) One of the principal prerequisites to the future M5 development of the area would be the assembly and consolidation of the existing residential lots into larger parcels because the varying needs of industry make it desirable to have a certain degree of flexibility in such a subdivision in order that a prospective occupant can, within reasonable limits, be provided with the size and type of site most suited to his requirements. A large development might well include the entire area or possibly the area could be divided into two or three parcels.

- (f) In addition to the consolidation requirement mentioned, other proposed prerequisites would include:
- (i) The deposit of sufficient monies to cover the costs of servicing each site.
 - (ii) The submission of an undertaking that all existing improvements on the properties will be removed.
 - (iii) The closing of any roads or lanes considered necessary to create a suitably-sized and acceptable site.
 - (iv) The dedication of necessary roads and the granting of necessary easements.
- (g) The location of the area in relation to major traffic routes and its relative isolation are factors which suggest industry as the most suitable land use category for future development. The wholesale rezoning of the area is not recommended since this would result in a haphazard pattern of occupancy and an undesirable mixture of land uses.
- (h) It should be noted that the Department of Highways has indicated it would not approve rezonings in the area, at the present time, in view of the current uncertainty regarding major road connections. Proposed land use changes would be evaluated when the position with respect to the proposed Vancouver Freeway has been definitely established. It appears, at the moment, that it will be 18 months to two years before such information is available.
- (i) In view of the foregoing, it was being recommended that the rezoning of the subject properties be approved for further consideration and the amendment to the Zoning By-law covering the proposal be advanced to second reading only, with further readings to be withheld until consolidation takes place which creates suitably-sized and located sites for industrial use.

It was being recommended that the recommendations of the Planning Department be endorsed.

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

CARRIED UNANIMOUSLY

(15) Lot 38, D.L.'s 32/82, Plan 17168 (5095 Maitland Street - Huebner)

It was being recommended that Council authorize the placing of the above described property in a safe position at a price of \$2,000.00, subject to the parcel being consolidated with Lot 5, Block 31, D.L. 32, Plan 14233, which lies immediately East of property owned by Mr. E. Huebner, who has expressed an interest in acquiring the subject Lot 38.

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

CARRIED UNANIMOUSLY

- (16) (a) Lots 4 and 6, Block 26, D.L.'s 151/3, Plan 4798
 - (b) Lot 5, Block 26, D.L. 152, Plan 4932
 - (c) Lots 30 and 39, D.L.'s 32 and 152, Plan 24986
 - (d) Lot "A", Block 27, D.L. 152, Plan 5847
- REFERENCE REZONING NO. 13/71

As a result of considering the points made by the intending developer of the above properties, Dominion Construction Company, in the event the land is rezoned to Comprehensive Development District (CD), it was being recommended that:

- (a) The municipality not share in the cost of storm sewer facilities being provided as a part of the development proposal planned for the site.
- (b) The municipality not charge the developer for the estimated value of the lane which is to be abandoned and the developer be required to pay all legal and survey costs pertaining to this abandonment.
- (c) The municipality participate in the cost of the road improvements (pavement 46 feet wide and concrete curb sidewalks on both sides) proposed by paying 50%:
 - (i) of the total cost of the 143 foot portion of Bennett Street between the Westerly limit of the area to be developed and Nelson Avenue;
 - (ii) of the cost of the work planned for the 267.35 foot portion of Bennett Street adjacent to municipally-owned property,both excluding inspection fees,
with the municipal contribution to be based on 28.06% of the total estimated cost of \$36,200.00, to a maximum of \$10,158.00.
- (d) The developer immediately submit a "Letter of Credit" in the amount of \$40,242.00 for the services required, as mentioned above.
- (e) The road work in question not be done as a Local Improvement.
- (f) The municipality's share of the costs be charged against the Special Roads Project Account.

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

CARRIED

AGAINST -- ALDERMEN EMMOTT
AND McLEAN

(17) Sewer Contract - Gosal Bros. Contracting Ltd. (Cariboo Road and Marine Drive Areas)

It was being recommended that Council authorize the following in connection with the above contract and related matters:

- (a) An extension of the Contract with Gosal Bros. Contracting Ltd. to include the installation of an additional 1200 feet of sanitary sewer on Marine Drive East of Tenth Avenue at an estimated cost of \$23,200.00.
- (b) The sale, to the Greater Vancouver Sewerage and Drainage District, of the sewer that will be installed by Gosal Bros. Contracting Ltd., including the 240-foot extension mentioned in the report, with the sum to be paid by the Sewerage District (approximately \$21,600.00) being credited to Work Order #76-001.
- (c) The extension of the completion date in the Contract with the Company mentioned, to February 29, 1972, without the imposition of the \$100.00 per day liquidated damages clause in the Contract.

