

OCTOBER 10, 1972

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, October 10, 1972 at 7:00 p.m.

PRESENT:

Acting Mayor T. W. Constable;
Alderman W. A. Blair;
Alderman W. R. Clark;
Alderman G. M. Dowding (7:40 p.m.);
Alderman J. D. Drummond
Alderman H. G. Ladner;
Alderman D. A. Lawson;
Alderman J. Dailly;

ABSENT:

Mayor R. W. Prittle;

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 - Planning Director;
Mr. E. E. Olson - Municipal Engineer;

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:
"That the Minutes of the Council Meeting held on October 2, 1972 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

* * * * *

PROCLAMATION

Acting Mayor Constable proclaimed the period between October 14th and 21, 1972 as Single Parents' Week.

* * * * *

DELEGATIONS

The following wrote requesting an audience with Council:

(a) Mr. Arnold F. C. Hean, Q.C. re proposed rezoning of properties known as 4225, 4249, 4271 and 4291 Marine Drive to Comprehensive Development District (CD).

(b) Mr. D. V. Bennett re the same matter

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CLARK:
"That the delegations be heard."

CARRIED UNANIMOUSLY

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(a) Mr. Hean then spoke and presented a Brief containing the following points in support of the rezoning proposal:

- (1) The purpose of his appearance this evening was to ensure that Council, and the people of Burnaby, are correctly informed as to the situation in regard to the development planned on the property.
- (2) The opponents to the rezoning application have resorted to the wide circulation of incomplete, but scare tactic, comment, which is misleading in the extreme.
- (3) A lengthy submission was also being presented to complement the Brief being read at this time.
- (4) It has been ascertained that some of those who wrote to Council in opposition to the proposal misunderstood the matter in that they felt "high-rise" development was being planned on the site.
- (5) The letter circulated by the opponents does lead the uninformed, by its design and wording, to gain an utterly incorrect impression about the entire matter.
- (6) The application is to rezone, to Comprehensive Development District (CD), the site, and the development planned will have a floor area ratio of no more than 0.525, which is identical to that in R6 zones.
- (7) Total underground parking will be provided, at the highest ratio (1.5:1), which is the same as any residential development in the municipality. There is no such requirement under the R6 zone.

Additional parking space is available at roadside on Marine Drive.

- (8) Access to and egress from the development is permitted at one location on Marine Drive, which road will shortly be declassified as an arterial at that point.
- (9) The property is adjacent to a park and school site and, within its boundaries, will provide approximately 74% of its total area for ground level play and recreation area. Additionally, a section is reserved on the underground parking area for recreational and owner use.
- (10) The topography is such that only the upper few feet of some of the individual residences could possibly be seen from the backyards of the homes on the South side of Boxer Street. The residences themselves are approximately twenty feet high.
- (11) Each unit will be over 1,200 square feet in area and will be sold upon completion. Because the development is to be a condominium, a Strata Corporation with a Council to operate and manage the project in perpetuity is required by law to be established for such purposes.
- (12) The architectural design is such as will ensure, through proper use of materials and shape, a residential cluster which will blend with the area and which will have an uplifting effect on property values.

- (13) The applicant has met with every criteria demanded by the Planning Department and the Council.
- (14) The development will set a precedent only for the use of Comprehensive Development zoning in Burnaby. It will not dictate the kind of development within any such comprehensive zone.
- (15) The development will provide an alternative form of family accommodation which Apartment Study '69 and other Planning studies require.
- (16) A letter signed by the applicant, Mr. N. Boxer, undertaking to sell all of the units planned as soon as is possible after completion, was being presented this evening.

Letters were also received from Mr. Edward R. Snider and Mr. A. Englund expressing support for the rezoning proposal mentioned in the address by Mr. Hean.

(b) Mr. Bennett then spoke and made the following comments:

- (1) The letter that was circulated made no reference whatsoever to "high-rise" development so it was difficult to understand why some people felt this was being proposed.
- (2) In the beginning, those he represents were opposed to the rezoning proposal on the grounds that the development had too high a density factor.
- (3) Some of his group met with Mr. A. L. Parr, Planning Director, to discuss the situation and to study the proposal in detail.
- (4) One of the things learned at the meeting was the policy of Council that apartment development was not to take place on land South of Imperial Street; hence, this is why all those owning property in the area South of Imperial Street were canvassed for opinions on the rezoning proposal.
- (5) Each person was asked, in the circular, to provide his considered response on the matter.
- (6) Mr. Parr stated at the meeting that, in his view, there was no housing or apartment shortage in the municipality.
- (7) Though it is appreciated that the development proposal at hand is classified as a condominium (townhouse), it has a great number of characteristics which are similar to apartment development, one of which is the provision of underground parking facilities.
- (8) On Page 22 of the Report "Apartment Study '69", it indicates that apartment density development should be confined to multiple family zones.
- (9) The subject development proposal does not comply with the requirements advocated in a report of the Planning Department dealing with Group Housing and, if it was presented now or after Council accepts the guidelines for Group Housing, the Planning Department would reject the application.
- (10) Land on Marine Drive at Patterson Avenue has been, and is still being, developed for single family purposes as a part of an established pattern - therefore, the subject

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property should be developed in the same fashion since it lies nearby.

- (11) Many property owners in the Big Bend Area have been told over the past few years when enquiring as to the possibility of developing their land to wait until a then pending study regarding land use in the area was completed. The subject property, which is adjacent to the Big Bend Area, should be treated in the same way.
- (12) At a Burnaby Chamber of Commerce Seminar, Mr. Parr stated that the interest of his Department was to preserve present single family zoning in low density areas and expounded other similar philosophies. The development proposal at hand is inconsistent with these comments by Mr. Parr.
- (13) Once multiple family development is allowed in an area, there is a trend to extend such development. An example of this is attempts to rezone land South of Imperial Street to Multiple Family use.
- (14) The subject properties were to be sold at the 1972 Tax Sale because the owner had not paid his taxes for three years. The group Mr. Bennett represents were contemplating purchasing the land at the Tax Sale but discovered that the owner, Mr. N. Boxer, had paid his taxes a short time before the Tax Sale began. Because of the situation in regard to the unpaid taxes, many people in the area have lost confidence in Mr. Boxer's interest in the municipality.
- (15) The entire South Slope Area is a well-maintained prime residential area and should remain thus.
- (16) It has been stated in Council that the proposed Willingdon-Patterson Diversion would be disruptive. The same applies to the rezoning proposal under consideration at this time.
- (17) In view of the foregoing and the fact that many people have written to Council to express opposition to the rezoning proposal, the Council should not proceed with the matter.

(a) Mr. Hean was allowed to speak again and he made the following remarks:

- (1) Mr. Parr had written a letter to Mr. Bennett recently clarifying his position with respect to the subject rezoning proposal and basic planning philosophy in regard to multiple family development. Mr. Bennett has taken some of Mr. Parr's points out of context. Mr. Bennett also seems to have attempted to assassinate the character of Mr. Parr by questioning whether Mr. Parr has the interest of the municipality at heart.
- (2) It is important to remember that the zoning being sought is Comprehensive Development (CD), which allows the Council complete control.

ALDERMAN DOWDING ARRIVED AT THE MEETING.

- (3) Perhaps Mr. Boxer should conduct a canvass of his own to determine how many of those who wrote to Council expressing opposition to the rezoning proposal thought the development planned was to be "high-rise".

Mayor Prittie submitted a memo. In which he offered his opinion on the rezoning proposal under consideration. In that regard, Mr. Prittie indicated that there was a need for the type of development proposed to be built on the land.

The following submitted letters expressing opposition to the subject rezoning proposal and/or to the use of land South of Imperial Street for apartment purposes:

Telegram:
A. L. Sabbe,
7225 Gray Avenue

H. and E. Tsuyuki,
4253 Boxer St.

Roy Lowe
4125 Irmin St.

