

DECEMBER 4, 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, December 4, 1972 at 7:00 P.M.

PRESENT: Acting Mayor J. D. Drummond, in the Chair;  
Alderman W. A. Blair;  
Alderman J. Dailly;  
Alderman D. A. Lawson;  
Alderman H. G. Ladner (7:12 p.m.);  
Alderman W. R. Clark;  
Alderman G. M. Dowding;

ABSENT: Mayor R. W. Prittle;  
Alderman T. W. Constable;

STAFF PRESENT: Mr. M. J. Shelley - Municipal Manager;  
Mr. J. H. Shaw - Municipal Clerk;  
Mr. E. A. J. Ward - Deputy Municipal Clerk;  
Mr. L. Armstrong - Administrative Planner;  
Mr. E. Olson - Municipal Engineer;

Acting Mayor Drummond announced that it was anticipated Mayor Prittle would be returning to work, on a part time basis, next Monday.

Acting Mayor Drummond also announced the recent passing of Mr. George Isherwood, who had been a municipal employee for some years and, previous to that (1950-51-52 and 53), a member of the Municipal Council.

Acting Mayor Drummond stated that, in his opinion, Mr. Isherwood had been one of the most progressive members of Council.

A PUBLIC HEARING was then held to receive representations in connection with Burnaby Highway Exchange By-Law No. 5, 1972, which involves the exchange of lands at Sussex Avenue and Bond Street.

Mr. H. Tobert appeared and asked for specifics in regard to the exchange proposal.

The Planning Director explained the situation in that connection.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:  
"That the minutes of the Council Meeting held on November 20, 1972 and the Public Hearing on November 28, 1972 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Burnaby Art Gallery re request for a grant.
- (b) Mr. N. Vandervelden re Electrical Service to property known as 7443 Edmonds Street.
- (c) Neon Products Ltd. re sign for Lo-Cost Automatic Transmission Rebuilders Ltd. at 6783 McPherson Avenue and 6715-6749 Imperial Street.
- (d) Burnaby Transit Committee re bus service.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DOWDING:  
"That all of the delegations be heard."

CARRIED UNANIMOUSLY

(a) Mrs. Sheila Kincaid, Director of the Burnaby Art Gallery, spoke and made the following points in her presentation:

- (1) In February 1973, the Gallery will present one of the most ambitious exhibitions ever attempted "Folk Art of Peru" which is being imported directly from Lima, Peru.
- (2) It will become the Burnaby Art Gallery's section of a three part exhibition on Folk Art of Latin America which Simon Fraser University, the University of B.C. and the Gallery are jointly sponsoring.
- (3) The reference material on Latin American Folk Art is woefully skimpy and this is why the Art Gallery is most anxious to publish a significant catalogue for the use of libraries and students.
- (4) All the initial planning has already taken place. In that regard, the text is being written by Professor Frances Robinson, lecturer on art and archeology at U.B.C.
- (5) Each of the three institutions will be responsible for one third of the cost, which is estimated between nine and ten thousand dollars.
- (6) A project such as the one in question, because of its magnitude, does not fall within the boundaries of the exhibition budget of the Burnaby Art Gallery.
- (7) The publication will enhance the exhibition and bring recognition to Burnaby as an important cultural centre.
- (8) The Burnaby Art Gallery was requesting a grant in the amount of \$3,000.00 to cover the cost of its share of the catalogue for Latin American Folk Art.

December 4, 1972

(9) There has been an increase in enthusiasm for the Arts in Burnaby in recent years.

(10) There will be 36 black and white and 7 coloured illustrations in the catalogue.

(11) The catalogues will be sent to various places but it is not proposed to sell them.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LAWSON:

"That the application of the Burnaby Art Gallery be referred to the Grants and Publicity Committee for consideration and recommendation, and the Committee solicit the opinion of the Parks and Recreation Commission on the matter."

CARRIED UNANIMOUSLY

(b) Mr. Vandervelden then spoke and presented a letter addressed to the Planning Director outlining the situation with respect to his request that he be allowed to use existing electrical services instead of being required to provide underground wiring to the development planned to be built on property at 7443 Edmonds Street.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That consideration of the request from Mr. Vandervelden be deferred until after he has had an opportunity to read Item 16 of the Municipal Manager's Report No. 80, 1972."

