

MARCH 27, 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, March 27, 1972 at 7:00 p.m.

**PRESENT:**

Mayor R. W. Prittle in the Chair;  
Alderman W. R. Clark;  
Alderman W. A. Blair;  
Alderman T. W. Constable;  
Alderman J. Dailly;  
Alderman G. M. Dowding;  
Alderman J. D. Drummond;  
Alderman H. G. Ladner;  
Alderman D. A. Lawson;

**STAFF PRESENT:**

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

**MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:**

"That the Minutes of the Council Meeting held on March 20, 1972 and the Public Hearing on the same date be adopted as written and confirmed."

**CARRIED UNANIMOUSLY**

\* \* \*

**ORIGINAL COMMUNICATIONS**

**MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:**

"That all of the below listed Original Communications be received and action on the subjects of the letters from Bingham Pump Company Ltd., Legion Taxi, Bonny's Taxi 1971 Ltd. and Capital Hill Taxi, Weldwood of Canada Ltd. and Canada Summer Games Society be deferred until consideration of Items (13), (9), (14), and (11) of the Municipal Manager's Report No. 21, 1972, respectively, later in the evening."

**CARRIED UNANIMOUSLY**

Mrs. A. O. Purser, Captain, 1st Coquitlam Company Girl Guides, submitted a letter requesting permission to sell candles in the Burnaby South Area during the period between April 3rd and 8, 1972.

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*Some concern was expressed in Council that a Company of Girl Guides from Coquitlam would be canvassing in Burnaby.*

*The following two questions were posed as a result of this:*

- (1) Are the Burnaby Girl Guides aware of the intention of the Coquitlam Girl Guides to hold a Candy Sale in the Burnaby South area?*
- (2) Does the Coquitlam Company consist of girls from Burnaby?*

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN CLARK:

"That the First Coquitlam Company Girl Guides furnish Council with answers to the above two questions after which the request of the Company will be reconsidered."

CARRIED UNANIMOUSLY

Mrs. Vicky Clifford, Secretary, Norburn Lacrosse Club, wrote to request permission to hold the Annual Tag Day on either May 12th and 13th or May 19th and May 20, 1972.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That permission be granted to the Club to conduct its campaign on May 19th and 20, 1972."

CARRIED UNANIMOUSLY

Mr. C. S. J. McKelvey, Executive Director, Union of British Columbia Municipalities, wrote to forward a copy of an additional Brief, which was presented to the Select Standing Committee on Municipal Matters by the U.B.C.M., dealing with the question of municipal incorporation and boundary extension.

Mr. T. M. Youngberg, Chief Administrative Officer, The Corporation of the Township of Richmond, wrote to advise that a Public Hearing is to be held on April 12th at the Airport Inn in Richmond to receive Briefs pertaining to the matter of a possible alternative location being selected for the Arnett-Kidd No. 2 Transmission Line right-of-way on the B. C. Hydro and Power Authority.

The following four letters to which reference was made earlier in the meeting as having action on them deferred until consideration of the appropriate items of the Manager's Report, were then filed:

- (1) Mr. A. W. Smallwood, Vice President and General Manager, Bingham Pump Company Ltd., requesting that the municipality have the owner of property known as 4026 Lozells Avenue tidy his premises.
- (2) Legion Taxi, Bonny's Taxi 1971 Ltd. and Capital Hill Taxi, applying for an increase in the tariffs pertaining to the operation of taxis in the municipality.

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- (3) Mr. J. A. Crawford, Manager, Property Administration Weldwood of Canada Ltd., requesting municipal approval to replace 17 single pilings located within the bounds of Water Lot 6317.
- (4) Mr. G. W. Ramsell, President, 1973 Canada Summer Games Society, requesting that the municipality assist the Society by administering, on behalf of the Society, all all of the contracts involved in the planning, design and construction of facilities at Central Park and at Burnaby Lake.

\* \* \*

TABLED MATTER

The following item was then lifted from the table:

Land Use in the Big Bend Area (Item 2 of the Municipal Manager's Report No. 19, 1972)

Mr. Angus J. Macdonald, Manager, Burnaby Chamber of Commerce, wrote to request an audience with Council on the matter at hand.