E. H. Hanson
4656 Carson St.

Miss L. Blanche Johnson
4361 Greta Street

~~Mr. &~~
Mrs. Thomas H. Held,
7211 Charlford Avenue

Mr. Mike Reed,
7875 Patterson Avenue

Wilhelmina Grenfell,
4549 Rumble Street

May Y. and D. Gillis
3896 Southwood Street

P and S. P. Nocente
4080 Carson Street

Mr. and Mrs. H. Abrams,
4354 Hurst Street

Mr. and Mrs. R.C. McNeney,
4254 Boxer Street

C. A. Green,
4566 Neville Street

Mr. Peter Wilson,
4242 Greta Street

J. L. Molyneux,
4576 Neville Street

Mr. and Mrs. G. F. Rustige
7969 Patterson Avenue

Mr. and Mrs. D. M. Griffiths,
3745 Irmin Street

John Vaton
6862 Sussex Avenue

Mr. and Mrs. W. L. Peter,
and T. F. Peter,
7942 Strathearn Avenue

John Taylor,
4361 Carson Street

Mr. Marvin H. and Mrs. Enid F. McLeod,
4520 McKee Street

Mrs. Constance K. Nichols,

Mrs. Frances Pepper,
4528 Irmin Street

Mr. and Mrs. O. F. Gill,
7961 Edson Avenue

Henry and Kathleen Taunton,
4353 Carson Street

A. Pearl,
3736 Arbor Street

Maybelle L. Wishart,
7265 Willingdon Avenue

G. S. Maars,
7957 Strathearn Avenue

Fred C. and Joyce D. Ryan,
7640 McKay Avenue

Mr. T. J. Hollinshead and
Mrs. T. G. Hollinshead,
7969 Suncrest Drive

Mrs. E. Miller,
7968 Edson Avenue

Mr. William L. Edwards and
Mrs. Mary E. Edwards,
4263 Boxer Street

Mr. Arthur S. Evans,
3916 Rumble Street

Mr. H. J. Matthews,
4841 Clinton Street

H. R. Murdock and
Paul P. Fraser,
4363 Victory Street

Agnes Russell,
6950 Dow Avenue

Mrs. E. Gray,
4375 Winifred Street

W. L. Worley,
5128 Sidley Street

Mr. and Mrs. C. W. Bressler,
6909 Willingdon Avenue

Mr. Frank Schick,
4256 Greta Street

Mr. Lloyd S. Williams and
Mrs. Eva M. Williams,
4257 Greta Street

Mr. Peter and Mrs. Maureen Horchemann,
4382 Greta Street

Mr. Ronald A. and Mrs. Marquorite R. Fo
7137 Waverley Avenue

Mr. W. R. Lavery, 4565 Portland Street	A. R. Carlson, 3735 Arbor Street
Robert I. & Marian S. Haime, 4264 Boxer Street	G. J. and H. C. Baldwin, 7959 Suncrest Drive
R. E. Donaldson, 4386 Winnifred Street	Robert J. T. and Edith L. Orr, 4179 Southwood Street
Mr. and Mrs. W. B. Simmons, 7716 Patterson Avenue	Catherine J. Beattie, 4339 Portland Street
Yvonne I. Webster, 7933 Suncrest Drive	Mr. A. L. and Mrs. A. Bingham, 7989 Patterson Avenue
R. L. Phillips, 4695 Clinton Street	Nell G. and Doreen Russell, 4676 Clinton Street
Mr. and Mrs. R. E. Hunter, 7707 McGregor Avenue	Mrs. J. R. Wilson, 8166 Patterson Avenue
Mr. Harold K. Eggen, 4045 Rumble Street	Bill and Margaret Tomkow, 4448 Hurst Street
Mr. Jack Wilson, 8166 Patterson Avenue	Mr. T. Rudland, 7362 McKay Avenue
Mrs. E. Brown, 4234 Boxer Street	Mr. R. E. Johnson, 4326 Rumble Street
Mrs. E. J. Crompton, 4132 Boxer Street	Mrs. Annie Mead, 4576 Portland Street
Mr. E. J. Crompton, 4132 Boxer Street	Mr. H. J. Hardy, 4566 Portland Street
Mr. K. D. Thom, 4039 Rumble Street	Mr. and Mrs. E. W. Tunstall, 7955 Suncrest Drive
Mr. and Mrs. L. C. Davis, 4190 Watling Street	Mr. John C. Rottluff, 8083 Gray Avenue
Mr. Nell McKay, 4622 Victory Street	Mr. and Mrs. L. Long, 4167 Winnifred Street
M. Dorothy Leslie, 7090 Sussex Avenue	Norman & Marjorie Christie, 5621 Keith Street
Lillian E. Russell, 4264 Watling Street	D. H. Olson, 8125 Gray Avenue
Mr. and Mrs. F. Giffin 7027 Dow Avenue	Ronald T. Fearn, 4123 Boxer Street
Mr. and Mrs. David M. Popoff, 4235 Portland Street	John B. Robinson, 5232 Fwart Street
Mr. and Mrs. L. D. Butler, 4555 Clinton Street	Bill and Lucille Waters, 4353 Victory Street
Mr. George & Mrs. Bertha Ferguson, 4655 McKee Street	Mr. William H. & Mrs. N. A. Kelly, 8049 McPherson Avenue
Mr. B. L. Northorp and Mrs. B. L. Northorp 4692 Clinton Street	Ronald Paul and Shirley Irene Drouin, 7937 Suncrest Drive

M. Banford,
4168 Portland Street

E. Stanley,
7790 Sussex Avenue

R. B. Rains,
4309 Portland Street

M. & P. Kerluke
7656 McKay Avenue

Frank and Byrl Kalk,
8070 Sussex Avenue

Mrs. W. C. Kenworthy,
4075 Rumble Street

Maureen B. Rittinger,
7729 Patterson Avenue

P. and E. Andru,
5058 Carson Street

E. T. and B. J. Carniello,
4393 Victory Street

Mrs. M. C. Barr,
4638 Portland Street

Mr. and Mrs. R. Alexander,
4522 Irmin Street

Mr. and Mrs. C. L. James,
8069 Sussex Avenue

Mr. and Mrs. C. L. James,
8069 Sussex Avenue

W. L. and M. S. Wark,
4372 Victory Street

I. McWhinnie and F. E. McWhinnie,
4224 Boxer Street

Mrs. Lillian Johnson and
Mrs. Oliva Vaccher,
4210 Rumble Street

Frank J. P. DeVries,
4935 Portland Street

Mrs. E. Madge Mandy,
3880 Imperial Street

J. P. Conlon,
5570 Carson Street

Mr. Kent and Mrs. Eleanor Yakel,
8161 MacPherson Avenue

Mr. William Frank Kalk,
4385 Carson Street

Mr. and Mrs. J. Silvester,
7876 Sussex Avenue

Walter & G. M. Hastie,
4322 Greta Street

Mr. & Mrs. S. M. Duff,
4975 Watling Street

Mrs. J. L. Weir,
7391 Gray Avenue

Mr. and Mrs. J. S. Badanic,
8112 McPherson Avenue

Mr. P. J. and Mrs. B. Teensma,
4607 Irmin Street

Mr. W. and Mrs. M. Hooton,
8015 Strathearn Avenue

W. S. Hopper,
5105 Carson Street

Mr. John A. Rittinger,
7729 Patterson Avenue

Mr. and Mrs. A. C. Smith,
7384 Charlford Avenue

Mr. Norman Usselman,
6871 Waverley Street

Mr. Axel Rytter,
4361 Victory Street

Mr. R. G. Smith,
7349 Gray Avenue

Ian L. Wood,
7329 Gray Avenue

Mrs. Beryl Paul,
8149 Strathearn Avenue

Mr. A. J. and Mrs. R. R. DeBrincat,
4385 Winnifred Street

Mr. H. H. and Mrs. Marjorie Montgomery,
7044 Gray Avenue

A. & M. Hackinen,
7070 Sussex Avenue

M. C. Elder,
4263 Winnifred Street

Mr. and Mrs. E. A. Marble,
4223 Boxer Street

S. J. Bryant,
4192 Victory Street

Les McConnell,
4459 Southwood Street

J. A. McIlveen,
4333 Portland Street

Mrs. Carole Geddes,
5747 Ewart Street

Mrs. R. Naples,
3794 Dubois Street

W. A. Torry,
4077 Clinton Street

Mr. C. M. Hyde,
4585 Portland Street

Mr. and Mrs. S. Reed,
7875 Patterson Avenue

Petition:
Lylo Harris and others,
3857 Dubois Street
(20 SIGNATURES)

