

NOVEMBER 20, 1972

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 20, 1972 at 7:00 p.m.

PRESENT: Acting Mayor Drummond in the Chair;
 Alderman W. A. Blair;
 Alderman W. R. Clark;
 Alderman T. W. Constable;
 Alderman J. Dailly;
 Alderman D. A. Lawson (7:02 p.m.);

ABSENT: Mayor R. W. Prittie;
 Alderman G. M. Dowding;
 Alderman H. G. Ladner;

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

Acting Mayor Drummond read a press release in which he advised that Mayor Prittie was still recuperating from his operation and was expected to be back to work around the beginning of December.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That the Minutes of the Council Meeting held on November 6, 1972 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

Alderman Lawson Arrived At the Meeting.

* * *

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Cedar Realty Ltd. re application to rezone the area bounded by Boundary Road, Grandview Highway and Highway 401 from R5 to C4.
- (b) Burnaby Chamber of Commerce re "Burnaby Community and Industry Attitude Study"

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"That the delegations be heard."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:

"That Item 4 of the Rezoning Reports which appear under Item 20 of the Municipal Manager's Report later this evening, be brought forward for consideration at this time because it deals with the subject of the presentation to be made by Cedar Realty Ltd."

CARRIED UNANIMOUSLY

The following is the substance of that report:

(20) Miscellaneous Rezonings

(4) Reference RZ #52/71 and 67/72

Lots 1 to 4 and 9, Blk. 14, D.L. 69, Plan 155B
Lots "A" and "B", Blk. 14, D.L. 69, Plan 21765
Lots 1 to 7 Incl., 9 and 19, Blk. 15, D.L. 69, Plan 1321
Lots 11 and 12, Blk. 16, D.L. 69, Plan 1321

(Area bounded by Freeway, Grandview Highway and Boundary Road)

The applicant has requested the rezoning of the area to Service Commercial District (C4) in order to permit the development of motels, motor hotels and auto courts.

There are two parcels in the area owned by the Corporation and three by the Department of Highways.

The same applicant previously submitted an application to rezone the area to C4 and the Planning Department, at that time, recommended that Industrial use of the area (M5) would be more suitable because such use would be less affected by the proximity of the Freeway and would, as a general rule, generate considerably less traffic than a high density residential or auto-oriented development. Moreover, the area immediately to the West, which is in the City of Vancouver, is Industrially-zoned and the area on the North side of the Freeway is in the process of being zoned for industrial purposes.

Because the location of the area in relation to major traffic routes and other land uses suggests a need for good quality development, it has been decided that the Light Industrial District (M5) category is the most suitable.

The Council, on November 1, 1971, approved for further consideration the rezoning of the area to M5 and directed that the proposal be advanced to a Public Hearing and that a number of prerequisites be established. Following the Hearing, the Amendment to the Zoning By-law was given two readings on January 10, 1972 but nothing further has happened because the prerequisites have not been satisfied.

The Planning Department has again reviewed the existing and anticipated land use patterns in the area and has concluded that the earlier proposal for M5 zoning is appropriate and should be reaffirmed.

It was therefore being recommended that the current proposal to rezone the area to M5 be retained.

Mr. C. Walters, President, Cedar Realty Ltd., then spoke and made the following points:

- (1) There are 17 private properties and 68 people, involved in the proposal, which has been under consideration for approximately two years.

- (2) Most of the owners bought their land before the area was isolated by the construction of the Freeway
- (3) Because the area is bounded on three sides by traffic arteries, it is difficult to cross the streets due to the speed, volume, noise and fumes constantly.
- (4) Two years ago, all of the private properties involved were sold subject to them being rezoned to C4.
- (5) At that time, the Department of Highways did not grant approval to the proposal but later changed its mind.
- (6) The only thing left now is for Council to approve the rezoning proposal.
- (7) Light Industrial use of the area would mean an increase in the truck traffic and cars whereas commercial use would mean less trucks and perhaps more cars. In the latter case, there would be less noise and other forms of pollution.
- (8) The Villa Motor Hotel is on the same side of the Freeway as the area in question.
- (9) It has been estimated that land in the area would fetch between \$2.50 and \$2.75 per square foot if it was to be developed for industrial purposes.
- (10) There is a bone fide developer, although there is nothing in writing in that regard, waiting to develop the land for motel use.
- (11) The prime desire of the owners in the area is to be able to relocate after receiving a reasonable sum for their properties. These people do not expect to obtain any substantial amount for their land.
- (12) There is no demand for M5 use of the property.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CONSTABLE:
"That the recommendation in the report of the Planning Department be adopted."