CARRIED UNANIMOUSLY

(c) Mr. T. Morell, Lo-Cost Automatic Transmission Rebuilders Ltd., submitted a letter requesting a deferment of the presentation that is planned to be made in connection with the request of Neon Products Ltd. that two freestanding signs be allowed to be installed on properties known as 6783 McPherson Avenue and 6715-6749 Imperial Street to advertise the business of Lo-Cost Transmissions, until the Council meeting to be held on December 18, 1972 or some other suitable time.

*The Council granted the request of Lo-Cost Automatic Transmission Rebuilders Ltd.*

(d) Mr. H. McKay of the Burnaby Transit Committee then spoke and presented a Brief in which he made the following points in regard to bus service in the municipality:

- (1) North and South routes need to be improved substantially.
- (2) More shelters are needed at bus stops and platforms should be erected for senior citizens in order that they may have safe access on and off the buses.
- (3) The express system of bussing would be an asset.
- (4) The concept of special lanes for the express bus during rush hours should be given serious consideration.

- (5) More people, given the alternative of improved public transit service, would likely use such facilities rather than their own cars.
- (6) The "Park and Ride" idea could become a reality if planned jointly with the bordering municipalities. Such a joint venture would help offset the financial burden. No action on such a system will likely be taken until current deficiencies in the existing public transportation concept are upgraded. Since such a system is an important part of upgrading bus service and it is within the power of Council to initiate, the Burnaby Council must immediately make plans to institute this type of service for residents of the municipality and people in outlying areas.
- (7) Since the present Provincial Government has been sympathetic to the ideas of improved transit service, assistance should be sought from it regarding finance and planning.
- (8) The Committee was requesting that representations be made to the Provincial Government and to the B.C. Hydro and Power Authority.
- (9) The following recommendations should be considered:
  - (i) That a standing public transit committee be established, to consist of members of Council and other people in the community, including a representative of the Transit Union.
  - (ii) That representations be made by the Council to the Provincial Government and to the B.C. Hydro and Power Authority in an effort to have improvements made at the earliest possible opportunity, including a request of the Authority to purchase buses from other sources in order to supplement service until the one hundred buses ordered by the Provincial Government are available for use.
  - (iii) That Council reconsider the feasibility of implementing the "park and ride" system in conjunction with other municipalities.
  - (iv) That Council endorse the five point program which was supported by 1356 people who signed such a petition at the Brentwood Shopping Centre.
- (10) A photostatic copy of the petition signed by the 1356 people was being presented herewith.

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN CLARK:

"That the proposals of the Burnaby Transit Committee be referred to His Worship Mayor Prittie for a recommendation in his 1973 Inaugural Address concerning the appointment of a Special Committee to study the matter of Public Transit Service in the area."

CARRIED UNANIMOUSLY

December 4, 1972

The following is the substance of the report of the Municipal Manager (Item 16 of Report No. 80, 1972) that related to the presentation of Mr. Vandervelden: (Delegation (b))

16. Lot 13, Block 6, D.L. 30, Plan 3036 (Vandervelden)  
PRELIMINARY PLAN APPROVAL APPLICATION NO. 1811

Since September 1971, it has been the policy of the Planning Department to require underground electrical service on Preliminary Plan Approvals, where ever possible. This requirement grew out of a Council resolution on underground services to buildings which came about through the rezoning process. In late July 1972, all new developments were required to provide underground electrical services as a condition of Preliminary Plan Approval. This policy was amended in October 1972 when it became apparent that there was a further alternative which would be acceptable. This alternative to underground service on the street was an overhead connection from an existing power service in a lane, providing no new poles were involved.

The subject Preliminary Plan Approval was given on August 11, 1972. Clearly marked on the drawings in red was the notation that underground services would be required. Other notations, marked in red, were transferred to the original tracings by the applicant and reappeared on plans submitted to the Building Department as revised drawings dated August 15th, 1972. The applicant did have knowledge that underground service was a requirement. It could be that there was some gap in the communication between the designer and his client but, without evidence to the contrary it must be assumed that acceptance of the Preliminary Plan Approval was also acceptance of the requirements noted on the drawings. All other notations appeared on the revised drawings, except the note regarding underground service and no objection was raised to the underground requirement at the time approval was accepted.

The argument submitted by Mr. Vandervelden that there are a substantial number of overhead crossings on the street now and that one more would not make the situation worse is not considered valid because, if it was, it is unlikely the municipality would ever achieve the goal which Council has set for the ultimate removal of poles and overhead servicing from the street.