*It was also mentioned to Council that a representative of the property owners in the Byrne Road Part of the Big Bend Area wished an audience with Council.*

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

CARRIED UNANIMOUSLY

Mr. Macdonald then appeared and presented a Brief on behalf of the Burnaby Chamber of Commerce on the subject of land use in the Big Bend Area, a summary of which was as follows:

- (a) Every consideration should be given the placing of the golf course between Marine Drive and Marine Way.
- (b) The river front walkway should not be extended East of Byrne Road.
- (c) Every effort should be made to keep nonconformity, in terms of land use, to a minimum.
- (d) Development should commence at the Western portion of the Big Bend Area, if possible in conjunction with other property owners within the area.

Mr. N. Neville then spoke and indicated those he represented were expressly concerned about the retention of M3 zoning on properties on Byrne Road, which was the subject of a Public Hearing a few months ago.

Mr. Neville pointed out that, in the latest report of the Planning Department on the Big Bend Area, the properties concerned are shown as M2.

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He also stated that those he represented were under the impression Council was, at this meeting, prepared to consider the rezoning of land in the Big Bend Area, but he had just learned that this was not the case.

Mr. Neville concluded by suggesting that, since not many of the property owners he represented have had an opportunity to examine the report of the Planning Department, Council should table it for at least two weeks to allow for full representation to be made by the property owners concerned.

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

- (a) The Development Guide Plan Proposals outlined in the report that the Planning Department presented to Council on March 20th (as summarized in Appendix 1 and shown on Map B accompanying that report) be adopted as a basis for further consideration at Public Hearings.
- (b) The preparation of a staging programme for the servicing and development of land in the Big Bend Area, as indicated in the Planning Department report, be authorized.
- (c) The proposed text amendments to the Zoning By-law that were set out in the Appendix 2 which accompanied the aforementioned report be approved in principle and be advanced to a Public Hearing."

CARRIED

AGAINST -- ALDERMAN CLARK AND  
DRUMMOND

\* \* \*

#### ENQUIRIES

ALDERMAN DAILLY suggested that a telegram should be sent to the Minister of Municipal Affairs opposing that part of Bill 77 which relates to the reduction from two-thirds to a bare majority of members of Council required to pass an amendment to a Zoning By-law.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CONSTABLE:  
"That the subject of the proposal advanced by Alderman Dailly be included in the Agenda for consideration at this time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CONSTABLE:  
"That a telegram be sent to the Minister of Municipal Affairs indicating that Council strongly opposes the proposed amendment to the Municipal Act covered by Bill 77 relative to the reduction from a two-thirds majority to a simple majority vote of Council members on the adoption of Zoning By-laws and amendments thereto."

CARRIED

AGAINST -- ALDERMAN CLARK AND DRUMMOND

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When ALDERMAN DAILLY enquired as to whether anything was being done to relieve traffic congestion conditions on Hastings Street where the liquor store is located, the Municipal Engineer replied that the Liquor Control Board knows about the problem, which is the lack of off-street parking facilities, but has done nothing to rectify it.

When Alderman Dailly suggested that a traffic signal should be installed at Lougheed Highway and Holdom Avenue, the Municipal Engineer replied that Council had already authorized such an installation and it was expected that this would be done sometime this year.

When the Municipal Engineer stated, as a result of an enquiry by Alderman Clark, that no reply had been received as regards the matter of the railways confining the movements of their trains across municipal roads to the time allowed under regulations pertaining to such matters (as was raised in Council some time ago), he was instructed to obtain an answer from the railways about the matter.

Alderman Ladner asked when the traffic signal was to be installed at Imperial Street and Patterson Avenue.

Municipal Engineer replied that it was hoped the installation would be made soon but, because the entrance to the Ocean View Cemetery represents a fifth leg to the intersection, the matter of the Cemetery changing its form of access was discussed with representatives of the Cemetery Company but at the moment the matter is still unresolved.

\* \* \*

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LADNER:

"Whereas the Third Crossing proposal has implications affecting and concerning the Greater Vancouver Regional District and, in the absence of a Regional Transportation report that includes the advantages and disadvantages of the proposed crossing, there is an overwhelming expression of concern by many members of the general public;

And Whereas the Greater Vancouver Regional District has a Transportation Function Study Committee investigating the feasibility of the Greater Vancouver Regional District assuming the function of Public Transit and, according to the Kelly Report, possibly including highways;

And Whereas The Greater Vancouver Regional District is responsible for Regional Planning, including Regional Transportation Planning, and has a large staff for carrying out this function;

Therefore Be It Resolved, that the Council of the Corporation of the District of Burnaby request the Greater Vancouver Regional District to reconsider its decision not to study the Third Crossing proposal and its impact on Regional Planning."