IN FAVOUR -- ALDERMEN DAILLY,
CONSTABLE

AGAINST -- ALDERMEN DRUMMOND,
CLARK, BLAIR AND LAWSON

MOTION LOST

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN DAILLY:
"That action on the request of Cedar Realty Ltd. be deferred until a specific development proposal for the land that is considered acceptable is presented."

CARRIED UNANIMOUSLY

Mr. Angus J. Macdonald, Manager of the Burnaby Chamber of Commerce,
then spoke and reviewed the past action of Council in granting the
opportunities for Youth group a sum to make the study being presented
this evening.

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Mr. Macdonald introduced Mr. Bob Davidson, a student who participated in the study,

Mr. Davidson then spoke and advised he was with a B. C. I. T. Student Research Group that conducted the Burnaby Community and Industry Attitude Study.

He expressed his appreciation to all who assisted in making the Study possible, and outlined the objectives of the Study.

Mr. Davidson also drew attention to an error in the report. In that regard, he stated that under Area 4, the figure should be 90 responses instead of 9.

Mr. Davidson also indicated that his group would be prepared to hold public meetings to discuss the Study.

Mr. Macdonald again spoke and suggested that Council should use the information in the Study when examining situations that relate thereto.

* * *

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That all of the below listed Original Communications be received."

CARRIED UNANIMOUSLY

Mr. Edward Boyd, Advertising Representative, Radio N.W. Ltd., submitted a letter advising that Burnaby's Special Christmas Programme on N.W. is scheduled for December 24, 1972 between 7:05 p.m. and 8:00 p.m., and the cost thereof will be \$110.00.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:

"That the letter from Radio NW Ltd. be referred to the Grants and Publicity Committee for consideration and recommendation."

CARRIED UNANIMOUSLY

Mr. H. Ferguson, President, Burnaby Safety Council, submitted a letter requesting that "For a Fire-Free Christmas" Cards be distributed by the municipality to vendors of Christmas Trees at the time they receive a licence to sell such trees and that such cards be given to buyers of the trees by the vendors.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:

"That all of the items in the Manager's Report, No. 76, 1972 which relate to items of Correspondence be brought forward for consideration at the appropriate time."

CARRIED UNANIMOUSLY

The following is the substance of the report from the Manager on the subject of the letter from the Burnaby Safety Council:

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(4) "For a Fire-Free Christmas" Cards (Burnaby Safety Council)

The Chief Licence Inspector will co-operate with the Burnaby Safety Council in the distribution of the cards.

Garden and nursery shops are not required to have a special licence to sell Christmas trees. The Licence Department will furnish the Safety Council with the names and locations of such shops in order that cards can be distributed to these vendors.

Vendors of Christmas trees cannot be required, as a condition of a licence, to give a card to each purchaser of a tree. However, it is the opinion that most Christmas tree vendors would quite voluntarily hand out a tag with each tree.

It was recommended that the Burnaby Safety Council contact the Chief Licence Inspector, who will co-operate with the Safety Council in distributing the cards in the manner described.

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

CARRIED UNANIMOUSLY

Mr. L. A. Slater wrote to request that the lane between Gray and Waverley Avenues South from the lane South of Victory Street be opened.

The following is the substance of the report of the Manager on this matter:

(11) Lane Between Gray and Waverley Avenues South from the lane South of Victory Street (Slater)

The Engineer has advised Mr. Slater, orally, that the municipality would construct the subject lane, subject to the approval of Council, if:

- (a) The land required for the lane was dedicated at no cost to the municipality.
- (b) The property owners requested, in the form of a petition, the construction and paving of the lane as a Local Improvement.
- (c) The property owners arranged for the dedication of an easement required for drainage purposes at the dead-end at no cost to the municipality.