The Council has a policy that no new poles will be permitted on newly created streets. Electrical services must be either underground or from poles in lanes.

The Council also has a policy of underground service requirements on all rezonings.

It is inevitable that, because of costs involved in providing underground service, there will be some objections from the applicant but these always occur at the time any new policy is implemented. Once the policy has been in effect for some time, underground services will be recognized as a development cost just as sanitary and storm sewer connection costs are accepted.

The Planning Department was recommending that Council confirm the requirement of underground electrical service in connection with the subject application.

December 4, 1972

It was recommended that Council confirm the requirement of underground electrical service from the street or overhead connection from existing power service in a lane, providing no new poles are involved.

Mr. Vandervelden then spoke and made the following points:

- (a) He only proposed to build an office of approximately 1500 square feet, at a cost of \$30,000.
- (b) It would cost almost \$3,000.00 to provide underground electrical service to the site.
- (c) He was not necessarily opposed to this requirement, other than the fact that it was disproportionately costly and would be done in isolation instead of as a part of an overall street improvement program.
- (d) His architect was in contact with the Planning Department but no mention was made to him about the underground wiring. If he (Mr. Vandervelden) had known this, he would either not have proceeded to erect his building or would have considered constructing a larger one.
- (e) There are no new poles or wires needed to provide the electrical service required.
- (f) He felt the policy of Council was broad enough to accommodate his request.
- (h) Officials of the B.C. Hydro and Power Authority are totally unaware of the policy concerning the provision of underground electrical service.
- (i) The cost to him of providing overhead electrical service would be \$5.00.
- (j) The Council was being asked to allow the use of existing overhead electrical services and waive the underground wiring requirement.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the Planning Department issue Preliminary Plan Approval for the development of Mr. Vandervelden without requiring the provision of underground wiring services."

CARRIED

AGAINST - ALDERMEN CLARK AND  
BLAIR

\* \* \* \*

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN DAILY, SECONDED BY ALDERMAN CLARK:

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

CARRIED UNANIMOUSLY

December 4, 1972

Mr. R. D. Beckett, Business Agent, Ambulance Employee's Union Local 873, Canadian Union of Public Employees (C.L.C.), submitted a letter requesting that Council consider the appointment of a representative from the Local Union 873 to the special committee that has been established to investigate the feasibility of ambulance services being provided by the Fire Department.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:

"That the letter from the Ambulance Employee's Union be referred to the special committee in question for attention."

CARRIED UNANIMOUSLY

Mrs. S. Ottman wrote to request that a street light be installed either in front of her place at 6955 Aubrey Street or nearby.

Item 18 of the Municipal Managers Report No. 80, 1972, which deals with the request of Mrs. Ottman, was brought forward for consideration at this time.

The following is the substance of that report:

18. Street Light - (Ottman)

The Municipal Engineer, in conjunction with B. C. Hydro and Power Authority, will investigate the request for a street light and will report the results of the investigation in approximately three weeks time.

It was recommended that a copy of the report at hand be sent to Mrs. Ottman.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

Mr. W. A. Mechler, Senior Assistant Engineer, Greater Vancouver Regional District, submitted a letter with which he forwarded a copy of a submission he had written to the Port Moody Recycling Society answering an enquiry of the Society concerning the recycling of waste material as a method of disposing of solid waste.

Mrs. Jessie Beattie submitted a letter with which she forwarded a copy of a letter written to the Planning Director asking that Lot 71, D.L. 29, Plan 39217 be rezoned to a residential category.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LAWSON:

"That Item 11 of the Municipal Manager's Report No. 80, 1972, which deals with the subject of Mrs. Beattie's letter, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

11. Lot 71, D.L. 29, Plan 39217 (Beattie)

The Planning Department has reported as follows on the matter of the mechanics which would be required to rezone the subject property from C5 to a category that would allow for the development presently on the site:

- (a) The Legal Department shares the view of the Planning Department that, if the property was rezoned to permit the type of development presently in place, in order to make the use legal, and then rezoned back to C5 to permit the Board of Variance to deal with problems relating to the securing of building permits for renovations to the dwellings on the site, Council would be acting in bad faith and disregarding all factors which the Municipal Act requires be taken into account when rezoning property.
- (b) Another alternative would involve the rezoning of the site from C5 to R8. This R8 zone permits more than two dwellings on a site. Unlike the multiple family zones, which also allow more than two dwelling units on a site, the density which is permitted in R8 zones is governed by the surrounding zoning. In the case at hand, the density of units would be the same as the surrounding R5 zoning.
- (c) The Planning Department is reluctant to recommend the application of R8 zoning on the site because it would be the only location where such zoning existed and could therefore be considered as an example of the type of <sup>development</sup> permitted by this zoning. If that was not to be the case, the rezoning of the site to R8 would be preferable to any form of multiple family dwelling.
- (d) The existing development may not conform to many of the bulk regulations of any of the existing zoning categories. Rezoning the site to R8 would simply legalize the use and would allow the owners of the units to appeal to the Board of Variance for permission to alter their units.

It was recommended that the property in question be rezoned to Residential District 8 (R8).

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That the recommendation of the Manager be adopted, on the basis that the rezoning proposal, as it applies to the subject property, is not to be construed as establishing a standard of development for R8 zones; rather, this is only being done to resolve the particular problem of Mrs. J. Beattie, the owner of one of the dwellings on the site."

CARRIED UNANIMOUSLY

*A discussion took place on the subject which precipitated the previous report item. Concern was expressed that a real estate transaction, such as that which occurred with respect to Lot 71, D.L. 29, Plan 39217,, could take place without any prior indication to the municipality. It was pointed out that had the Corporation known in advance of the sale of the property, and its intended use, the situation in regard to the zoning would have been drawn to the attention of the potential buyer and the problem which developed would likely not have materialized.*



December 4, 1972

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:

"That the attention of Attorney General for the Province be drawn to the situation concerning Lot 71, D.L. 29, Plan 39217 and he be respectfully requested to investigate the practice employed when property is purchased under the Strata Titles Act with a view to introducing legislation that would prevent similar occurrences in the future."

CARRIED UNANIMOUSLY

Mrs. P. H. Booth submitted a letter expressing concern regarding a recent action of Council to increase the licence fee for female dogs to \$20.00.

She also made reference to a number of male dogs running at large in her area (6609 Willingdon Avenue).

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That:

- (a) A copy of Mrs. Booth's letter be sent to the S.P.C.A. for action in regard to the situation involving male dogs running at large.
- (b) Mrs. Booth be informed that Council realizes there are many dog owners who act in a responsible fashion like her in controlling the movements of their animals but, because there are many who do not act thusly, it is perhaps unfortunate that policies must be introduced to govern irresponsible citizens."

CARRIED UNANIMOUSLY

Mr. L. B. Feenie wrote to outline a situation which has developed involving the relationship between the Burnaby Minor Hockey Association and the Pacific Coast Amateur Hockey Association.

Mr. Feenie also forwarded a copy of his letter to the Parks and Recreation Commission.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:

"That the Parks and Recreation Commission submit a report to Council on the subject of the letter from Mr. Feenie after the Commission has concluded its consideration of the matter.

CARRIED UNANIMOUSLY

Mr. C. S. J. McKelvey, Executive Director, Union of British Columbia Municipalities, submitted a circular letter outlining the highlights of the Tri-Level Conference that was held in Toronto on November 20th and 21st, 1972.

\* \* \* \* \*

#### ENQUIRIES

Alderman Clark mentioned that the original specifications for the development of the playing field at Swangard Stadium called for the provision of a "flat" playing surface.

The Municipal Manager was directed to advise why this was subsequently changed to surface which was raised in the center.

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

CARRIED UNANIMOUSLY

R E P O R T S

Alderman Lawson, the Liason with the Planning Department, submitted a report dealing with the question of notifying the public about rezoning proposals. The following is the substance of her report:

- (a) The subject has been drawn to the attention of the Information Burnaby Committee on several occasions.
- (b) Burnaby presently exceeds the legal requirements that are under Section 703(1) of the Municipal Act in regard to the procedures to be followed relating to rezoning by also advising the abutting property owners, by letter, of such proposals and by incouding a report on the application and a location map of the area.
- (c) The City of North Vancouver posts the property with a sizeable notice of the rezoning.
- (d) Publishing the notice of a Public Hearing in a section of the newspaper other than the Legal section would double the cost of advertising. Perhaps a small black bordered "Attention Burnaby Citizens" ad directing attention to the corresponding page in the Legal section would serve the same purpose.
- (e) It was recommended that:
  - (i) All properties which are the subject of rezoning applications be posted with advice of the proposal at least one week prior to the Public Hearing that is held on the matter.
  - (ii) Small, eye-catching advertisements be placed in the newspapers in addition to the formal notice of the Public Hearing that appears in the Legal section of the newspaper.
  - (iii) The practice of Council arranging public meetings on rezoning proposals be continued but be used more frequently when individual applications appear to have a major significance to the community.