Registered letter:
Andrew Neill,
4208 Winnifred Street,

Mr. and Mrs. E. H. Jackson,
4425 Portland Street

R. H. Tripp,
4643 Watling Street

Mr. and Mrs. R. A. Bath,
4215 Watling Street

Mr. and Mrs. W. A. Davis,
7715 Sussex Avenue

Mr. W. C. Alderman,
7769 Patterson Avenue

Mr. John H. Kostyniuk,
4863 Portland Street

Mr. and Mrs. E. E. Coleman,
4025 Clinton Street

Mr. and Mrs. J. Johnstone,
7269 Waverley Avenue

Mr. John C. Seehuber,
4136 Southwood Street

Mr. J. Green,
7358 Patterson Avenue

Mr. J. M. Marty
3746 Arbor Street

Mr. and Mrs. Roland Burton,
4061 Clinton Street

Mr. and Mrs. B. C. Watson,
5672 Keith Street

Mr. and Mrs. Gerald L. Johnson
8030 Sussex Avenue

Mr. D. T. Bell,
4198 Portland Street

Mr. Stuart W. Young,
7342 Patterson Avenue

Mr. J. Forsyth,
7760 Southwood Place

Kay Hatcher, (Mrs.)
6888 Dow Avenue

Mr. George Worden,
4480 Carson St.

Mr. and Mrs. C. H. Taves,))
4842 Victory Street AND)

-- Elsel Strange,) one letter
4858 Victory Street)

Mr. D. W. Hatcher,
6950 Willingdon Avenue

Mrs. Jean Greene
7125 Gray Avenue

H. J. Lodgeman,
7090 Willingdon Avenue

E. & H. Szameit,
5111 Portland Street

R. W. Harlos,
4356 Portland Street

G. Miskofski,
4369 Victory Street

Mrs. D. Horwood,
7607 McGregor Avenue

Miss G. Nord,
7270 Frederick Avenue

Mr. and Mrs. C. Sumpton,
7932 Suncrest Drive

Mr. and Mrs. D. K. Game,
4528 Carson Street

L. Vanderweil,
5126 Portlana Street

Mr. and Mrs. G. H. Brown,
4182 Portland Street

Mr. and Mrs. J. R. A. James,
4335 Southwood Street

Mr. and Mrs. M. Ralston,
5487 Carson Street

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Mrs. G. Gordon,
4782 Portland Street

A. L. Dickie,
4666 Carson Street

Ernest Wilhelm,
4432 Irmin Street

Mr. H. I. Langley,
7324 Willingdon Avenue

Mr. and Mrs. D. H. Roebuck,
5450 Neville Street

Mrs. M. B. McTaggart,
6919 Gray Avenue

Mr. Robert Coleman,
4813 Portland Street

Mr. Rhys Hull,
5155 Carson Street

Mr. and Mrs. A. C. Durkin,
7162 Gray Avenue

Mr. and Mrs. Leslie F. Allen,
4054 Rumble Street

Petition:

J. H. Rewakowsky,
5116 Portland Street
AND TWO OTHERS

John Hussey,
4450 Victory Street

Andrew, Edna and Robert McKibbin,
4736 Rumble Street

Mr. and Mrs. W. Burrell,
re: 7358 Willingdon Avenue
7642 Sussex Avenue
7622-24 Sussex Avenue

G. H. & M. E. Lake,
4850 Neville Street,

Mr. and Mrs. J. T. Surinak,
4175 Portland Street

(Mrs. W. Head,
(7085 Gray Avenue

(Mrs. Gladys Head,
(7490 Frederick

(A. W. Manley,
(4506 Rumble Street

Mr. and Mrs. W. Krieger,
4311 Southwood Street

Helmut Sander,
7032 Gray Avenue

Mrs. Bertha McInnis,
4675 Neville Street

R. G. Bushell,
4244 Boxer Street

Mr. and Mrs. A. T. Eden,
4657 Neville St.

Mr. and Mrs. D. A. Ervin,
4259 Watling Street

Mr. and Mrs. J. M. C. Clarke,
7387 Dow Avenue

Mrs. J. Fissel,
7725 Arthur Avenue

N. I. McIver, & A. McIver,
7983 Suncrest Drive

M. J. Van Woerden,
7938 Sussex Avenue

Dick Glor,
4976 Rumble Street

Mrs. K. Plowright,
4318 Southwood Street

Mrs. D. Chambers,
6949 Frederick Avenue

Mrs. Louise Gaidos,
7971 Nelson Avenue

Mr. and Mrs. F. A. Verchere,
3936 Rumble Street

Tom Ahola,
5449 McKee Street

Warren A. and Barbara I. Astley,
4123 Southwood Street

Roland N., Phyllis J. and Lynne Penge,
7999 McGregor Avenue

D. E. and S. M. Constable,
4337 Southwood

Mr. and Mrs. Murray Lea,
4278 Irmin Street

P. W. Kernaghan,
5512 Neville Street

Mrs. M. Peter,
4163 Boxer Street

Mrs. Betty Dyer,
5522 Rumble Street

J. G. Sanderson,
8050 Kaymar Drive

John C. and Edith E. Blanchflower,
4156 Rumble Street

Verona L. and D. W. Fryatt,
4376 Southwood Street

Mr. and Mrs. A. J. Moul,
7992 Strathearn Avenue

Charles B. and Norma Y. Nelson,
4183 Boxer Street

Alice E. and J. W. Farish,
7849 McKay Avenue

Les and Shirley Egge,
4264 Portland Street

Roy Christiansen,
5075 Keith Street

Mr. and Mrs. R. L. LaRocque,
4468 Carson Street

Mr. and Mrs. R. Charters,
4492 Carson Street

Mr. and Mrs. H. G. Wheeler,
3756 Victory Street

Mr. D. and Mrs. S. K. Fraser,
7958 Suncrest Drive

Henry Drummond, A.P.A.,
5660 McKee Street

Mrs. W. Wrigley,
5329 Keith Street

Mr. and Mrs. Alan Dornan,
4656 Portland Street

R. and A. Dunn,
7207 Jubilee Avenue

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Mrs. Barbara B. Tellez,
7110 Dow Avenue

Alice and Gordon Lee,
4126 Rumble Street

Mr. and Mrs. R. MacDonald,
4361 Portland Street

Miss M. E. Beatty,
7076 Patterson Avenue

P. Willey,
4077 Clinton Street

Mr. and Mrs. A. DuPlisses,
4153 Southwood Street

Mrs. Mary Meakin,
3775 Irmin Street

Mr. and Mrs. R. B. Eason,
4347 Portland Street

M. F. and R. C. Chalk,
4456 Carson Street

Roy S. T. Dimma,
3925 Southwood Street

Mrs. B. Gunsten,
4506 Carson Street

C. A. Peokett,
5338 Ewart Street

Doug and Diane Matheson,
7306 Willingdon Avenue

LETTERS RECEIVED AFTER FRIDAY NOON DEADLINE - IN SUPPORT OF RZ#8/71:

Elke and Werner Schwanebeck,
5330 Carson Street

A. Englund,
7490 Royal Oak Avenue
(REGISTERED--SPECIAL DELIVERY)

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In response to a question, Mr. Parr stated that he had agreed with Mr. Bennett that, if the Cluster (Group) Housing proposal of his Department was in fact the policy of Council, then he would not support the subject rezoning proposal.