The annual levy for the Improvements to the lane would range from \$10.28 to \$16.96 for the six properties affected.

The 1973 land assessments on the properties would not reflect the Improvements to the lane.

Any Increases in taxes on the six properties would be the result of a change in the mill rate or a general increase in assessments.

It was recommended that the lane in question be constructed by the municipality, subject to the above three conditions, and that a copy of the report at hand be sent to each of the six property owners concerned.

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

CARRIED UNANIMOUSLY

Mr. J. H. Nichol, Secretary Treasurer, United Fishermen and Allied Workers' Union, submitted a letter with which he forwarded a resolution from the Richmond Anti Pollution Association, together with a letter the Union sent to the Provincial Director of Pollution Control, regarding the proposed Annacis Island Sewage Treatment Plant.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CONSTABLE:
"That the Provincial Government be requested to consider spending additional funds, including the sums required for operating costs, for the provision of either secondary or tertiary treatment of sewage at the Annacis Island Plant."

CARRIED UNANIMOUSLY

Mr. W. J. Desmarais wrote to recite a series of incidents which occurred involving disorderly conduct at and near premises known as 7111 Randolph Avenue.

The following is the substance of the report of the Manager on this matter:

(7) 7111 Randolph Avenue

The R.C.M.P. has submitted the following report on the complaint from Mr. Desmarais concerning disorderly conduct at and near 7111 Randolph Avenue:

- (a) On October 15, 1972, a complaint was received regarding a noisy party at the subject location at 1:08 a.m. Two marked police cars, with one member of the Detachment in each, responded to the call shortly thereafter, and one unmarked vehicle with a member in plainclothes provided cover. They estimated that around 30 young people were in or around the house but did not see anyone breaking the law, except perhaps through noise created by musical instruments.
- (b) One of the policemen spoke to the tenant of 7111 Randolph Avenue and informed him of the complaint. This tenant was co-operative and agreed to keep order. Noise subsided and the members of the Detachment left.
- (c) Extra patrols were called and the party was apparently subsequently broken-up by one of the R.C.M.P. members.
- (d) A traffic violation report was issued to one of the people who had attended that party.
- (e) On days following, patrols were continued in the area and, on October 28th, another party was found to be in progress. Again the tenant was cautioned about the noise and, although no excessive noise was noted, one youth was charged with a liquor offence and one with speeding.

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- (f) On November 4, 1972, a complaint was received concerning a noisy party at the subject location at 11:21 p.m. One police car attended and the R.C.M.P. member spoke to the tenant. The tenant was again co-operative and quelled the noise. No offences were observed and the party broke up voluntarily not long afterwards. Later, patrols noted refuse and beer bottles in front of the house, which was then quiet.
- (g) The R.C.M.P. cannot lay charges for any infraction not observed unless a complainant is willing to come forward and given evidence. In each of the two incidents, the complainant did not wish to be contacted.
- (h) As far as marihuana is concerned, smell is insufficient proof of an infraction under the Narcotic Control Act.
- (i) Two traffic complaints have been received this year from Mr. Desmarais, both relating to vehicles using Randolph Avenue. In each case, the traffic section attended and tickets were issued.
- (j) Shift scheduling does not allow for mature policemen to be used on weekend nights but there is a mixture of junior and senior men of all ranks on duty then. It is often found that younger members of the R.C.M.P. communicate better with youth.
- (k) The owner of 7111 Randolph Avenue has rented the house to the young tenant mentioned earlier, who shares the accommodation with three other youths. The owner was apparently unaware of the situation and will be taking immediate remedial action. It is trusted this and continued patrols will have the desired effect.
- (l) Complaints of noisy parties are a difficult problem to deal with. The normal policy is to ask the resident of the property to co-operate and keep things quiet voluntarily to avoid any ugly confrontation and allegations of police harassment. If this does not work, appropriate action is taken if offences are observed.

It was recommended that a copy of the foregoing report be sent to Mr. Desmarais.

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

CARRIED UNANIMOUSLY

Mrs. Eileen Duthie wrote to express concern regarding a proposal to close Swangard Stadium so that the field there can be prepared for the 1973 Canada Summer Games.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"That the letter from Mrs. Duthie be referred to the Parks and Recreation Commission for a reply containing an explanation of the action that is to be taken to close the Stadium."