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

CARRIED UNANIMOUSLY

December 4, 1972

Alderman Blair submitted a report outlining the activities of the Burnaby General Hospital.

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

CARRIED UNANIMOUSLY

GRANTS AND PUBLICITY COMMITTEE submitted a report recommending the following:

- (a) That the request of the Slovenian Society for a grant in lieu of taxes be denied because the Society does not meet the legal requirements for such a grant.
- (b) That Radio Station NW Limited be paid \$110.00 for Burnaby's Special Christmas Programme on December 24, 1972 between 7:05 P.M. and 8:00 P.M.
- (c) That United Community Services be paid \$208.00 for the cost of maintaining the Burnaby South Information Center. This sum represents one twelfth of the amount that was sought.
- (d) That the matter of making a similar grant to the United Community Services in 1973 be referred to the 1973 Grants and Publicity Committee.

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

CARRIED UNANIMOUSLY

Acting Mayor Drummond declared a recess at 9:00 P.M.

The Committee reconvened at 9:40 P.M.

MUNICIPAL MANAGER submitted Report No. 80, 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) Burnaby Emergency Depot Society

The additional information being sought by Council cannot be made available yet so it was recommended that the matter be deferred until such data can be submitted.

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

CARRIED UNANIMOUSLY

(2) Monthly Report of Health Department

A report of the Medical Health Officer covering the activities of his Department for the month of October 1972 was being submitted herewith.

- (3) (a) 1972 Supplementary Business Tax Assessment Roll  
(b) 1973 Business Tax Assessment Roll

The above Rolls have now been confirmed and authenticated.

The assessed rental value of the 1972 Supplementary Business Tax Assessment Roll stands at \$1,938,180.00, and the assessed rental value of the 1973 Business Tax Assessment Roll is \$28,080,720.00.

The net effect will be an increase in revenue of \$2,030.00.00, or approximately 10 percent higher than 1972.

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

CARRIED UNANIMOUSLY

- (4) Subdivision Reference No. 239/71 and 154/72

It was recommended that Council authorize a contribution of \$1.32 per foot towards the cost of the contractor constructing approximately 192 feet of curb sidewalks on a street covered by the above Reference No. 154/72, with the final contribution to be based on the actual footage built.

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

CARRIED UNANIMOUSLY

- (5) Tires

It was recommended that Council accept the Tender of General Tire Service in the amount of \$11,941.66.00 for the supply of new tires, retreads, tubes and any repairs to tires that may be required.

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

CARRIED UNANIMOUSLY

- (6) Monthly Report of Fire Department

A report of the Fire Chief covering the activities of his Department during the month of October 1972 was being submitted herewith.

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

CARRIED UNANIMOUSLY

December 4, 1972

(7) Burnaby Lake Rowing Course

As a result of considering queries raised about water lilies which were dredged from Burnaby Lake growing back and the sides of the channel that was cleared sloughing and silt entering Burnaby Lake from Still Creek, it was recommended that:

- (a) The sum of \$25,000.00 be placed in the 1973 Provisional Budget of the Parks and Recreation Commission for maintenance re-dredging and removal of the re-growth of the water lilies from the Burnaby Lake Rowing Course.
- (b) A copy of the report at hand be sent to the Canada Summer Games Society, the Parks and Recreation Commission and the City of New Westminster.

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

CARRIED UNANIMOUSLY

(8) Trucks and Automobiles

It was recommended that Council accept the following Tenders in the amounts indicated for the supply of the equipment mentioned:

- (a) Musgrove Ford Sales Limited - five - 1973 Model Ford E100 Van Trucks - \$17,360.00, including taxes, licence and registration.
- (b) Brentwood Imports Ltd. - seven 1973 Toyota Corolla K 20K compact cars - \$10,115.35, including taxes, licence and registration.
- (c) Volkswagen Pacific Sales and Services Ltd. - six 1973 Volkswagen #113-141 compact cars - \$8,080.80, including taxes, licence and registration.

It was also recommended that Volkswagen Vans numbered 831 and 859, which were scheduled for trade, be retained for now.