CARRIED UNANIMOUSLY

MAYOR PRITTIE DECLARED A RECESS AT 8:55 P.M.

THE COUNCIL RECONVENED AT 9:10 P.M.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That a Public Hearing be held on Tuesday, April 18, 1972 in the Council Chambers of the Municipal Hall at 7:30 p.m. to receive representations in connection with all proposed amendments to the Zoning By-law that Council has approved for further consideration since the last Public Hearing."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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REPORTS

ALDERMAN LAWSON submitted a Report dealing with "Urban Structure" in which she recommended that:

- (a) Council agree that Urban Structure has merit.
- (b) A tabloid be printed summarizing the report "Urban Structure" and public response to it be invited, either by telephone or letter, with the tabloid to be distributed to residents and owners of businesses in the municipality.
- (c) Council be prepared to hold Public Meetings or Seminars, if the public response indicates such a need.
- (d) Council consider Urban Structure in the light of the public response and establish policies which guide and control Burnaby's pattern of growth.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LADNER:  
"That the recommendations in the report of Alderman Lawson be adopted."

CARRIED

AGAINST -- ALDERMAN CLARK -  
The first recommendation

\* \* \*

MUNICIPAL CLERK submitted a Certificate of Sufficiency, as follows, covering a number of streets on which it was proposed to construct Local Improvement Works:

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THE CORPORATION OF THE DISTRICT OF BURNABY

CERTIFICATE OF SUFFICIENCY

Section 509(1) of the Municipal Act provides, in part, as follows:

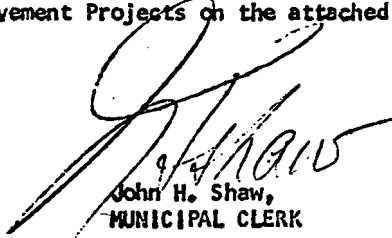
"509(1) -- unless within one month after the publication of the required notice a majority of the owners representing at least one half of the value of the parcels to be specially charged, petition the Council not to proceed with it, the work may be undertaken as a Local Improvement."

Petitions have been received against Local Improvement Projects numbered 72-006, 72-008, 72-010, 72-022, 72-027, 72-030, 72-031, on the attached schedule and are certified as sufficient as these petitions represent a majority of the owners on each of the projects who represent at least one half of the value of the parcels to be specially charged.

Petitions have been received against Local Improvement Projects numbered 72-014, 72-018, 72-028, on the attached schedule which, while representing a majority of the owners on each of the projects, do not represent at least one half of the value of the parcels to be specially charged.

A petition has been received against Local Improvement Project numbered 72-032 on the attached schedule. One signature has been found unacceptable rendering the petition short of the required majority of owners on this project, and the petition does not represent at least one half of the value of the parcels to be specially charged. Acceptance of this signature would not affect the insufficient assessment aspect of the petition.

I hereby certify that sufficient petitions have not been received covering the remainder of the Local Improvement Projects on the attached schedule.

  
John H. Shaw,  
MUNICIPAL CLERK

BL:nc

DATED this 23rd day of March, 1972

His Worship, The Mayor,  
and Members of the Municipal Council:

THE CORPORATION OF THE DISTRICT OF CUMBERLAND  
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Ladies and Gentlemen:

RE: 1972 LOCAL IMPROVEMENT PROGRAMME - PHASE 1

In accordance with Section 589 of the Municipal Act, I beg to report that I have published in a newspaper circulating in the municipality and also served upon the owners of property affected, Notice of Intention to construct, as a Local Improvement, pavement, pavement widening, and/or sidewalks as indicated, on the streets described below:

PROJECT NUMBER	DESCRIPTION OF WORK	NO.OF OWNERS	51% REQUIRED TO DEFEAT PROJECT	NO.OF OBJEC- TIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS' ASSESSMENT
<u>36' pavement with 5' wide curb sidewalks on both sides of:</u>							
72-001	Albert St., Willingdon Ave. to Delta Ave.	108	55	21	\$ 736,190	\$ 368,095	\$ 147,625
<u>36' pavement with 5' curb sidewalks both sides with allowance for Local Improvement charges currently in force:</u>							
72-002	Parker St., Willingdon Ave. to Douglas Rd	167	89	60	1,306,460	653,230	476,365
<u>36' pavement with 5' wide curb sidewalks on both sides of:</u>							
72-003	Holdom Ave., Broadway to Hastings St.	105	53	3	1,020,295	510,147	26,090
72-004	Holdom Ave., Hastings St. to Pandora St.	8	5	n11	154,845	77,422	n11
<u>36' pavement with 5' curb sidewalks both sides with allowance for Local Improvement charges currently in force:</u>							
72-005	Imperial St., Waltham Ave. to Walker Ave.	91	46	1	834,300	417,150	7,155
<u>36' pavement with 5' wide curb sidewalks on both sides of:</u>							
72-006	Halifax St., Cliff Ave. to Duthie Ave.	32	17	22	287,070	143,535	201,080
72-007	Cumberland St., from 17th Ave. to Armstrong Ave.	26	14	n11	209,745	104,872	n11
72-008	Gamma Ave., Penzance Dr. to Lane South of Cambridge St.	25	13	17	196,510	98,255	133,480
72-009	Broadway, Sperling Ave. to Cliff Ave.	31	16	n11	320,695	160,347	n11



PROJECT  
NUMBER

DESCRIPTION OF WORK

NO. OF  
OWNERS

72-010 First St., 12th Ave to 16th Ave. 27

72-011 Inman Ave., Kingsway to Bond St. 22

72-012 Withdrawn: Re-Initiated March 22, 1972

46' pavement with 6' curb  
sidewalks both sides of:

72-013 Nelson Ave., Rumble St. to  
Portland St. 21

72-014 Parker St., Boundary Rd. to  
Douglas Rd. 7

72-015 Holdom Ave., Lougheed Highway  
to Broadway 57

72-016 Gilmore Ave., Lougheed Highway  
to Douglas Rd. 12

28' pavement with 5' curb  
sidewalks both sides of:

72-017 Kitchener St., Holdom Ave  
to Duthie Ave. 162

72-018 Inman Avenue, Bond St. to  
Moscrop St. 54

72-019 Woodsworth St., Douglas Rd.  
to Norland Ave. 35

72-020 Service St., Waltham Ave. to  
Gilley Ave. 32

51% REQUIRED TO DEFEAT PROJECT	NO. OF OBJEC- TIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS' ASSESSMENT
14	14	\$ 207,525	103,762	108,270
12	3	267,480	133,740	67,760
11	2	172,370	86,185	16,660
4	5	141,155	70,577	60,670
29	1	229,775	114,887	2,535
7	nil	367,270	183,635	nil
82	19	1,625,155	812,577	203,585
28	28	576,115	288,057	269,855
18	nil	264,690	132,345	nil
17	nil	267,640	133,820	nil

PROJECT NUMBER	DESCRIPTION OF WORK	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT	NO. OF OBJECTIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS' ASSESSMENT
72-021	Berwick St., Kisbey Ave to Gilley Ave.	54	28	1	\$ 420,995	\$ 210,492	7,885
72-022	Dickens St., Waltham Ave. to Gilley Ave.	35	18	18	273,395	136,697	1142,280
72-023	Withdrawn: Re-initiated March 22, 1972						
72-024	19th Avenue, 6th Street to 2nd Street	43	22	1	354,135	177,067	7,395
72-025	1st St., Lane North of 10th Ave. to 12th Ave.	6	4	nll	53,555	26,777	nll
	<u>35' Pavement with curbs both sides of:</u>						
72-026	Boundary Rd., Hastings St. to Albert St.	2	2	nll	25,940	12,970	nll
	<u>36' Pavement with curbs both sides with allowance for local improvement sidewalk charges currently in force</u>						
72-027	Government St., Phillips Ave. to Piper Ave.	55	28	46	621,325	310,662	475,160
	<u>36' Pavement with curb on West Side only with allowance for local improvement paving and sidewalk charges currently in force:</u>						
72-028	Sperling Ave., Frances St. to Broadway	132	67	69	1,282,460	641,230	589,615

PROJECT NUMBER	DESCRIPTION OF WORK	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT
	<u>28' Pavement with Curb Only on North Side and 4.5' Curb Sidewalk on South Side of:</u>		
72-029	Beresford St., Cassie Ave. to Lane East of Silver Ave.	5	3
	<u>4.5' Sidewalk Abutting Curb Northside only with Allowance for local improvement curb charges currently in force:</u>		
72-030	Sanders St., Royal Oak Ave. to Nelson Ave.	9	5
	<u>4.5' Sidewalks Abutting curb of:</u>		
72-031	Westside of Nelson Ave., Portland St. to Patrick Place; and on east side of Nelson Ave. from Portland St. to Marine Dr.	27	14
	<u>36' Pavement with curb on southside and 6' curb sidewalk on northside of:</u>		
72-032	Government St., Piper Ave. to Brighton Ave.	67	34
	<u>23' Pavement with curbs only both sides of:</u>		
72-033	Boundary Rd., Albert St. to Montrose St.	40	21