CARRIED UNANIMOUSLY

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The Honourable James G. Lorimer, Minister of Municipal Affairs, wrote to advise that he understands the Minister of Highways has asked for a report on the feasibility of screening the Provincial Works Yard at Canada Way and Willingdon Avenue and that any further information received in regard to that matter will be forwarded to the Municipality.

Mr. G. W. E. Brown, General Manager, British Columbia Aviation Council, submitted a circular with which he forwarded a resolution that was passed at the 1972 Annual Meeting of the Alberta Aviation Council relating to land use adjacent to airports.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DAILLY:

"That the matter of appointing a Council member to the B. C. Aviation Council be referred to the Mayor for consideration and recommendation."

CARRIED UNANIMOUSLY

Mr. Bryan L. Bacon, Chief Librarian, Burnaby Public Library, submitted a letter advising of the events which took place to celebrate Young Canada Book Week.

It was understood by Council that its appreciation would be expressed to the Burnaby Public Library Board for its involvement in the events that are the subject of the letter from the Chief Librarian.

* * *

TABLED ITEM

The following matter was then lifted from the table:

Purchase of 4-Door Station Wagon for Fire Department

Item 2 of the Municipal Manager's Report No. 76, 1972, which deals with the subject at hand, was brought forward for consideration at this time.

The following is the substance of that report:

(2) 4-Door Station Wagon for Fire Department

Ralph Williams Motors Ltd., operating under the trade name of Cedarvale Motors, is owned and operated by American Motors (Canada) Ltd.

Mr. Ralph Williams neither owns a financial interest in the dealership nor does he have any management connection whatsoever. None of his associates are connected at all with the Company.

It was recommended that Council accept the tender of Cedarvale Motors in the amount of \$3,251.91 (which includes all taxes, licence and vehicle registration fees but excludes the tire option) for the supply to the Corporation of one 1973 Matador Station Wagon for the Fire Department.

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

CARRIED UNANIMOUSLY

* * *

ENQUIRIES

When Alderman Lawson enquired as to whether the Municipal Engineer had received the Certified Payroll from Jack Cewe Ltd. relating to its involvement with Mountainform Rentals Ltd., the Engineer replied that he had just obtained such information today and would be sending it to the Manager for submission to Council shortly.

Alderman Constable mentioned that municipal trucks were dumping fill in a ravine behind the tennis courts at Belcarra Drive and Cliff Avenue and were, in the process, dropping dirt on the roads.

The Municipal Engineer indicated he would check the matter in order to have the situation rectified.

When Alderman Dailly suggested that all candidates for the forthcoming election be sent copies of the reports on "Livable Region" and "Floodplain" policies, it was suggested instead that these people be invited to attend the meeting that was being held this Thursday, to discuss the report.

Alderman Clark served a Notice of Motion that he would be asking Council to consider the inclusion of ambulance services in the Fire Department.

Acting Mayor Drummond presented a letter he had received from the R.C.M.P. pertaining to the rising crime rate in Burnaby and the question of persons being permitted to live on business premises in an attempt to curtail incidents that have produced the rise in the crime rate.

It was understood by Council that the submission from the R.C.M.P. would be referred to the Planning Department for a report on the feasibility of amending the Zoning By-law to permit living accommodation to be provided on business premises.

Acting Mayor Drummond suggested that more publicity was needed in connection with the pollution control measures the municipality has instituted.

It was understood the Chief Public Health Inspector would submit a report indicating the situation in regard to the matter broached by Acting Mayor Drummond.

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

CARRIED UNANIMOUSLY

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A Special Committee of Alderman Lawson and Commissioner Pride of the Parks and Recreation Commission submitted a report outlining the action taken to date in regard to publicising and promoting activities in the municipality.

