

MAY 8, 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, May 8, 1972 at 7.00 p.m.

PRESENT:

Mayor R. W. Prittie in the Chair;
Alderman W. R. Clark;
Alderman G. Dowding;
Alderman J. D. Drummond;
Alderman J. Dailly;
Alderman D. A. Lawson;
Alderman W. A. Blair (7.05 p.m.);
Alderman T. W. Constable.

ABSENT:

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. A. L. Parr - Director of Planning;
Mr. E. Olson - Municipal Engineer.

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D E L E G A T I O N S

Mr. J. J. Custock, Jr., wrote to request an audience with Council relative to a requirement of the Approving Officer involving the road allowance of Patrick Street as it concerns his plan to subdivide Lot 71, D. L. 159, Plan 27732, which is located on the street.

Mr. Tom Rorke, Director, Investment Division, Vancouver Realty Services Ltd., submitted a letter requesting an opportunity to address Council on the question of developing land on the west side of Burnaby Mountain.

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

Carried Unanimously.

- (a) It was drawn to the attention of Council that Mr. Custock would be present later in the evening.
- (b) Mr. Rorke then spoke and presented a Brief, supplemented by a Model, outlining the development proposal his Company has for land on the west side of Burnaby Mountain. The following are the salient features of the submission made by Mr. Rorke:
- (i) the land concerned is bounded roughly by Curtis Street, Dithie Avenue, Kitchener-Halifax Streets, and Arden Avenue;
 - (ii) it is expected that the development planned will take between 8 and 10 years to complete;
 - (iii) it is proposed to create a park-like setting in the area, by creating artificial lakes and a watercourse;
 - (iv) the buildings planned have been designed to take maximum advantage of the topography;
 - (v) all pedestrian traffic will be able to reach their destination without crossing vehicular traffic at grade. Arterial roads and most secondary roads will be crossed by underpasses or overpasses. Provision will also be made to separate buses and automobiles within the high density portion of the area;
 - (vi) approximately 10,000 persons are expected to be accommodated in the 3,700 units planned for the area;
 - (vii) the type of units will range from single family homes to townhouses, various apartment-type units and units for students and senior citizens.

(b) Mr. Rorke.....continued.

- (viii) the strata-title concept will be used in order that residents will be able to own their units;
- (ix) Shopping, medical, dental and recreational facilities will be built into the approximately 576,000 sq. ft. of commercial space planned;
- (x) schools planned to be built are intended to serve as community centres as well;
- (xi) approximately 2,200 parking spaces will be provided for the commercial facilities. Two cars per unit will be provided for the residential units.
- (xii) all parking facilities will be below surface.
- (xiii) an amphitheatre complex, which will take 5 years to build, is planned.
- (xiv) the developer would be interested in the municipality either selling its property that lies within the area, or leasing it. Another alternative would be for the municipality to join with the developer in the proposal.

ALDERMAN BLAIR arrived at the meeting during the course of Mr. Rorke's presentation.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:

"That the submission presented this evening by Mr. Rorke be referred to the Planning Department for a full report on all aspects of the proposal including the point made regarding the Municipality joining with Vancouver Realty Services Ltd. in the development scheme planned."

Carried Unanimously.

Alderman Dailly and Alderman Constable left the meeting.

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:

"That all of the below listed original communications be received."
Carried Unanimously.

Mr. Dave Sommerford, Master Counsellor, Regal Chapter, Order of DeMolay wrote to request permission to have the Third Annual Bike-A-Thon on June 4, 1972 commencing at 9 a.m. and travelling along a 25-mile route.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON "That permission be granted to the Order to hold its activity on the date and along the route indicated, subject to:

- (a) the approval of the R.C.M.P.
- (b) the Municipal Engineering Department and the Provincial Department of Highways having no objection to the use of the streets involved."

Carried Unanimously.

Aldermen Dailly and Constable returned to the meeting.

Mr. Archie Brown-john submitted a letter in which he suggested that a Committee of Council be appointed to investigate allegations that there could be collusion between Jack Cewe Ltd. and officials of the Municipality in connection with contracts that are let for various local improvement works.

Mrs. M Dyer, President, Burnaby Concert Band Society, forwarded a copy of a letter addressed to the Burnaby School Board in which she asked the Board to reconsider its position regarding reductions which have been made in its budget for the music programme.