Item (9) of Report No. 64, 1972 of the Municipal Manager, which deals with the subject under consideration at this time, was brought forward.

The following is the substance of that report:

- (9)(a) Lot 3, Ex. Pl. 20310, Blk. 3 Prt., D.L. 156, Plan 14380
 - (b) Pcl "C", Ex. Pl. 13801, Except Plan 20310, R.S.D. 2, S.D. "A", Bk. 3, D.L. 156, Plan 3322
 - (c) Lot "B", Ex. Pl. 14319, Blk. 3, D.L. 156, Plan 3815
 - (d) Lot "F", Blks. 2 and 3, D.L. 156, Plan 19936
- REFERENCE REZONING #8/71

The Planning Department has reported that a meeting was held with Mr. Bennett to discuss the concerns that he and those he represents have in regard to the rezoning proposal.

A copy of a letter from Mr. Parr to Mr. Bennett, and another one from Mr. Bennett to Mr. Parr, were being submitted herewith. The former contains amplification on points that Mr. Parr has made in submissions pertaining to the rezoning proposal.

ACTING MAYOR CONSTABLE DECLARED A RECESS AT 8:00 P.M.

THE COUNCIL RECONVENED AT 8:10 P.M.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That the Notice of Motion from Alderman Ladner concerning properties in the Big Bend Area, which is slated for consideration later in the evening, and Burnaby Zoning By-law 1965, Amendment By-law No. 39, 1972 and Burnaby Zoning By-law 1965, Amendment By-law No. 53, 1972, which deal with land use in the Big Bend Area be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

It was mentioned to Council that Mr. R. T. DuMoulin, Barrister and Solicitor, was present and desired an audience with Council in connection with the proposed rezoning of land in the Big Bend Area.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That Mr. DuMoulin be heard."

CARRIED UNANIMOUSLY

Mr. DuMoulin then spoke and indicated he was speaking on behalf of four property owners in the Big Bend Area, Messrs. Conboy, Kuypers, Appell and Mechin.

Mr. DuMoulin suggested that their land should not be rezoned to an Agricultural category because such use is not economically feasible.

Mr. DuMoulin also commented that:

- (a) Those using their land for farming purposes cannot really make a living from such use.
- (b) In the case of Mr. Conboy, he has converted his land in readiness for industrial use.
- (c) Mr. Kuypers abandoned his farming operation because of economics.
- (d) If the land is rezoned to A3 at this time, the Council would subsequently need to rezone it to P3 if the municipality wishes to develop the land for Park and Public Use; hence, the rezoning should be from M3 to P3.
- (e) It is proposed to meet with the Planning Department tomorrow to discuss the entire situation in regard to the use of the properties owned by his clients.

The following Notice of Motion from Alderman Lddner was then considered:

RESOLVED: "That Council agree to purchase those properties in the "Big Bend" area that are being rezoned to other than an industrial category, the owners of which indicate within a reasonable period of time that they wish to sell to the Corporation, and that Council agree to purchase such properties at current market values with a view to either leasing the property back to the owners at current market value after rezoning, or reselling the property after rezoning, if the owner does not desire to lease back;

AND BE IT FURTHER RESOLVED THAT, if necessary, Council ask the Provincial Government to pass appropriate enabling legislation;

AND BE IT FURTHER RESOLVED that Council ask the Provincial Government for financial assistance to enable the Corporation to purchase such properties, or alternatively, the land be purchased by the Provincial Government pursuant to the "Greenbelt Protection Act".

In support of his Motion, Alderman Ladner reiterated the points he made to Council at its last meeting. He cited examples of two parcels of land in the Big Bend Area where one was proposed to be rezoned from M3 to A3 and the other, which is now M3, slated to be acquired by the municipality for P3 use. Alderman Ladner pointed out that the rezoning act involving the first parcel could result in its depreciation in value whereas the other parcel would be purchased by the municipality at the current market value.

Mrs. Grace M. Conboy, Secretary, Conboy Machinery Limited, submitted a letter on the subject of the presentation by Mr. DuMoulin.

Mr. J. H. Currie wrote to offer his views on the future use and zoning of land in the Big Bend Area.

Mr. Ronald Kearn also submitted a letter indicating he approved the proposals for redeveloping land in the Big Bend Area.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That the above Notice of Motion from Alderman Ladner be tabled until the October 16th meeting and the Manager submit a report then indicating the number of parcels in the Big Bend Area which would be affected by the subject of the Motion, including their approximate current market value, and whether legislation of the sort sought by the Motion exists in any part of Canada."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

"That Burnaby Zoning By-law 1965, Amendment By-law No. 39, 1972 and Burnaby Zoning By-law 1965, Amendment By-law No. 53, 1972 be tabled until the October 16th Meeting in order to allow Mr. DuMoulin an opportunity to meet with the Planning Department before a decision is made on the two By-laws."

CARRIED UNANIMOUSLY

* * *

ORIGINAL COMMUNICATIONS

Mrs. Alma Donnelly, Executive Secretary, Royal Canadian Legion, South Burnaby Branch No. 83, submitted a letter requesting:

- (a) Permission to sell Poppy Wreaths during the week of November 2nd to 9, 1972.
- (b) That Mayor Prittie proclaim this period of time as "Poppy Week".
- (c) Permission to hold Tag Days on November 2nd, 3rd and 4, 1972.
- (d) Permission to hold a Remembrance Day Parade on November 11, 1972 commencing at 10:15 a.m. from the Simpson Sears Parking Lot and proceeding East along Kingsway to the premises of the Branch.

Mrs. Donnelly submitted a second letter indicating that, as Branch No. 83 cannot be allowed to have its Tag Days on November 2nd, 3rd and 4, 1972 because of conflict with another Organization, they would like to have November 8th, 9th and 10, 1972.

The President of Branch No. 83 of the Royal Canadian Legion was present and stated that the second letter from the Executive Secretary of the Legion was not authorized and therefore the Legion wished to have its Tag Days on the dates originally requested. He pointed out that neither the Legion nor the other Organization, the Muscular Dystrophy Association, were concerned about the conflict.

The President of Branch No. 148 of the Royal Canadian Legion also commented that his Branch thought the Muscular Dystrophy Association would change its dates.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That permission be granted to Branch No. 83 of the Royal Canadian Legion to conduct the activities outlined in its first letter on the dates indicated, with the Parade being subject to:

- (a) the approval of the R.C.M.P.
- (b) the Provincial Department of Highways having no objection to the use of any arterial highway in the municipality that may be involved;

and further, if the Muscular Dystrophy Association decides to change the dates of its Tag Days because of the conflict with the Legion, then they be granted permission on whatever alternate dates are selected providing they do not conflict with some other Organization."

CARRIED UNANIMOUSLY

Mr. Jack Weddell wrote to point out that no real attempt has been made by the Parks and Recreation Commission to arrange a relocation of the Skeet Shooting Activity on land in the Central Area of the municipality.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:
"That Item 11 of Report No. 64, 1972 of the Municipal Manager, which deals with the subject of the letter from Mr. Weddell, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(11) Skeet Shooting - Central Area (Weddell)

A copy of a letter the Parks and Recreation Administrator sent to Mr. Weddell on September 11, 1972 was being provided herewith.

The Council, on April 10, 1972, was given a progress report on the subject facility and was advised that the matter concerning the present location of the facility (Sperling Avenue) had been referred to the Parks and Recreation Commission for comment. A copy of a report that was submitted to the Commission by its staff on August 9, 1972 was being submitted herewith.

The Commission, on August 9th:

- (a) directed staff to continue actively pursuing the matter with a view to presenting a subsequent recommendation aimed at resolving numerous conflicting and inconclusive aspects of the activity.
- (b) reaffirmed its present stand wherein the gun activity (skeet shooting) will be allowed to continue operating at its present location until the end of 1973.

It is expected that the Parks and Recreation Administrator will submit another report to the Commission in approximately four weeks. The Council will be advised after that about the matter.