The Committee submitted the following recommendations on the matter:

- (a) That a Special Committee be appointed, to be called the "Information Burnaby Committee", comprising five voting members (one from the Council, one from the Parks and Recreation Commission, and three from the Burnaby Citizenry) plus the Mayor acting in an ex-officio capacity.
- (b) That the Municipal Manager appoint an Advisory Committee of staff members, including those from the Parks and Recreation Commission and other Boards, Committees, etc., to work with the Information Burnaby Committee, with the Secretarial services to be provided from Municipal staff.
- (c) That the Information Burnaby Committee develop a proposal for a co-ordinated Public Relations Programme for Burnaby and present recommendations on the matter to Council at the Parks and Recreation Commission by March 5, 1973.
- (d) That the 1973 Budget contain an appropriation of not more than \$1,000.00 to cover the services of a Public Relations Consultant, such funds to be available for use by the Committee, with payment to be authorized by the Mayor.
- (e) That current Public Relations practices of Council and the Parks and Recreation Commission be continued until a new programme has been instituted.
- (f) That the Committee appointments be completed by January 5, 1973, with the Alderman member appointed to be responsible for calling the first meeting of the Information Burnaby Committee by January 19, 1973.

As a result of a discussion in Council, it was decided that the words "on the recommendation of the Information Burnaby Committee" would be added to the word "Mayor" at the end of Point (d) above.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CLARK:

"That the recommendations of the Committee, with the change outlined above, be adopted."

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CARRIED UNANIMOUSLY

PARKS AND RECREATION COMMISSION submitted a letter with an accompanying report containing information relating to the improvements to be made to Swangard Stadium in preparation for the 1973 Canada Summer Games.

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"That the report from the Commission be received."

CARRIED UNANIMOUSLY

* * *

MUNICIPAL MANAGER submitted Report No. 76, 1972 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) Kensington Park Rink

It was recommended that Council concur in the selection of the name "Kensington Park Rink" for the new rink being built in Kensington Park.

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

CARRIED UNANIMOUSLY

(2) 4-Door Station Wagon for Fire Department

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

(3) Allowances

It was recommended that the following application for an allowance of percentage additions on the property described, under Section 411 of the Municipal Act, be approved:

M. D. & V. D. Oxenham	Lot 7, Bk. 19,	<u>\$9.34</u>
	D.L. 121, Pl. 1054	

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

CARRIED UNANIMOUSLY

(4) "For a Fire-Free Christmas" Cards (Burnaby Safety Council)

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

- (5) (a) Lots 1 to 4, Bk. "L", D.L. 91N part, Plan 1869
(b) Lot 5, Pl. 10599, Bk. "L", D.L. 91N part, Plan 1869
(c) Lot 5, except Pl. 10599, Bk. "L", D.L. 91N part, Pl. 1869
(d) Lot 6, Bk. "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

The amendment to the Zoning By-law covering the rezoning of the above described properties to Neighbourhood Institutional District (PI) has been given two readings.

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The subdivision plan creating the site will be filed shortly.

Discussions have been held on the prerequisites involving the submission of satisfactory preliminary drawings for building and site use, a satisfactory proposed construction schedule, and acknowledgement by the bidder that all access and egress will have to be from Humphries Avenue. It has been concluded that the Corporation would, in effect, be carrying out an architectural competition, which would unnecessarily complicate the sale of the land, if that prerequisite was to remain.

It was therefore recommended that this prerequisite be amended to read:

"That additional conditions of sale be the submission of:

- (1) Names of Principals Involved in the design of the scheme.
- (2) Written description of the proposed development and the approximate cost of construction.
- (3) Price offered for the land.
- (4) The proposed construction schedule.
- (5) An acknowledgement from the bidder that all access and egress from the site will have to be from Humphries Avenue as no access or egress will be permitted to or from either lane."

It was recommended that:

- (a) The amendment to the Zoning By-law covering the subject rezoning proposal be given Third Reading.
- (b) The prerequisites associated with the sale of the land be amended, as set out above.

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

CARRIED UNANIMOUSLY

(6) Monthly Report of 1973 Summer Games Society

A report covering the activities of the above Society to November 9, 1972 was being submitted herewith.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN LAWSON:
"That the report be received."