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NO. OF OBJEC- TIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS' ASSESSMENT
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nil	248,465	124,232	nil
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6	75,260	32,630	51,065
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20	284,600	142,300	175,585
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33	839,560	419,780	339,525
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5	413,915	206,957	47,950
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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:  
"That the Certificate of Sufficiency of the Municipal Clerk be received and By-laws be prepared authorizing the construction of all projects which were not rejected in every way by the abutting property owners."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 21, 1972 on the matters listed below as Items (1) to (18), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Opportunities for Youth Programme

The Corporation has submitted the following projects to the Opportunities for Youth Co-Ordinators for B. C. I. T. and S. F. U.:

- (a) No See, No Smell Garbage Project
- (b) Parks or Roads and Sewers?
- (c) Analysis of Land Tenure in the Burnaby Area
- (d) Teens Help the Handicapped
- (e) Underprivileged Kids' Enrichment Program
- (f) Recreation for the Elderly
- (g) Search for Antiques Project
- (h) Fitness Track for Burnaby Youth
- (i) Adventure Playgrounds Project
- (j) Pride in Pet Ownership
- (k) Urban Structure Study
- (l) Citizen Participation Study
- (m) Employee Residence Distribution Study
- (n) Data Processing - Zoning Data
- (o) Senior Citizens Housing Study
- (p) Student Housing Study
- (q) Cariboo Area Landscape Reconnaissance
- (r) Helping Democracy
- (s) Spin Out That Dollar
- (t) Elder Citizens Home Cleanup

The students who reviewed the possible projects have not always reported back to their Opportunities For Youth Co-Ordinator, with the result the Corporation does not know just how many of its suggestions have been implemented.

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If all ideas were accepted by the Federal Government, approximately 150 summer positions would be created. The amount of money involved would be \$230,000.00, and there is no direct cost to the Corporation.

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

CARRIED UNANIMOUSLY

(2) Monthly Report of Health Department

A report of the Medical Health Officer covering the activities of his Department during the month of February, 1972 was being submitted herewith.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:  
"That the report of the Medical Health Officer be received."

CARRIED UNANIMOUSLY

(3) Easement - Portion Lot 138, D.L. 35, Plan 36687  
SUBDIVISION REFERENCE NO. 234/71

It was recommended that Council authorize the:

- (a) acquisition of an easement for sewerage purposes over a portion of the above described property, at no cost to the Corporation, in order to finalize a subdivision of the property covered by the above Reference Number;
- (b) execution of the documents associated with the matter.

(4) Easement - Portion of Lot 6, Block 34, D.L. 53, Plan 3037  
SUBDIVISION REFERENCE NO. 70/70

It was recommended that Council authorize the:

- (a) acquisition of an easement for sanitary sewer purposes over a portion of the above described property, at no cost to the Corporation, in order to finalize a subdivision of the property covered by the above reference number.
- (b) execution of the documents connected with the matter.

(5) Easement - Portions of Lots 281 and 283, D.L. 132  
SUBDIVISION REFERENCE NO. 35/71

It was recommended that Council authorize a reduction, in width, of the easements over the above described properties from 15 feet to 10 feet and the execution of the documents required in connection therewith.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:  
"That the recommendations of the Manager covering the above three items be adopted."

CARRIED UNANIMOUSLY

(6) Monthly Report of Personnel Department

A report of the Personnel Director covering the activities of his Department as at March 12, 1972 was being submitted herewith.

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

CARRIED UNANIMOUSLY

(7) Estimates

The Municipal Engineer's Special Estimates of Work, in the total amount of \$175,800.00, were being submitted for approval.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the Special Estimates of Work of the Municipal Engineer be approved."