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The facility will not be used for the 1973 Canada Summer Games. The shooting event is proposed for the Canada Games Range on the Coquitlam and District Hunting and Fishing Club Grounds on Burke Mountain. Skeet shooting will not be part of the games but rifle shooting will be.

It was recommended that a copy of the foregoing report be sent to Mr. Weddell, Irene J. and Arthur T. Lavers, and Mabel V. and Walter T. Allemann, all of whom have written to Council about the subject matter.

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

CARRIED UNANIMOUSLY

Mr. G. Lieuwan submitted a petition in which was registered a complaint concerning the construction of a sidewalk in the 6700 and 6800 Blocks Broadway.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILY:
"That Item 19 of the Municipal Manager's Report No. 64, 1972, which deals with the subject of the petition from Mr. Lieuwan and others, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(19) 6700 and 6800 Blocks Broadway (Lieuwan)

The drainage works in connection with the sidewalk project was performed during August and the roadwork was done shortly afterwards.

There were a number of problems in connection with the matter that were beyond the control of the Corporation and/or the contractor, they being:

- (a) Retaining walls had to be built on both the upper and lower sides of the Street.
- (b) The retaining wall on the South side had to be redesigned when it was found excavation had to be conducted below a level of five feet, rendering the standard integrated retaining wall unsuitable for use.
- (c) Power poles on the South side had to be shifted before the retaining wall could be built, and this work has just been completed.

The work will now continue uninterrupted until completed, barring unforeseen weather conditions.

Instructions were also issued to immediately clean some of the area, and keep it clean, until after construction is completed. The contractor was reminded that traffic control and protection of persons and property on the project is his responsibility.

The strikes this year also complicated construction of the project in question and interfered with the proper planning of the various elements in the project. Notwithstanding, it would undoubtedly appear that more and better pre-planning of works is required.

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This general subject is presently under review with the hope that cases such as the one at hand will be minimized in the future. Some corrective action has already been taken.

It was recommened that a copy of the foregoing report be sent to Mr. Lieuan.

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

CARRIED UNANIMOUSLY

Mr. and Mrs. George Woodcock wrote to suggest that:

- (a) Some effort should be made to beautify the Provincial Public Works Yard at Canada Way and Willingdon Avenue.
- (b) The surface condition of Imperial Street Eastward from Kingsway be improved.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:
"That Item 17 of the Municipal Manager's Report No. 64, 1972, which deals with the subject of the letter from Mr. and Mrs. Woodcock, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

- (17) (a) Provincial Works Yard - Canada Way and Willingdon Avenue
- (b) Imperial Street from Kingsway Eastward

The generally unattractive appearance of the Works Yard may be due to the fact the Provincial Department of Highways has, for some time, been looking for an alternative site.

The site should properly be developed as part of the B. C. I. T. - B. C. V. S. Complex.

The Planning Department has proposed several alternative sites but it is likely that the selection of one will take some time. It therefore seems reasonable that, in the meanwhile, screening and landscaping should be provided.

The overlay paving work on Imperial Street is scheduled for commencement on October 11, 1972 and, providing weather conditions are suitable, will be completed by the end of that week.

As regards the reference of Mr. and Mrs. Woodcock to Buckingham Drive between Sperling Avenue and Burris Street, it has been found that the major portion of the street is in excellent condition. The part between Haszard and Burris Streets will require reshaping and repaving when a curb is installed on the South side. In the meantime, there are no potholes or other serious problems and normal maintenance will ensure the adequacy of the street.

It was recommended that:

- (a) The Provincial Department of Highways be requested to provide screening and landscaping of its Works Yard on Canada Way at Willingdon Avenue, at least to the standard required by the Zoning By-law, and preferably to the standard established by the adjacent B.C.I.T. - B.C.V.S. Complex.

(b) A copy of the foregoing report be sent to Mr. and Mrs. G. Woodcock.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DOWDING:
"That the recommendations of the Manager be adopted; and further, a copy of the report be sent to Mr. J. G. Lorimer as M.L.A. for the area at Canada Way and Willingdon Avenue."

CARRIED UNANIMOUSLY

Mr. G. J. King, Co-Ordinator Director, Project Backdoor, wrote to outline the activities undertaken by his group.

* * * *

TABLED ITEMS

The following matter was then lifted from the table:

Application to rezone Lot 4, Block 13, D.L. 79, Plan 2814 (International Union of Operating Engineers)

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That this matter be tabled until the November 6, 1972 meeting."

CARRIED UNANIMOUSLY

* * * *

ENQUIRIES

Alderman Drummond stated that he wished Council to reconsider the decision it rendered on October 2nd to ratify the action of the Municipal Engineer in removing three items from a contract with Columbia Bitulithic for the supply and application of asphaltic concrete and entering them into a new contract with Jack Cewe Limited.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:
"That the decision just mentioned by Alderman Drummond be reconsidered."

CARRIED

AGAINST -- ALDERMAN DAILLY

Alderman Drummond stated that he objected to what the Engineer did, as detailed above, especially when it was not made known to Council why the first contractor could not finish the projects that had been removed from the contract.

He added that, if Council had not ratified the action of the Engineer last week, perhaps the Municipal Engineer would be personally liable.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LADNER:
"That the decision Council rendered on October 2nd in regard to the transferring of three items from the Contract with Columbia Bitulithic be tabled until the October 16th meeting."

CARRIED

327 AGAINST -- ALDERMEN BLAIR AND DAILLY

Acting Mayor Constable declared a recess at 9:05 p.m.

The Council Reconvened At 9:20 p.m.

Aldermen Blair and Dailly were absent.

* * * *

REPORTS

MUNICIPAL HALL CAPITAL IMPROVEMENT PROGRAMME COMMITTEE submitted a report advising that it had conducted interviews with architects in regard to the first stage building programme for the Municipal Hall extension.

The Committee indicated that the Firm of Keith-King and Freschi, Architects and Planners, produced the best proposal because they possess a strong bias toward urban and conceptual design considered essential to the successful execution of a commission for the project. The Committee pointed out that Mr. Freschi has demonstrated a high degree of imagination and proficiency in projects with which he has been associated in the past, both in his own practice and as an associate with Erickson-Massey, Architects, and several other projects which have earned international acclaim.

The Committee presented a copy of a letter from Mr. Freschi outlining the proposal in considerable detail.

The Committee reported that the fee of the firm is greater than originally estimated because the basement area of the building planned will now need to be designed as future office space and the sub-consultants have raised their basic fee since the estimate was made.

The Committee recommended that the Firm of Keith-King and Freschi, Architects and Planners, be commissioned:

- (a) To provide architectural services in the design, preparation of working drawings and specifications for the Municipal Hall Capital Improvement Programme.
- (b) To supervise all work in connection with the Health and Social Services Building.
- (c) To advance the concept for the ultimate development of the Municipal Centre Complex.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LADNER:
"That the recommendations of the Committee be adopted."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 64, 1972

on the matters listed below as Items (1) to (19), either providing the information shown or recommending the courses of acting indicated for the reasons given:

- (1) (a) Lot 6 Exc. Expl. Plan 14605; Lot 7 N. Pt. Exc. Sk. 10327;
Lot 13, S.D.'s 2/5, Blk. 10, D.L. 136, Plan 4417
 - (b) Lot 12, S.D.'s 2/5, Blk. 10, D.L. 136, Plan 4417
- SUBDIVISION REFERENCE NO. 10/72

The Council agreed on July 4, 1972 to allow the above described municipally-owned Lot 12 to be included in the captioned subdivision, subject to an exchange of land and to the developer paying the municipality approximately \$2,593.00 for receiving a larger portion of land than that which he would be giving to the municipality.

The developer has now asked that he receive all of Lot 245 rather than all of Lot 240. Lot 245 is smaller than the other one so the developer would be receiving less land than originally proposed. On this basis, the municipality would owe the developer \$1,563.62.

The new exchange arrangement was approved by the Manager because it did not change the basic intention.