CARRIED UNANIMOUSLY

(7) 7111 Randolph Avenue

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

(8) Burnaby Lake and its Water Shed

The Medical Health Officer has reported as follows on points made by Mr. C. B. Pritchard in a letter he submitted to Council on October 30th concerning evidence of pollution in and around creeks that flow into Burnaby Lake:

- (a) Because an inspection of the lower end of Eagle Creek on November 3, 1972 did not reveal anything too clearly because of the turbidity of the water, a further inspection was made on November 13th when two metal drums and a pail were observed on the bottom of the creek. These articles were removed on the afternoon of November 15, 1972.
- (b) The area on the North side of Broadway at Eagle Creek, which is the Municipal Golf Course property, was a fill site. This fill operation ceased in July this year. The oily substance Mr. Pritchard referred to is caused by a natural leaching from sawdust and/or hog fuel material used as part of the fill. It has no direct access to Eagle Creek but could pond on the land surface during heavy rains.
- (c) The area is scheduled for landscape completion in the Spring of 1973, which should considerably lessen or eliminate the leaching.
- (d) Such leaching is not uncommon in areas where decomposing organic material is present.
- (e) A reply to Mr. Pritchard's enquiry regarding development of footpaths adjacent to creeks will be submitted to Council on November 27, 1972.

It was recommended that a copy of the report at hand be sent to Mr. Pritchard.

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

CARRIED UNANIMOUSLY

(9) Lots 1 and 2, Block 12, D.L. 161, Plan 1742
(3862 Scott Street)
PRELIMINARY PLAN APPROVAL APPLICATION NO. 1895

It was recommended that Council authorize the issuance of the above P.P.A., which is for the development of an industrial building and ancillary facilities on the captioned property, after a development plan which conforms in all respects to the proposed General Industrial (M2) zoning category is submitted.

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

CARRIED UNANIMOUSLY

(10) Miscellaneous Equipment

It was recommended that Council accept the following tenders for the supply to the Corporation of the equipment shown for the amounts indicated:

- (a) Collins Manufacturing Company Limited - \$14,584.50
(including all applicable taxes) for six truck tool bodies.
- (b) International Harvester Company - \$5,026.00
(including taxes, licence and registration) for one medium duty truck.
- (c) National Machinery Company Limited - \$16,800.00
(including 5% Provincial Tax) for eight truck mount snow plows

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

CARRIED UNANIMOUSLY

(11) Lane between Gray and Waverley Avenues South from the lane South of Victory Street (Slater)

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

(12) Grants in Lieu of Taxes - Senior Governments

The Deputy Minister of Municipal Affairs has advised, in writing, that the question raised by Council concerning Provincial grants in lieu of taxes has been referred to the Deputy Minister of Finance for his attention.

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

CARRIED UNANIMOUSLY

(13) Expenditures

It was recommended that the expenditures shown in the report of the Municipal Treasurer covering the period between January 1st and November 5, 1972 be approved.

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

CARRIED UNANIMOUSLY

(14) Physical Fitness Course - Burnaby Lake Sports Complex

The development of the above course was undertaken by a group of Simon Fraser University Students under a Local Initiative Grant. The Parks and Recreation Department co-operated to the extent of providing workshop accommodation at the Nursery and by assisting the students with some design problems.

The Commission authorized an expenditure of \$800.00 for materials but none of the sum was expended.

The students worked on the project for several weeks and then interest appeared to wane, although a small group did work on the fabrication of equipment for the fitness course.

When the Civic Employees Strike occurred, arrangements were made for the students to remove their equipment and materials from the Park's nursery. We have not heard from the students since then and have assumed that some of them have graduated and others went on to pursue new interests.

The municipality had already filled the site with free hog fuel in anticipation of expansion of the grassed area, and this was done without planning for or even thinking of the fitness course.

The course is unfinished, the municipality has spent no money and no damage has been done.

It was recommended that no attempt be made to finish the course or develop it further at this time.

It was also recommended that a copy of the above report be sent to the Parks and Recreation Commission.

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

CARRIED UNANIMOUSLY

(15) Remainder of Block 11, D.L. 32 (Frith)
SHEPHERD STREET ALLOWANCE

Mr. R. C. Noxon of 4763 Shepherd Street, on behalf of property owners there, has written to claim that the buildings which encroach on the allowance of the street were required to be moved within ten years of the subdivision of the parcel on which they originally were situated.

A search failed to disclose a document confirming this.