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

CARRIED UNANIMOUSLY

(9) Local Improvement Fund

It was recommended that a By-Law be prepared to permit the expenditure of \$1,466,272.00 currently in the Local Improvement Fund to temporarily finance the work covered by the following By-Laws:

<u>By-law No.</u>	<u>Description</u>	<u>Loan Authorization</u> <u>By-law</u>
5831	14' Pavement - Lanes	1,630
5833	Ornamental Street Lights	13,600
5952	14' Pavement - Lanes	1,600
5956	28' Pavement with 5' curb sidewalks both sides	4,300
5967	14' Pavement - Lanes	600
5975	14' Pavement - Lanes	8,665
5991	28' Pavement with 5' curb sidewalks both sides	5,500
5992	Ornamental Street Lights	19,200
5993	14' Pavement - Lanes	7,800
6082	14' Pavement - Lanes	950
6087	36' Pavement with 5' curb sidewalks both sides	366,000
6088	46' Pavement with 6' curb sidewalks both sides	108,000
6089	25' Pavement with 5' curb sidewalks both sides	396,250
6090	35' Pavement with curb sidewalks both sides	9,000
6103	28' Pavement with curb North side S.W. South side	20,000
6104	36' Pavement with curb South side 6' S.W. North side	136,500
6105	23' Pavement with curbs both sides	99,000
6106	32' Pavement with curb on West side only	127,000
6107	36' Pavement with 5' curb sidewalks both sides	276,000
6123	28' Pavement with 5' curb sidewalks both sides	23,750
6124	28' Pavement with 5' curb sidewalks both sides	31,250
6125	36' Pavement with 5' curb sidewalks both sides	60,000
6126	14' Pavement - Lanes	2,625
6155	14' Pavement - Lanes	1,645
6161	14' Pavement - Lanes	1,100
6164	14' Pavement - Lanes	3,400
6192	14' Pavement - Lanes	5,000
6193	14' Pavement - Lanes	2,700
6194	14' Pavement - Lanes	3,300
6195	Ornamental Street Lights	17,000
		<u>\$ 1,753,365</u>

December 4, 1972

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

CARRIED

AGAINST - ALDERMEN DRUMMOND AND  
CLARK

(10) Green Tree Village (RZ1/72)

The following is the standard of roads that are to be provided in the development covered by the above rezoning reference:

- (a) A public collector road 33 feet wide with concrete curb and gutter on each side; separated 6-foot concrete sidewalk 4 feet from the curb on one side only; a 10 foot offset from the property lines to the road or edge of the sidewalk on the east and west sides respectively; the grassing of the boulevard and planting of it with suitable trees.
- (b) a 28 foot wide public internal street with concrete curb and gutter on each side; separated 4 foot concrete sidewalk 4 feet from the curb on one side only; a 7 foot offset from the property line to the road or edge of sidewalk, respectively; the grassing of the boulevard and the planting of it with suitable trees; a cul-de-sac inside the curb face.
- (c) Private Internal streets with a minimum width of 20 feet of pavement; concrete curb and gutter on one side <sup>side</sup> 4 foot concrete curb sidewalk on the other side, with a cul-de-sac having a 30 foot minimum radius bulb.
- (d) Ornamental street lighting throughout with wiring and all services underground.

All services and improvements listed above are to be the responsibility of the developer.

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

CARRIED UNANIMOUSLY

(11) Lot 71, D.L. 29, Plan 39217 (Beattie)

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

(12) Miscellaneous Equipment

It was recommended that Council accept the following tenders in the amounts indicated for the supply of the equipment mentioned:

- (a) Butler Bros. Equipment Ltd. - one Case Model 1530B Rubber Tired Loader - \$4,732.00, including applicable taxes, licence and registration.
- (b) Pioneer Aggregate Equipment Ltd. - four Rosco Vibrastat Vibratory Rollers - \$17,353.00, including applicable taxes, licence and registration fees.

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

CARRIED UNANIMOUSLY

(13) Lot "E", D.L. 173, Plan 3449  
(Spur Road at Willard Avenue)  
PRELIMINARY PLAN APPROVAL APPLICATION #1893

It was recommended that Council authorize the Planning Department to issue the above Preliminary Plan Approval, which is to renovate existing structures on the site, subject to full compliance with all fire, health, building and pollution control regulations.

