

MARCH 31, 1971

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Wednesday, March 31, 1971 at 8:00 p.m.

PRESENT: Mayor Prittle in the Chair;
Aldermen Blair, Clark, Ladner,
Mercier and McLean;

ABSENT: Aldermen Dailly, Drummond and
Emmott;

The purpose of the Adjourned Council meeting was to deal with the reconsideration and final adoption of Burnaby Zoning By-law 1965, Amendment By-law No. 54, 1969 (#5594) covering the rezoning #13/69 from Residential District Four (R4) to Multiple Family Residential District Three (RM3) - 350, 360 and 380 Howard Avenue.

The legal description of the properties was Lots 1 to 4, Block 80, D.L. 127, Plan 4953.

This By-law had been given its Third Reading at the meeting of the Council held on March 29th, 1971 and the applicants were requesting Reconsideration and Final Adoption so that they may proceed with their development plans.

The Planner had reported to the Council that all of the prerequisites established at the time the application first came to the Council had been satisfied except the prerequisite requiring consolidation of the four lots into one parcel.

The Municipal Manager submitted a report from the Solicitor's Office relative to the position of the property in the Land Registry Office; particularly on an application by the applicants, P.H.D. Investments Ltd., to proceed by summary petition under the Plans Cancellation Act - Section 11.

It was pointed out that all interest holders in the property involved must sign the Petition under this Act. It was noted that the property was owned by two Limited Companies and eight private individuals and that the mortgage covering the property would have to be extended over Lot 1, which had recently been purchased from the municipality, and this extension signed by all parties. It appeared that at least two of the mortgagees were on vacation and could not be located to sign the documents and the consolidation requirement could therefore not be completed at this time.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That Mr. Husdon of P.H.D. Investments be heard."

CARRIED UNANIMOUSLY

It was reported by Mr. Husdon that the owners had signed the consolidation plans for deposit in the Land Registry Office, however, he and others in the group were not aware that the extension of the mortgage would have to be fulfilled to cover Lot 1 and this was the fault of his Lawyer. Upon his attempting to have the necessary papers signed in this regard, it was found that two of the owners had gone on vacation to Hong Kong and would be away for about one month. It was anticipated that the consolidation could therefore be completed in a maximum of forty-five days. As the Company was anxious to proceed with the construction of the apartment building planned for the site, Mr. Husdon asked that the Council give the matter consideration and allow the rezoning of the property to proceed so that their plans may be advanced.

Upon being queried, Mr. Husdon advised that all the mortgagees had signed all the papers involved except the mortgage cancellation and extension agreement.

Upon being queried, the Planner advised that all prerequisites connected with the rezoning had been satisfied except the consolidation condition and it was felt that the decision on whether or not to proceed with the passage of the By-law rested with the Municipal Council.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:
"That Burnaby Zoning By-law 1965, Amendment By-law No. 54, 1969 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

It was noted for the record that this action of the Council should be considered as an exception to the established policy whereby all prerequisites should be met before By-laws are given Reconsideration and Final Adoption. The exception granted should not be construed that there is any change in the established policy.

The meeting adjourned at 8:20 p.m.

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The Council then met in an informal meeting to hear a presentation by the Municipal Planner and his staff on the study undertaken by the Planning Department of long-range policies affecting the physical structure of an urban area. The report was entitled "Urban Structure" and was designed to set forth certain forms of urban structure which could be followed within Burnaby and the Metropolitan Area of Vancouver within the next ten to fifty years due to the projected heavy increases in population to take place within this area. According to such projections the population in Burnaby within the next twenty or thirty years would approximate 600,000 people - approximately six times the present population.

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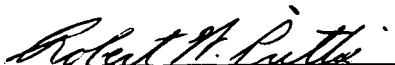
An outline with the use of appropriate slides was presented by Mr. Sixt, main author of the report. Representatives of various Boards operating in the municipality, together with representatives from Universities and others interested in the future planning policies of Burnaby were present and put forward questions on the content of the report which were answered by the representatives of the Planning Department.

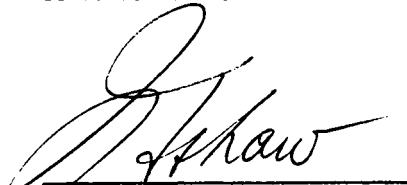
The Planner reported initially that the report was not intended to recommend to the Council, or the people of the municipality, any particular form of structure which should be followed but laid out different forms, with emphasis on the grid-type of form, for consideration by those interested either as representatives of the various organizations in the community or by the ratepayers themselves. The report envisaged that there would be six towncentres within the municipality housing approximately one hundred thousand people each. These would be integrated by a road, pedestrian and green belt system.

After considerable discussion and an exchange of dialogue between the Planning representatives, the Council and those present for approximately two hours the meeting adjourned at 10:00 p.m.

Confirmed:

Certified correct:


MAYOR


CLERK

JHS/hb