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

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

- (18) (a) Lots 1 to 4, Blk. "L", D.L. 91N part, Plan 1869
- (b) Lot 5, Plan 10599, Blk. "L", D.L. 91N part, Plan 1869
- (c) Lot 5 except Plan 10599, Blk. "L", D.L. 91N part, PI. 1869
- (d) Lot 6, Block "L", D.L. 91N part, Plan 1869
- (e) A portion of the Humphries Avenue right-of-way lying adjacent to the above properties

REFERENCE REZONING #38/71

It was being recommended that Council:

- (a) Authorize the:
 - (i) Calling of tenders for the sale of the above described properties;
 - (ii) Design and construction of the services required for the site, with the construction work to commence after the land is sold.
- (b) Stipulate that additional conditions to be attached to the sale of properties be:
 - (i) The submission of satisfactory preliminary drawings for building and site use.
 - (ii) A satisfactory proposed construction schedule.
- (c) Require an acknowledgement, by the bidders, that all access to, and egress from, the site will need to be from Humphries Avenue because no access or egress will be permitted to or from either of the lanes involved.

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

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That the Planning Department submit a further report on the question of the other owners whose properties will benefit from the servicing to be installed as a part of the development described in the foregoing Item (18) paying a portion of the costs in that regard, particularly those parcels which are municipally-owned."

CARRIED UNANIMOUSLY

(19) Easement - Portions of D.L.'s 4 and 6, (Strata Plan NW 58)

It was being recommended that Council authorize the:

- (a) acquisition of an easement, on which a portion of a municipal concrete meter chamber for a water connection to the property concerned will encroach, over a part of the property, which is located on the South side of Beaverbrook Drive East of Eastlake Drive.
- (b) execution of the document associated with the transaction.

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

CARRIED UNANIMOUSLY

(20) Proposed Pedestrian Underpass - Lougheed Mall (Rolfe)

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

(21) Proposed Pedestrian Structure - Lougheed Mall

The Municipal Engineer has provided a summary of the alternatives investigated by the Consultants commissioned to carry out the engineering work required for the above structure, with the result it has been determined that the underpass should be located approximately 500 feet West of the intersection of Lougheed Highway and Austin Road - the cost being \$95,000.00.

The Planning Department concurs with this selection and also points out that the underpass was to be built with funds from a per suite contribution that Council determined should be levied when considering the rezoning of certain land South of Lougheed Highway on March 26, 1969. The Corporation is presently holding "In Trust" \$13,000.00 for the first 845 suites that were built as a result of that rezoning

occurring. For the remaining 2,205 suites which the area is capable of accommodating, a levy of \$37.00 per suite is required to recover the full \$95,000.00.

It was being recommended that:

- (a) Reid, Crowther and Partners Limited proceed with the final design of a "cast-in-place" concrete underpass structure at Location 14, as more particularly indicated in the summary from the Municipal Engineer, and prepare drawings and specifications for a tender call as soon as possible for the structure.
- (b) The municipality invite tenders for the work.
- (c) A levy of \$37.00 per suite be deposited by every future developer of land in the area toward the construction of the subject underpass, the purpose being to repay the difference between the anticipated cost of the structure and the \$13,000.00 that the Corporation is currently holding "In Trust".

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

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the third recommendation of the Manager under Item (21) of his report be amended by changing the figure "\$37.00" to "\$50.00"."

CARRIED

AGAINST -- ALDERMEN LADNER
AND BLAIR

A vote was then taken on the Original Motion, as amended, and it was Carried with Alderman Clark against.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the \$50.00 levy referred to in the above resolution pertaining to the proposed pedestrian structure in the vicinity of the Loughheed Mall be reviewed when the final cost of the underpass is known so that it can be determined whether the figure is appropriate."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

ALDERMEN LADNER AND McLEAN LEFT THE MEETING.

* * *

BY - LAWS

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That leave be given to introduce "BURNABY ZONING BY-LAW 1965,
AMENDMENT BY-LAW NO. 61, 1971" #6010 and that it now be read
a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #13/71

FROM C3 AND P8 TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

4989, 4969, 4949 Bennett Street, 4950 to 4956, 4980 & 5000
Kingsway -- Located on the South- West corner of Kingsway and
Marlborough Avenue)

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 42, 1971" #5944
"BURNABY TEMPORARY LOAN BY-LAWS NOS. 1 TO 8 INCL., 1971" #6012 to
6019
"BURNABY LOAN AUTHORIZATION BY-LAWS NOS. 7 to 12 INCL., 1971" #6004 to
6009
be now reconsidered and finally adopted, signed by the Mayor and
Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

ALDERMAN LADNER RETURNED TO THE MEETING.

Nov/29/1971

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:

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

CARRIED UNANIMOUSLY