CARRIED UNANIMOUSLY

(8) View Obstructions - Residences

The Planning Department has reported as follows on a proposal advanced by Alderman Blair at the February 21, 1972 Council Meeting to introduce regulations governing the placement and design of residential buildings where there is a view obstruction or an invasion of privacy to an existing building:

- (a) There is no By-law which provides specifically for view protection in the placement and design of residential buildings but there are references to the matter in the "Conditions of Use" clauses under the RM4 and RM5 Districts of the Zoning By-law. The clauses read "The Building or Buildings on a lot shall be designed and sited in a manner which does not unnecessarily obstruct view from the surrounding residential areas".
- (b) There is, however, an aspect of view protection in many of the other existing regulations of the Zoning By-law. In that regard, front yard setbacks helped to preserve the view along a street. Side yard and maximum lot coverage requirements ensure the provision of open spaces and assist in preventing the obstruction of views. Building height controls perform a like function and zoning provisions relating to permitted yard projections, distances between buildings on the same lot, accessory buildings, fences and landscaping, affect views, as do the requirements for the underground placement of services and utilities in residential subdivisions under the subdivision regulations.



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- (c) Aside from the maximum building height regulations, front yard setbacks probably have the greatest effect on view in residential streets. Problems have arisen in some areas where houses have been set back a greater distance than required and, at a later date, other houses are built to the minimum front yard requirement which may partially obstruct the views of the first houses. One possible approach to the problem might include making a greater front yard setback mandatory on developed streets where the majority of the existing dwellings have front yards greater than the required standard. Making it necessary to provide a greater setback than normally required would seem to place an undesirable restriction on the individual's use of his property. This is particularly questionable when such a requirement would be dictated by the earlier occupants of a block.
- (d) Another possibility might be to extend the present view obstruction clauses in the RM4 and RM5 zones to other residential categories.
- (e) While the only specific reference to view obstruction in the Zoning By-law applies to high-rise apartment buildings, many of the other requirements and standards have an important bearing on view protection in residential districts. Although it is agreed the preservation of view is desirable, there are many problems involved in the establishment and enforcement of more stringent controls.

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

CARRIED UNANIMOUSLY

*Alderman Blair expressed the opinion that there may be some way of implementing the regulations he desires.*

*It was understood the Planning Director would consult Alderman Blair and offer suggestions as to how the proposal could be implemented.*

**(9) Taxi Fares**

The following report was being submitted as a result of the application of two taxi companies that Council received earlier in the evening for an increase in rates.

The meter rates being sought are similar to those charged in Vancouver but the base rate for hourly use is \$2.00 higher. Vancouver Cab Companies presently have an application before the City Council to bring the hourly rates up to the same level as that being sought by the Burnaby Companies.

The Burnaby operators are asking for waiting time periods to be reduced to 45 seconds. In Vancouver, the period is by minutes with no charge being made for the first two.

If Council saw fit to discontinue its practice of regulating taxi cab fares, it would still have the right of appeal pursuant to Section 8.373 of the regulations under the Motor Carrier Act in the event it was felt a rate increase was excessive.

It was recommended that:

- (a) The rates pertaining to taxi cabs, as contained in Section 20 of Burnaby Cab and Commercial Vehicles By-law 1951, be deleted.
- (b) Appropriate amendments be made to other sections of the By-law to effect the change.

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

CARRIED UNANIMOUSLY

(10) Proposed Ice Arena - Central Area

The Council, on November 22, 1971, approved in principle the concept of a privately-operated ice arena on a site in the central part of the municipality and authorized the Planning Department to negotiate further with the developer in regard to a land exchange and the actual development proposal.

The developer has advised that, because of soil conditions, there would be an advantage in enlarging the site which was originally selected. An amended site, as shown on an attached sketch, has been considered as an alternative and the developers indicate they are prepared to acquire the additional land required to create the site, providing Council is prepared to authorize the exchange on the basis of the amended plan.

It is estimated that the value of the additional municipal land involved, and a portion of the Hardwick Street road allowance, is \$30,500.00.

The terms of the proposed exchange would amount to Lot 161 plus approximately \$59,940.00 to the Corporation in return for 7.47 acres of municipal land.

The total area of the revised site is approximately 7.75 acres as compared to 6.08 acres for the original site.

It was recommended that the terms of the proposed land exchange, as detailed in the report, be approved.

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

CARRIED UNANIMOUSLY

(11) Contract for Facilities at Central Park and at Burnaby Lake  
(1973 Canada Summer Games Society)

It was recommended that Council grant a request of the 1973 Canada Summer Games Society that Burnaby assist the Society in administering, on behalf of the Society, all of the contracts involved in the planning, design and construction of facilities at both Central Park and at Burnaby Lake on the basis that the contract and the payments pursuant thereto will be made by the Society.

It was also recommended that a copy of the report at hand be sent to the Society, the Central Park Committee, the Parks and Recreation Commission and the the City of New Westminster.