Shepherd Street is currently under initiation for street improvements and Mr. Noxon feels the encroachment matter should be resolved before the improvements are made.

It was recommended that the Land Agent be instructed to negotiate with the owner of the property on which the buildings in question are located, Mr. L. S. Frith, for the removal of the buildings forthwith.

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

CARRIED UNANIMOUSLY

(16) Lot 10, Block 30, D.L. 32, Plan 1848 (6011 Royal Oak Avenue - Murray)

It was recommended that Council authorize the acquisition of a truncation from the North-East corner of the above described property for a consideration of \$1.00 subject to the condition that all trees on the land being acquired remaining undisturbed until such time as, in the opinion of the Municipal Engineer, they constitute an undue visual hazard.

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

CARRIED UNANIMOUSLY

(17) Kensington Overpass

The provision of complete estimates for the possible construction of an overpass on the present alignment of Kensington Avenue at Still Creek, the Burlington Northern Railway and the Loughheed Highway is difficult and time consuming. It would also be necessary to make a complete traffic flow analysis of the area in order to ascertain how many of the possible traffic movements must be accommodated within a proposed overpass.

The Engineer has provided a Progress Report on the matter, which was being submitted herewith.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN LAWSON:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:
"That the Municipal Manager ask the Canadian Federation of Mayors and Municipalities for information as to the availability of funds, under the Overpass Railway Fund, for re-routing railways which are considered to be in locations detrimental to the public."

CARRIED UNANIMOUSLY

(18) Contract No. 19, 1972 - Ornamental Street Lighting (United Power Ltd.)

It was recommended that Council authorize an extension of the completion date on the above contract to December 15, 1972, on the following terms:

- (a) That the work be completed under Burnaby Local Improvement Construction By-law No. 21, 1972.
- (b) That the uncompleted works be removed from the contract and a purchase order be issued at the same unit prices as those contained in the contract to govern the subsequent installation of the incomplete works.
- (c) That the \$100.00 per day liquidated damages clause in the contract not apply.
- (d) That the Performance Bond relating to the Contract be extended until December 15, 1972 as well.
- (e) That all of the foregoing conditions be subject to the acceptance of the purchase order arrangement by the Contractor.

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

CARRIED UNANIMOUSLY

(19) Lot 20, Block 25, D.L. 152, Plan 22831
(6692 Lily Avenue - Brown-John)

It was recommended that Council authorize the demolition of the dwelling on the above described property for the reasons noted in the report.

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

CARRIED UNANIMOUSLY

(21) Christmas Bonus - Social Assistance Recipients

The Department of Rehabilitation and Social Improvement has approved an increase in the Supplementary Allowance (Christmas Bonus) to \$20.00 for each head of a family and \$10.00 for each single person. This cost is, of course, shareable with the Province on an 85/15 basis.

It was recommended that the increase in the Christmas Bonus be approved.

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

CARRIED UNANIMOUSLY

Acting Mayor Drummond declared a Recess at 9:00 p.m.

The Committee reconvened at 9:20 p.m.

(20) Miscellaneous Rezoning Applications

The Planning Department has reported as follows on the rezoning applications shown:

(1) Reference RZ #68/72

Lot "A", Except Pcl. 1, Expl. Pl. 8955, Lots "B" and "C", S.D. 1, Block "C", D.L. 94, Plan 5956

(5215, 5229 and 5253 Kingsway -- Located on the North-East corner of Kingsway and Rydal Oak Avenue)

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

Nov/20/1972

It was recommended that this application be approved for further consideration and that the following be established as prerequisites to the rezoning being effected:

- (a) The consolidation of the three lots into one site.
- (b) The provision of an undertaking that all existing structures on the properties will be removed within six months of the rezoning being effected.
- (c) The submission of a suitable plan of development for the site.
- (d) The deposit of monies to cover the cost of extending services to the site, if required.
- (e) The effective integration of the site with the adjacent retail outlet to the East.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

(2) Reference RZ #66/72

Lot 14, Block 4, D.L. 99, Plan 1320

(6849 Waverley Avenue -- Located on Waverley Avenue 101.1 feet South of Imperial Street)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMMUNITY COMMERCIAL DISTRICT (C2) AND PARKING DISTRICT (P8)