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

CARRIED UNANIMOUSLY

(14) 8255 Wiggins Street  
PRELIMINARY PLAN APPROVAL APPLICATION #1913

It was recommended that Council authorize the Planning Department to issue the above Preliminary Plan Approval, which is for the construction of an enclosure on the roof of the existing building on the site to shroud a dryer tower assembly.

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

CARRIED UNANIMOUSLY

(15) Lot 10, D.L. 155B, Plan 1248 (7487 Meadow Avenue)  
PRELIMINARY PLAN APPROVAL APPLICATION #1923

It was recommended that Council authorize the Planning Department to issue the above Preliminary Plan Approval, which is for the construction of a shed on the property, providing the proposal complies with the draft requirements for A1 zone.

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

CARRIED UNANIMOUSLY

(16) Lot 13, Block G, D.L. 30, Plan 3036 (Vandervelden)  
PRELIMINARY PLAN APPROVAL APPLICATION #1811

(This item was dealt with previously in the meeting)

(17) D.L. 79, Block 11, Lot "C", Reference Plan 4576  
N. 132' of Lot "B", Plan 4142 and Pct. "B", Exc N.132'  
Reference Plan 4142, Plan 536.  
REZONING REFERENCE #69/72

The Planning Department has reported as follows on a request that the above rezoning application be changed to RM4 rather than P5:



December 4, 1972

- (a) The properties are located in the area bounded by Sprott Street, Canada Way and Norland Avenue. This area is considered as a logical extension of the Central Area Complex.
- (b) Planning concepts for the Area envision the development of a centrally-located Administrative/Civic Centre complex between Canada Way and Deer Lake, being composed of municipal activities in the north and cultural/recreational activities to the south.
- (c) Another aspect is the development of the area between Canada Way, Sprott Street and the Freeway for administrative, business and institutional activities. The proposed business and administrative area is east of Norland Avenue and the tract to the west of Norland Avenue is designated as an institutional activity area.
- (d) Thus far, development in the area has been compatible with the Planning Concepts. Active progress is being made in the development plans and concepts for the Municipal Hall Complex, Justice Building and Cultural Activities. Present administrative and business buildings are the Operating Engineers and the Allstate Building. Other developments currently in progress or proposed are the B.C. Government Employer's Associations and the International Brotherhood of Electrical Workers. Institutional activity is proposed in the area west of Norland Avenue and this has been approved in principle by Council.
- (e) The activities in the Central Area must be compatible with existing and future proposed development. The proposal for development of a retirement centre, as was originally requested in the subject application, was considered favourably as it complemented present activities in the institutional area. A retirement centre is a relatively low traffic generator and is regional in character.
- (f) The parcel involved occupies a key position in relation to the Institutional area in which a retirement centre development would provide a compatible and aesthetic way to terminate the Central Area.
- (g) The final proposal for RM4 zoning, which would provide self-owned suites, has serious drawbacks in relation to the concepts envisaged for the Central Area because:
  - (i) introduction of such a use would not be in keeping with the aim of providing employment and public services in the area.
  - (ii) Additional residential activity would be an added burden on the educational facilities present in the area.
  - (iii) An intense residential use is a high traffic generator and is undesirable at the subject location, which is the Sprott Street off-ramp from the freeway.

(h) The point that the Provincial Government policies preclude the land use originally envisaged by the applicant is only in reference to the financing and not the land use aspects.

(k) It was recommended that Council not approve the amended applications for RM4 zoning because it is not in keeping with the Central Area Concept.

It was recommended that Council concur with the Planning Department.

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

CARRIED UNANIMOUSLY

(18) Street Lighting (Ottman)

(This item was dealt with previously in the meeting)

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

THE COUNCIL RECONVENED. CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

\* \* \* \* \*

BY - LAWS

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

"BURNABY CAB AND COMMERCIAL VEHICLES BY-LAW 1951, AMENDMENT  
BY-LAW NO. 3, 1972"

#6197

"BURNABY LOCAL IMPROVEMENTS CHARGES BY-LAW 1971, AMENDMENT  
BY-LAW NO. 4, 1972"

#6214

be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-laws."