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

CARRIED UNANIMOUSLY

(12) Water Skiing Events - 1973 Canada Summer Games

It was recommended that :

- (a) The approval Council previously granted to use Burnaby Lake for the 1973 Canada Summer Games Water Skiing events be withdrawn.
- (b) The action of the Parks and Recreation Commission to allow Deer Lake to be used for such events, on the conditions specified by the Commission, be approved.
- (c) A copy of the report at hand be sent to the 1973 Canada Summer Games Society and the Parks and Recreation Commission.

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

CARRIED UNANIMOUSLY

(13) 4026 Lozells Avenue

The following report was being submitted as a result of an investigation of a request of Bingham Pump Company Limited that the municipality have the owner of the above property tidy his premises:

- (a) On February 2, 1972, the owner of 4026 Lozells Avenue was sent a letter by the Chief Public Health Inspector requesting that the property be tidied so as to comply with the Unsightly Premises By-Law of the municipality.
- (b) On March 7, 1972, the said owner authorized, in writing, Van Vliet Construction Co. Ltd., to demolish the dwelling on the lot and remove all debris therefrom. This was subsequently done and the property now meets the requirements of the aforementioned Unsightly Premises By-Law.
- (c) The Chief Public Health Inspector is currently in the process of investigating the property that is used for the storage of steel drums (which is nearby), and will advise Council on this matter as soon as possible.

It was recommended that a copy of the foregoing report be sent to Bingham Pump Company Limited.

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

CARRIED UNANIMOUSLY

(14) Water Lot No. 6317 (Weldwood of Canada Limited)

A request of the above Company for permission to replace seventeen single pilings located within the boundaries of the captioned Water Lot has been reviewed and it was being recommended that the request be granted.

It was also recommended that the Planning and Land Departments annually review the lease arrangement with Weldwood of Canada Limited so that surveillance of the property may be maintained as it concerns future park development that may be proposed in the immediate area.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:  
"That the meeting extend beyond the hour of 10:30 P.M."

CARRIED

AGAINST — ALDERMAN BLAIR  
ALDERMAN DRUMMOND  
ALDERMAN CLARK

(15) Reference RZ #27/72

- (a) Lot "B", E.P. 15372, S.D. 1/2, Bk. 19, D.L. 6, Pl. 6105
- (b) Rem. of Lot 1, S.D. 1/2, Bk. 19, D.L. 6, Plan 6105

The Planning Department was recommending that the application to rezone the above described properties to Comprehensive Development District (CD) be deferred until a plan is submitted by the applicant which satisfies the objectives of the Community Plan that are outlined under Points (1), (2) and (3) in the report now at hand.

*It was drawn to the attention of Council that the applicant, Mr. J. E. Butler was present and desired an audience on the subject matter.*

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:  
"That Mr. Butler be heard."

CARRIED UNANIMOUSLY

Mr. Butler then spoke and made the following points in support of his application:

- (a) It did not matter whether the project was undertaken under the provisions of the CD zone of the Zoning By-law or pursuant to the development contract sections of the Municipal Act.

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- (b) It has been ascertained that it would cost \$250,000.00 to purchase the site next door, as has been recommended by the Planning Department, and it would naturally cost more money to construct additional units.

This would likely result in the owner producing a lower standard of development in order to economize.

- (c) Under the plan which has been presented, only 22% of the site is covered by buildings.
- (d) The development would not face residential properties, although it would adjoin one home on Noel Drive.
- (e) Provision has been made to set back the development 40 feet from the road, and to provide adequate screening.
- (f) Cluster housing, which is what is proposed, provides a garden court for each unit.
- (g) The density would be 13 units per acre.
- (h) He would be prepared to construct residences on the site if they could be developed under the Strata Titles Act.
- (i) The owner is prepared to dedicate land for Beaverbrook Drive.
- (j) The owner endeavored to enter into a joint development scheme with the owner of the adjoining property but this failed.
- (k) If required by Council, single family homes would be built on the part of the site fronting Noel Drive.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That the application to rezone property covered by RZ 27/72 to Comprehensive Development District (CD) be tabled and the Planning Department meet with the developer in order to achieve a plan of development for the subject property only that would satisfy as many as possible of the objectives of the Community Plan referred to in the report Council received this evening from the Planning Department."

IN FAVOUR -- ALDERMEN LADNER, CLARK,  
AND DRUMMOND

AGAINST -- ALDERMEN DOWDING, BLAIR,  
DAILLY, LAWSON AND CONSTABLE

MOTION LOST

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN LADNER:

"That the recommendation contained in the report of the Planning Department now at hand be adopted."