It was recommended that this application be approved for further consideration and that the following be established as prerequisites to the rezoning being effected:

- (a) The submission of a suitable plan of development which includes a high standard of screening and landscaping buffering the service station from the surrounding residentially-zoned land.
- (b) The consolidation of Lot 14 with the adjacent Lots 36 and "A" into one site.
- (c) The demolition of the existing structure on Lot 14 within six months of the rezoning being effected.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

(3) Reference RZ #64/72

Pcl. "A", Blk. 5, Expl. Plan 11313, D.L. 153, Plan 783

(4575 Kingsway -- Located on the North side of Kingsway 188 feet East of its intersection with Pioneer Avenue)

FROM GENERAL COMMERCIAL DISTRICT (C3) AND RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

It was recommended that this application be tabled to allow for further discussions to take place between the applicant and the Planning Department regarding the basic aspects of the proposal.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:

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

CARRIED UNANIMOUSLY

(4) Reference RZ #67/72

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

(5) Reference RZ #69/72

- (a) Lot "C", Ref. Pl. 4676, Blk. II, D.L. 79, Plan 536
- (b) N. 132' of Lot "B", Ref. Plan 4142, Blk. II, D.L. 79, Plan 536
- (c) Pcl. "B", Except N. 132', Ref. Pl. 4142, Blk. II, D.L. 79, Plan 536

(3837, 3903 and 3937 Norland Avenue -- Located on the South-West corner of Norland Avenue and Sprott Street)

FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

It was recommended that this application be considered for Comprehensive Development District (CD) zoning and that the Planning Department be authorized to work with the applicant.

Planning Director stated that the applicant for the above rezoning has asked that his application be changed from P5 to RM4.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

"That the above rezoning proposal be tabled until the November 27th meeting at which time the Planning Director submit a report on the most recent request of the applicant."

CARRIED UNANIMOUSLY

(6) Reference RZ #73/72

Pcl. "B", Ref. Pl. 9342 Exc. Pcl. 1, Expl. Pl. 10507, and Ex. Pcl. 2 and Road Ref. Plan 12332 and Ex. W. 33 feet of Pcl. "B", Blk. 4N½, Plan 845

(9235 Lougheed Highway -- Located on the North-West corner of Lougheed Highway and Bell Avenue)

FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

It was recommended that this application be approved in principle and that the Planning Department be authorized to work with the applicant

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towards the creation of a suitable plan of development based on the criteria outlined in the report relating to the provision of senior citizen's housing within the development.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CLARK:

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

CARRIED UNANIMOUSLY

(7) Reference RZ #70/72

S. 99.125 ft. of Pcl. "C", Ref. Pl. 2399 exc. Ref. Plan 33125, Pcl. "E", Ref. Plan 1286 exc. Ref. Plan 33125, Pcl. "G", Expl. Pl. 14388 except Ref. Plan 33125, Blk. "B", D.L. 4, Plan 845

(3475, 3501 and 3569 North Road -- Located on the West side of North Road, 198.3 feet South of Cameron Street)

FROM SMALL HOLDINGS DISTRICT (A2) AND NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

It was recommended that the Planning Department be authorized to work with the applicant in the preparation of preliminary drawings that can be advanced to a stage where a more detailed report can be submitted on the proposal.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

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

CARRIED

AGAINST -- ALDERMAN CLARK

It was tacitly understood by Council that the Planning Department would, in the future when reporting on applications to rezone properties to Comprehensive Development District (CD), provide at least preliminary sketches of the proposals at the time of the initial report on the application.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Manager concerning the Public Hearing on rezoning applications which have been approved for further consideration be adopted."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

BY - LAWS

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"That the Council do now resolve into a Committee of the Whole
to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT
BY-LAW NO. 54, 1971" #5962."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"That the Committee now rise and report the By-law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 54, 1971"
be now read three times."

CARRIED UNANIMOUSLY

* * *

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

"BURNABY TAXATION EXEMPTION BY-LAWS NOS. 1 TO 9 INCLUSIVE,
1972" #6182 to 6190 inclusive

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 66, 1972" #6178
be now reconsidered and finally adopted, signed by the Mayor and
Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

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