CARRIED UNANIMOUSLY

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

CARRIED

AGAINST -- ALDERMAN LAWSON

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMAN LAWSON

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That:

"BURNABY CAB AND COMMERCIAL VEHICLES BY-LAW 1951, AMENDMENT BY-LAW NO. 3, 1972"

"BURNABY LOCAL IMPROVEMENTS CHARGES BY-LAW 1971, AMENDMENT BY-LAW NO. 4, 1972"

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:

"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. 18, 1972" #6055"

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #91/71

7460 - 13th Avenue

FROM R5 TO RMI

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 DAILLY, SECONDED BY ALDERMAN LADNER:

"That the Committee now rise and report the By-law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 18, 1972" #6055 be now read three times."

CARRIED UNANIMOUSLY

\* \* \*

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DOWDING:

"That:

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 5, 1972" #6179

"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 5, 1972" #6198

"BURNABY STREET NAMING BY-LAW NO. 1, 1972" #6199

"BURNABY SEWER CONNECTION BY-LAW 1961, AMENDMENT BY-LAW NO. 1, 1972" #6200

"BURNABY PLUMBING BY-LAW 1966, AMENDMENT BY-LAW NO. 1, 1972" #6201

"BURNABY LOCAL IMPROVEMENT CHARGES BY-LAW 1971, AMENDMENT BY-LAW NO. 3, 1972" #6202

"BURNABY MOBILE HOME PARK BY-LAW 1972" #6196

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 64, 1972" #6176

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 32, 1971" #5920

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAUNER, SECONDED BY ALDERMAN CLARK:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 67, 1972" #6203

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 68, 1972" #6204

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 69, 1972" #6205

be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-laws."

CARRIED

AGAINST -- ALDERMAN DRUMMOND

These By-laws provide for the following proposed rezonings:

(1) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 67, 1972 #6203

FROM CEMETERY DISTRICT (P4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #1/72

Lot 1, D.L.'s 73/81, Plan 40648

(Bounded by Wayburne Drive on the West, Woodsworth Street on the North, Moscrop Drive on the South and Forest Lawn Cemetery on the East)

(2) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 68, 1972 #6204

Reference RZ #72/72

(a) FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

North 20 feet of Lot 4, Block 13, D.L. 79, Plan 2814

(4389 Ledger Avenue -- Located on the West side of Ledger Avenue immediately South of the present Operating Engineers Union building)

(b) FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Remainder of Lot "A", Except the North 142 feet, Block 13, D.L. 79, Plan 4893

(4333 Ledger Avenue -- A rectangular shaped parcel having a frontage of 178 feet on Ledger Avenue and a depth of 312 feet)

*(The above rezoning proposal was the subject of a previous Public Hearing on July 28, 1969 and the By-law relative to it, "Burnaby Zoning By-law 1965, Amendment By-law No. 43, 1969" was finally adopted by Council on February 23, 1970. One of the prime requirements of Comprehensive Development zoning is that specific plans form an integral part of the By-law. Some changes in the plan have recently been proposed but a further Public Hearing must first be held before the plan can be approved. Details of the changes proposed will be available at the hearing.)*

(3) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 69, 1972 #6205

FROM RESIDENTIAL DISTRICT FOUR (R4) TO PARKING DISTRICT (P6)

Reference RZ #55/72

Lot "B", S.D. 1, Block 16, D.L. 79N, Plan 529

(4540 Ledger Avenue -- Located between Ledger Avenue and Highway 401)

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

CARRIED

AGAINST -- ALDERMAN DRUMMOND

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMAN DRUMMOND

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 67, 1972"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 68, 1972"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 69, 1972"

be now read two times."

CARRIED

AGAINST -- ALDERMAN DRUMMOND

\* \* \*

December 4, 1972

MOVED BY ALDERMAN DAILY, SECONDED BY ALDERMAN LAWSON:  
"That Mayor Prittie and Alderman Constable be granted leave of  
absence from this meeting."

CARRIED UNANIMOUSLY

Alderman Daily drew attention to the fact that he would be retiring  
from Council at the end of this year. He thanked the members of  
Council, and the staff involved, for having had the honour and  
privilege of serving with them during his tenure.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That, since Mr. John M. Laxton, Barrister and Solicitor, did not  
indicate he wished to appear before Council this evening to show  
cause why the trades licence of Johnson and Franklin Wholesale  
Distributors Limited should not be revoked, he is expected to  
appear at the December 11th meeting of Council and, if not, then  
Council is prepared to consider his case in open session at that  
time.

The meeting adjourned at 10:15 P.M.

Confirmed:

Certified correct:

Robert W. Prittie  
MAYOR

J. S. ...  
DEPUTY  
CLERK