It was recommended that the exchange indicated be approved, with the municipality paying the developer \$1,563.62 and that the action of the Municipal Manager be ratified.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"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 August, 1972 was being submitted herewith.

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

CARRIED UNANIMOUSLY

ALDERMAN BLAIR RETURNED TO THE MEETING,

(3) Easement - Lot G W $\frac{1}{2}$, Blocks 4/E, D.L. 42 (Stubbs)
7414 Government Street

It was recommended that Council authorize the acquisition of an easement over the South 12 feet of the above described property, which is required for the construction of a twin sewer to serve properties at 7798 and 7814 Government Street, for a consideration of \$1.00 plus the cost of restoring the area to its former condition.

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

CARRIED UNANIMOUSLY

(4) Proposed Southerly Extension of Willingdon Avenue

The Planning Department has sent Mr. D. M. Mercier a letter, a copy of which was being submitted herewith, answering questions pertaining to the captioned matter.

A report will be presented to Council by the Planning Department on the same matter in approximately three or four weeks time.

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

CARRIED UNANIMOUSLY

(5) Lane South from 16th Avenue to the S.P.L. of Lot 11, Block 23, D.L. 29, Plan 3035 and West to Humphries Court

The following is a cost report prepared by the Municipal Treasurer pursuant to Section 601 of the Municipal Act relating to the construction and paving of the above lane as a Local Improvement:

Length of work	304 feet
Estimated cost of work	\$1,100.00
Actual frontage	491.96 feet
Taxable frontage	264.00 feet
Owner's share of the cost of the work	264.00
Estimated lifetime of the work	10 years
Frontage tax levy	5 installments of \$.257 per taxable front foot

This work is included in Asphaltic Concrete Supply Contract No. 16, 1972.

It was recommended that:

- (a) The Cost Report be received.
- (b) A Construction By-law authorizing the work be brought forward.

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

CARRIED UNANIMOUSLY

(6) Lot 19, Block 29, D.L. 121, Plan 1054 (975 Willingdon Avenue - Gulf Oil)

It was recommended that Council authorize the acquisition of a 12.5 square foot truncation from the South-East corner of the above described property, which is required for the construction of a sidewalk at Parker Street and Willingdon Avenue, for a consideration of \$1.00.

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

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

(7) Sign By-law

The Planning Department has reported as follows on the above matter:

- (a) Many of the regulations in the By-law reflect the views of interested groups and organizations, including the Illuminated Sign Manufacturers Association of B. C. and the B. C. Division of the Community Planning Association of Canada.
- (b) Suggestions have also been made by various municipal departments.
- (c) A copy of the final draft of the By-law was being submitted herewith.
- (d) As regards a Brief submitted earlier this year by Dr. R. J. Claus of the Department of Geography, University of British Columbia, in regard to the By-law, consideration has been given the main points he expressed then.
- (e) A meeting was also held with representatives of the B. C. Petroleum Association to discuss gasoline service station signs. The view was expressed at the meeting that the proposed regulations in the C3 and C4 zones would present little problem for stations. Points that did concern the Association were:
 - (i) The sign area limitations in the C6 (Gasoline Service Station) District would present problems for service stations.
 - (ii) The introduction of revolving signs, which are prohibited in the By-law, was suggested.
 - (iii) Clarification was sought on the status of service bay signs, directional signs, signs relating to hours of operation, signs on canopies over pump islands and changeable copy panel signs advertising various items obtainable with gasoline purchases, etc.
 - (iv) The requirement that would prevent freestanding signs from projecting over public property.
 - (v) The 10 foot setback from intersecting street lines on a corner or from an adjoining property which is specified for freestanding signs. It was felt this regulation would interfere with the locating of access driveways to and from the service station site.
- (f) The Planning Department is opposed to the further development of standard sized billboards (300 square feet) and has included regulations in the By-law which would prohibit the future erection of these large non-accessory sign structures for the following reasons:

- (i) They attract attention to a degree where they represent an intrusion into surrounding areas, as well as being a hazard on heavily travelled thoroughfares.
- (ii) Large structures of this type tend to obliterate the view and detract from other advertising.
- (iii) Such signs are often characterized by unsightly supporting structures and poor site maintenance.
- (g) Many neighbouring municipalities in the Lower Mainland recognize the foregoing problems and do not allow billboards. Legislation was recently passed in Washington which will provide the State Highway Department with the necessary authority to proceed with a major programme to remove roadside billboards.
- (h) There are presently 43 billboard locations in the municipality. It is felt they will gradually disappear as they are replaced by development or redevelopment.
- (i) Smaller non-accessory freestanding signs are permitted in the C3, C4 and C7 Districts under the provisions of the Sign By-law. The maximum sign areas in the zones are related to the area of the lot, the maximum size permitted being a sign of 200 square feet.
- (j) The allowable size of a sign includes the area contained within the outer edge of the frame or border of the sign. Where a sign has no frame or border (i.e., a fascia sign or a canopy sign which forms part of a canopy), the permitted size of the sign would be that area included within the shortest line surrounding the whole group of letters, figures or symbols. This is the "copy area" of such a sign and would permit the complete refacing of building fronts in the case of fascia signs without including the background within the area of the sign. The use of "copy area" for determining the allowable sizes of all signs should be avoided. Under such regulation, there would be nothing to prevent the erection of excessively large structures which are an integral part of the sign itself, particularly in the case of a freestanding, projecting or roof sign.
- (k) The requirements relating to the maximum area and height of a freestanding sign to the area of the lot on which they are located in C3, C4 and C7 Districts are as follows:

<u>Lot Area</u>	<u>Total Sign Area</u>	<u>Maximum Height</u>
6,000 sq. ft. or less	100 sq. ft.	20 ft.
6,000 sq. ft. to 1 acre	150 sq. ft.	25 ft.
More than 1 acre	200 sq. ft.	30 ft.

- (l) In other zoning districts, single maximum freestanding sign area and height dimensions are specified. These provide for smaller signs than in the C3, C4 or C7 Districts and are related to the character of the zones involved, where the permitting of larger sign areas is not considered desirable.

- (m) From a structural point of view, most signs are classified on the basis of their location in relation to a building. This relationship is also reflected in establishing size limitations under the proposed regulations. Maximum sign areas, when stated as an absolute figure, tend to assume that all buildings in a particular area are also of equal dimensions. On the other hand, relating allowable sign area to the street frontage of the building (i.e. canopy signs) or to the area of the wall surface (i.e. facia signs) recognizes this relationship which exists between sign and building size.
- (n) In the case of freestanding signs, the relationship between signs and the buildings they represent is less marked. Such signs are more closely related to the area of the lots on which they are located. A large freestanding sign would appear to be out of scale with its surroundings when located on a small property.
- (o) Although the total number of signs permitted on a property in a C6 zone are the same as for a C3 or C4 District, the maximum allowable sign areas are somewhat less and the types of signs are more limited. The reason for this is that the C6 zone is primarily intended for service station sites which are located in close proximity to residential districts. In a number of instances, C6 zoning has been applied to service stations within commercial districts where larger sign areas would not be incompatible with surrounding developments. In these cases, consideration should be given to the rezoning of such sites to a more appropriate category.
- (p) Revolving or rotating signs, like flashing signs, are unnecessary as they attract excessive attention to the detriment of other signs and to the hazard of vehicular traffic. While it may be argued that such signs are required in order to stand out from other signs in multi-signed areas, the proposed regulations will establish standards which are designed to ensure the visibility of all advertising in an inoffensive and attractive manner.
- (q) Service bay signs, such as "lubrication", "wheel alignment", would not be affected by the proposed by-law, nor would signs indicating the hours of operation of a particular office or business premises.
- (r) The By-law definition of "canopy" refers to a permanent hood or cover which projects from the wall of a building. This would not apply to the type of canopy which covers the pump islands. The signs which may be affixed to such canopies would therefore be interpreted as facia signs.
- (s) Changeable copy panel signs which advertise various items obtainable with gasoline purchases, or special rates for limited periods of time for tire sales, mechanical work, etc., are situated on many service station sites. Similar signs advertising sale specials at Supermarkets or other business establishments, or announcing coming events at sports centres, churches, community halls, etc., are also of common occurrence and should be recognized in the regulations.