CARRIED UNANIMOUSLY

(16) Halifax Street between Cliff Avenue and Duthie Avenue

It was recommended that no work involving the construction of a storm sewer on the above street be commenced at this time because the Local Improvement Project planned for the street has been rejected by a majority of the owners involved.

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

CARRIED UNANIMOUSLY

ALDERMEN DRUMMOND AND BLAIR LEFT THE MEETING.

(17) Moscrop Diversion

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

- (a) The need for an East-West major street in the Central Burnaby area is rapidly approaching.
- (b) Traffic counts taken at the Gilpin - Royal Oak intersection indicate that, although an adequate warrant for a traffic signal is not yet met, it could be within the next year.
- (c) In order to accommodate the increased traffic volume in the Central Area and to protect a desirable residential environment for the established high-quality area West of Percival Avenue and the Municipal Hall complex, as well as restore Gilpin Street to its minor residential function, a new street alignment is required.
- (d) Taking traffic around the neighbourhood would protect the elementary school catchment area by not severing, from the neighbourhood, the new homes and potential further residential development between the proposed street and Gilpin Street.
- (e) Subdivision design adjacent to the Northerly boundary of the street reflects the character of the traffic route by requiring residential lots to back onto the facility and also provide extra lot depth for greater physical separation between residences and the road.
- (f) The majority of the land required for the road alignment is either owned by the Corporation or under its control in the form of dedicated road.
- (g) The Greater Vancouver Sewerage and Drainage District, in consultation with the Burnaby Engineering and Planning Departments, have reflected the road in their design in the past and have located their major sanitary sewer trunk in the proposed alignment.

It was recommended that Council confirm the established alignment of the proposed Moscrop Diversion.

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

CARRIED UNANIMOUSLY

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(18) Communications Control Centre - R.C.M.P.

It was recommended that Council commission the firm of Saperstein & Associates Ltd. to provide the services indicated in the report for upgrading the Communications Control Centre in the Burnaby Detachment of the R.C.M.P. Headquarters, on the basis that the fees of the Company will be based on the recommended fee schedule for Consulting Engineers published by the Association of B. C. Professional Engineers and that the said fee for the services not exceed \$3,100.00 and not exceed \$300.00 for disbursements and expenses.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:  
"That the recommendation of the Manager in the report Council dealt with earlier this evening relating to the Big Bend Area, which was that negotiations for the acquisition of the properties indicated in the report be withheld until the final development plan for the area has been adopted, be tabled until the April 4th meeting."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

\* \* \*

BY-LAWS

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 24, 1972" #6080 be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-law."

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

RZ Reference 88/71 -- FROM A2 TO CD

Lot 1, D.L. 4, Plan 23581

(9544 Cameron Street -- Located between Cameron Street and Erickson Drive West of Bartlett Court)

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

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 ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 24, 1972"  
be now read two times."

CARRIED UNANIMOUSLY

\* \* \*

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:  
"That "BURNABY ROAD CLOSING BY-LAW NO. 5, 1972" #6084 be now introduced  
and that Council resolve itself into a Committee of the Whole to  
consider and report on the By-law."

CARRIED UNANIMOUSLY

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

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 ROAD CLOSING BY-LAW NO. 5, 1972" be now read three  
times."

CARRIED UNANIMOUSLY

\* \* \*

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:  
"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. 15, 1972" #6045."

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ # 57/71 -- From M3 and R2 to CD

Portion of Lot 67, D.L.'s 6/56, Plan 38574



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Municipal Clerk stated that the Planning Department has reported that the prerequisites established by Council in connection with this rezoning proposal are now nearing completion.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1972" be now read Three Times."

CARRIED UNANIMOUSLY

\* \* \*

Burnaby Zoning By-law 1965, Amendment By-law No. 50, 1971 #6081 came forward for Reconsideration and Final Adoption. This By-law provides for the following proposed rezoning:

Reference RZ #29/71

From R5 to CD

Lot 1 N½ and S½, Block 32, D.L. 34, Plan 3333

(5584 and 5550 Inman Avenue)

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 CONSTABLE, SECONDED BY ALDERMAN DAILLY:  
"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 50, 1971" #5958

"BURNABY ROAD CLOSING BY-LAW NO. 4, 1972" #6083

"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1972" #6081

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

CARRIED UNANIMOUSLY

\* \* \*