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- (t) It is not necessary nor desirable to permit freestanding signs to extend over public property. The proposed regulations will apply equally to all the uses within each of the zoning district categories. In this way, each will be assured of sufficient advertising exposure and visibility, thus reducing the tendency of pressures arising to extend a particular sign further over public property than that of a neighbour in order to be noticed.
- (u) The point raised by Dr. Claus respecting the ten foot setback for freestanding signs and the possible interference of this requirement with driveway access is considered to be a valid one so it was being suggested that this particular standard be reduced.
- (v) It was recommended that:
- (i) The Sign By-law regulations governing billboards, the determination of sign areas, freestanding sign area requirements, C6 District sign standards and rotating signs be retained as presently proposed.
 - (ii) Consideration be given to the rezoning of C6 sites which are located within existing commercial areas to C4.
 - (iii) The following changes and additions be incorporated into the By-law regulations:
 - (a) A reduction in the setback requirement for freestanding signs from 10 to 5 feet under Section 5.4 of the By-law:

"A freestanding sign may be located in a required yard, provided that such sign is not closer than 5 feet:

 - (i) to the point of intersection of the intersecting street lines on a corner lot;
 - (ii) to an adjoining lot."
 - (b) The addition of the following to Schedule No. 1 of the By-law:

"One temporary on-site freestanding non-illuminated changeable copy panel sign on a property located in a C, M or P District, provided that no such sign shall exceed an area of 40 square feet."
 - (iv) Council endorse the proposed regulations and consider the By-law in question.

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It was recommended that:

- (a) the recommendations of the Planning Department be adopted;
- (b) a copy of the report at hand be sent to Mr. E. Calveley, who wrote to Council in September to complain about a commercial sign on property on Canada Way.

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN LAWSON:
"That the recommendations of the Manager be adopted."

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DOWDING:
"That the previous motion be amended, as follows:

"except that the words "shall not be erected or posted for a period of more than 14 days prior to the date of the event and" in Schedule 1(9) be deleted and the word "thereafter" at the end of Schedule 1(9) be substituted with "after the event"."

CARRIED
AGAINST -- ALDERMAN BLAIR

A vote was then taken on the original motion, as amended, and it was carried with Alderman Blair against.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That the Chief Building Inspector submit a report to Council six months after the Sign By-Law is passed indicating whether any problems develop in attempting to enforce Section 3(3) of the Sign By-Law because there may be cases where the reconstruction or altering of a sign to conform with the By-Law might prove costly and yet may be an improvement."

CARRIED UNANIMOUSLY

(8) Lot 110, D.L. 153, Plan 38340
REZONING REFERENCE NO. 16/70

The Planning Department has reported as follows on the above rezoning proposal:

- (a) the amendment to the Zoning By-Law rezoning the above described property to Comprehensive Development District (CD) was finally adopted by Council on November 23, 1970. The By-Law also included Lot 111 to the North, which fronts on Grange Street;
- (b) The scheme consists of 28-storey apartment tower on the Northerly site (Lot 111), integrated with a commercial plaza development and a 7-storey office building on the other Lot (110);
- (c) the apartment tower has been completed and is occupied but construction of the commercial portion of the project did not proceed. In recent months, the developer responsible for the commercial development has been in contact with the Planning Department and has expressed a desire to make certain modifications to this part of the project.

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- (d) the current development plan calls for three individual restaurants upon a pedestrian plaza, which will form the roof for a single level of covered parking accessed from Kingsway near the centre of the property. The pedestrian area is linked to the amenity level of the apartment development by a suspended walkway/lobby link beneath the proposed office building, which occupies the North-Westerly portion of the commercial site;
- (e) the developer wishes to amend the current plan by substituting general office and retail rental space for two of the proposed restaurants, and by relocating the Kingsway vehicular access from the centre of the property to the Westerly side of the site. One of the original restaurants, seating 150, is to remain, and a total of approximately 14,500 square feet of retail and office area in low-rise plaza development is planned;
- (f) the 7-storey office tower is virtually unchanged from the original scheme and the facility linking the pedestrian plaza with the apartment amenity deck remains. The pedestrian plaza itself is retained, surmounting an underground parking facility for 115 cars, although the shape and extent of public open spaces is altered. An additional parking deck is to be added to the interior portion of the commercial project upon construction of the office tower, increasing the total commercial parking to 147 cars;
- (g) it is recognized that the replacement of two restaurants with shopping and commercial facilities of a variety of types will increase the range of services and shopping opportunities available and broaden the attractiveness of the development to the public in general. It would appear that the change in use improves the scheme. A slight increase in commercial F.A.R. is involved, from 0.513 to 0.557, but this increase is acceptable in terms of overall density;
- (h) additionally, modifications to the vehicular access and paths of pedestrian movement provide for improved integration with a future redevelopment of the property to the West or with a pedestrian overpass in the event Chaffey Avenue is relocated to the West property line of the CD site;
- (i) it was recommended that Council advance the amended proposal, as detailed above, to the Public Hearing that is scheduled for October 24, 1972.

It was recommended that Council concur with the recommendation of the Planning Department.

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

CARRIED UNANIMOUSLY

- (9) (a) Lot 3, Ex. Pl. 20310, Blk. 3 Prt., D.L. 156, Plan 14380
 - (b) Pcl. "C", Ex. Pl. 13801, Except Plan 20310, R.S.D. 2, S.D. "A", Blk. 3, D.L. 156, Plan 3322
 - (c) Lot "B", Ex. Pl. 14319, Blk. 3, D.L. 156, Plan 3815
 - (d) Lot "F", Blks. 2 & 3, D.L. 156, Plan 19936
- REZONING REFERENCE NO. 8/71

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

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(10) Easements - Ptns. of Lots 259 - 262 inclusive and 264 - 268 inclusive, D.L. 87

It was 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 attending documents.

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

CARRIED UNANIMOUSLY

(11) Skeet Shooting - Central Area (Weddell)

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

(12) Leases - Burrard Inlet

In November, 1970, the National Harbours Board wrote to the Municipality asking whether or not it wished to renew Lease Nos. V-508 and V-1365 for a further term of 21 years. Council granted authority to renew the leases.

On December 1, 1970, a request was received from the Board that the Municipality indicate the specific purpose or purposes for which the lease was being sought. In February, 1971, the Board was advised that the Municipality required Lease No. V-508 (certain street ends) for public convenience and recreation.

The Board then advised, on March 9, 1971, that it was not its present policy to issue a lease in such a blanket fashion.

On June 23, 1971, the Municipality advised that:

- (a) it was desirable to maintain control over the waterfront at the termination of Cliff Avenue where the Municipality owns the major portion of the upshore properties. A park buffer strip is located on the West side of Cliff Avenue, a short distance from the waterfront, while an additional park holding is situated to the East in the area between Malibu Drive and Burrard Inlet. (Other waterfront leases are maintained for similar reasons along the Burrard Inlet shoreline opposite Confederation Park and Earnet Beach)
- (b) the lease at the end of Gilmore Avenue was required for a combined sewer outfall;
- (c) the lease at the end of Carleton Avenue was required for a sanitary sewer outfall.
- (d) the lease at the end of Willingdon Avenue was required for a combined sewer outfall for the Greater Vancouver Sewerage Drainage District.

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At the same time, the Municipality asked what other street ends were covered by the lease. We wrote to the Board subsequently on October 28, 1971, on November 22, 1971, and again on February 4, 1972 for a response.

On February 3, 1972, the Assistant Manager, Real Estate, of the National Harbours Board advised he would recommend the following to the Board for approval:

- (a) A 20 year easement to the Municipality for water lots fronting Gilmore Avenue, Carleton Avenue and Willingdon Avenue street ends, commencing December 31, 1970, for the purpose of operating and maintaining combined sewer outfalls, at an annual rental of \$300.00 (\$100.00 for each of the three street ends). The Assistant Manager pointed out that he realized these outfalls are necessary municipal works but the question of pollution was a subject of much concern to the Board. Although the outfalls are presently combined, the dry weather flows will eventually be diverted to Iona Island by the Intercepting system of the Greater Vancouver Sewerage and Drainage District. As a special provision to the Agreement, the Assistant Manager was prepared to recommend that the continuance of the lease be subject to Board approval if any sanitary sewer remains connected to the outfalls after June 30, 1975.
- (b) A 20 year lease to the Municipality covering water lots fronting Delta Avenue, Cliff Avenue, and Arden Avenue street ends, for park and recreational purposes, at an annual rental of \$1,500.00 (\$500.00 for each water lot), commencing December 31, 1970.

The major consideration lies in the increase in lease rentals from a nominal fee of \$1.00 to \$100.00 for sewer outfalls and to \$500.00 for park and recreational purposes. The authority granted by Council on November 23, 1970 was on a basis of paying \$1.00 per year.

The lease for the Willingdon Avenue street end should be assumed by the Greater Vancouver Regional District.

On April 4, 1972, the Municipal Manager wrote to the National Harbours Board and protested the new rates that were being proposed. It was pointed out in the letter that other Federal Departments expect leases at a nominal value and therefore the Municipality should not have to pay the rates the Board is proposing. On July 5, 1972, a further letter was received from the Assistant Manager for the Real Estate Division of the Board, which basically confirmed the earlier rates mentioned.

During discussions with representatives of the Real Estate Division of the Board, mention was made of lease number V-1365, which is on an annual basis at a rate of \$25.00. The new annual rate the Board was suggesting was \$1,000.00. The Corporation tried to negotiate the possibility of a "right of first refusal" but to no avail.

The Corporation was in the process of contacting the City and District of North Vancouver to determine whether they had received the same kind of rate increase when a registered letter dated September 29, 1972 was received from the Manager, Real Estate, of the National Harbours Board relative to lease number V-1365, cancelling the lease on the water lot in front of Confederation Park effective October 31, 1972, and offering to recommend to the Board that a new lease be entered into at an annual rate of \$1,000.

The Water Lot Lease ((V-1359), which is opposite Barnet Beach Park, is a 20 year lease expiring on December 31, 1974, and is at the rate of \$100 per year. When this one expires, the Municipality can probably look forward to it increasing along the lines of the Confederation Park water lot lease.

All Departments of the Municipality feel it is very important that the Corporation retain control over the water lot leases adjacent to park properties or where municipal installations are in place.

It was recommended that:

- (a) the National Harbours Board be advised the Municipality does not agree with the schedule of rates that is being proposed and therefore wishes the Board to reconsider the matter.
- (b) the Corporation request an audience with the Board to discuss the matter.
- (c) the cancellation notice on Lease No. V-1365 be held in abeyance until a reasonable time after the meeting being sought takes place.
- (d) a copy of the foregoing report be sent to the Parks and Recreation Commission and Mr. Ray Perrault, M.P.

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN BLAIR:

"That the recommendations of the Manager be adopted and, in the letter to Mr. Perrault, his attention be drawn to the fact that Council is extremely displeased with the situation portrayed in the report of the Manager.

- CARRIED UNANIMOUSLY

(13) Byrne Road Industrial Enclave

A rezoning proposal, from M3 to M2, affecting the properties in the above area is currently being considered by Council.

The attention of Council was being drawn to the possible alternatives for the area. In that regard, extracts from two previous major report items concerning the Big Bend Area were being submitted herewith.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:

"That the report of Manager be tabled until the October 16th meeting when the By-Law covering the subject of the report is brought forward for further consideration."

CARRIED UNANIMOUSLY

(14) 13th Avenue from Kingsway to 15th Street
STAGE II - 1972/73 LOCAL IMPROVEMENT PROGRAM

An error was made in recording the number of properties to be served with an initiative notice to construct pavement 28 feet wide with 5 foot wide curb sidewalks on the above street.

The correct information is:

Length	1300.00 Feet
Taxable frontage	<u>2186.97</u> Feet
Actual frontage	<u>2414.41</u> Feet
Estimated cost	\$32,500.00
Owner's share	<u>\$ 8,692.00</u>
Annual frontage tax per foot	\$.89

It was recommended that the revised Cost Report, as detailed above, be received.

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

CARRIED UNANIMOUSLY

(15) Street Light

It was recommended that Council approve the installation of one-300 Watt Mercury Vapour Street Light on Kathleen Avenue midblock between Kemp Street and Beresford Street.

(16) Estimates

It was recommended that Special Estimates of Work of the Municipal Engineer, in the total amount of \$3,600.00, be approved .

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That the recommendations of the Manager covering items 15 and 16 be adopted.

CARRIED UNANIMOUSLY

(17) (a) Provincial Works Yard - Canada Way and Willingdon Avenue
(b) Imperial Street from Kingsway Eastward

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

(18) Clearing and Grubbing of Road and Lane Allowances
in D.L. 86 (Stage III B)
CONTRACT NO. 25, 1972

It was recommended that Council accept the tender of Surfcrest Construction Co. Ltd. for the clearing and grubbing of the road and lane allowances referred to in the report for \$30,974.00.

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

CARRIED UNANIMOUSLY

(19) 6700 and 6800 Blocks Broadway (Liewan)
(This item was dealt with previously in the meeting)

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

Alderman Ladner stated that he had attended a meeting of the Lower Mainland Municipal Association last Wednesday when it was proposed that a special committee be appointed to consider the question of the Association recommending officers for the Union of British Columbia Municipalities. He added that Burnaby and three other Municipalities were asked to appoint representatives to serve on the Committee. Alderman Ladner indicated that he was not able to serve himself.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DOWDING:
"That Alderman Constable be appointed to serve on the special committee mentioned by Alderman Ladner."

CARRIED UNANIMOUSLY

* * *

B Y - L A W S

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That "BURNABY SIGN BY-LAW 1972" #6163 be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-law."

CARRIED UNANIMOUSLY

Schedule 1(9), as amended by Council earlier in the evening, was formally amended at this time.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That the Committee now rise and report the By-law complete, as amended."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:
"That "Burnaby Sign By-law 1972" be now read three times."

CARRIED UNANIMOUSLY

Burnaby Zoning By-law 1965, Amendment By-law No. 39, 1972 and Burnaby Zoning By-law 1965, Amendment By-law No. 53, 1972 had previously been tabled by Council.

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 44, 1972 #6139 came forward for Reconsideration and Final Adoption. This By-law provides for the following proposed rezoning:

Reference RZ #31/72

6270 and 6290 Marlborough Avenue

FROM R5 TO RM3

Municipal Clerk stated that the Planning Department has reported that the prerequisites established by Council in connection with this rezoning proposal have been satisfied.

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1972 #6027 came forward for Reconsideration and Final Adoption. This By-law provides for the following proposed rezoning:

Reference RZ #74/71

381, 361, 353, 341, 331 Ellesmere Avenue South

FROM R4 TO RM3

Municipal Clerk stated that the Planning Department has reported that the prerequisites established by Council in connection with this rezoning proposal have been satisfied.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That:

"BURNABY SECURITY-ISSUING BY-LAW NOS. 6 to 8, 1972" #6157 to 6159

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 44, 1972" #6139

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1972" #6027

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

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That Council resolve itself into a Committee of the Whole to consider and report on Burnaby Zoning By-law 1965, Amendment By-law No. 15, 1971 #5876."

CARRIED UNANIMOUSLY

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This By-law provides for the following proposed rezoning:

Reference RZ #4/71

5171/5179 Rumble Street

FROM C2 AND R5 TO C2

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:
"That the By-law be now abandoned."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the Council now resolve itself into a Committee as a Whole
"IN CAMERA".

CARRIED UNANIMOUSLY