Mr. Brian T. H. Robinson wrote to the request that Council take immediate action to implement a programme that would result in oil refinery operations being phased out of the Municipality within a

(Original Communications...continued)

period of fifty years.

The Municipal Manager was instructed to provide Council with an interim report at its May 23rd meeting on the pollution aspects of oil refinery operations, particularly the Chevron one.

Dr. T J. Robinson, Vice President, Burnaby S.P.E.C., submitted a letter outlining the pharmacological effects of malathion, which is the insecticide used for mosquito control.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DOWDING:

"That the subject presented by Dr. Robinson this evening be referred to Alderman Constable as the Council's representative on the Fraser Valley Mosquito Control Board for discussion with the Board and the Chief Public Health Inspector for Burnaby."

Carried Unanimously.

Mr. Thomas Farrington wrote to express concern regarding the effect that will be felt by pedestrian traffic as a result of the high-rise building being constructed on land in the area bounded by Kingsway, Barker Avenue, and Grange Street.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

"That the submission from Mr. Farrington be referred to the Traffic Safety Committee for consideration and report."

Carried Unanimously.

L. and H. Stroh wrote to pose a number of questions relating to concerns they feel as a result of a proposed apartment complex being built in the area of Cameron Street and Erickson Drive.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

"That consideration of the submission from Mr. and Mrs. Stroh be deferred until receipt of Item 9 of the Municipal Manager's Report No. 32, 1972 later in the evening."

Carried Unanimously.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DRUMMOND:

"That Burnaby Zoning By-law 1965, Amendment By-law No. 29, 1972 be abandoned because it is felt to be premature to permit the development of the properties covered by the amendment by-law for apartment purposes inasmuch as there are other areas nearby which have been designated for immediate development under the Apartment Location Policy of the Municipality."

Carried Unanimously.

The Planning Director displayed a Plot Plan on which those who had expressed views in regard to the rezoning proposal covered by the above Motion were located. He pointed out that 31 of the property owners concerned were opposed to the rezoning proposal whereas 44 were in favour.

A vote was then taken on the Motion advanced by Alderman Clark, and it was carried with Alderman Dailly and Alderman Lawson against.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DOWDING:

"That the Committee now rise and report progress on:

'Burnaby Zoning By-law 1965, Amendment By-law No. 29, 1972' "

Carried

Aldermen Dailly and Lawson
against.

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DOWDING:

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

Carried, Aldermen Dailly
and Lawson against.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DOWDING:
"That Burnaby Zoning By-law 1965, Amendment By-law No. 29, 1972
be now read two times."

Carried Unanimously.

Mr. Hoffmeister was present and was granted an audience.

Mr. Hoffmeister stated the following in regard to the matters concerning him, details of which appeared in the minutes of May 1st Council meeting:

- (i) sewer service was not provided to property known as 9788 Lyndhurst Street at the same time as he received his connection;
- (ii) there never were 18 cars on his property, as claimed in the report Council received on May 1st;
- (iii) he had wanted to trade his property for the land at 3201 Noel Drive but was never given the opportunity. Apex Movers purchased the property for \$500.00.

ALDERMAN LAWSON then served a Notice of Motion in regard to the establishment of an Information Committee.
It was understood by Council that the Motion would be considered at the May 15th Council Meeting.

Mr. Custock then spoke and reiterated points he had made in his earlier submission to Council.
He added that he hoped to have a topographical survey made of the property in question.

Item 3 of the Municipal Manager's Report No. 32, 1972, which dealt with the subject of the presentation was then brought forward and read.

The following is the substance of that report:

- (3) Lot 71, D. L. 159, Plan 27732 - (Custock).
S.D. Ref. #13/70

Since the Council meeting of May 1st, it has been determined that the Municipality should examine the possibility of fully closing the portion of Patrick Street adjacent to the property in question as an alternative to the proposal advanced at the May 1st meeting. It was recommended that the subject at hand be tabled until the Planning Department reports on that road closing proposal.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Manager be adopted."

Carried Unanimously.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That the Council now resolve itself into a Committee of the Whole."

Carried Unanimously.

MUNICIPAL MANAGER submitted Report No. 32, 1972 on the matters listed below as Items (1) to (10), either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Lot 6, D. L. 34, Plan 849 - RZ Ref. #3/72.

It was recommended that a proposal to rezone the above described property to Comprehensive Development District (CD) be advanced to a Public Hearing and that the following be established as prerequisites in connection with the matter:

- (a) that sufficient monies be deposited with the Corporation to cover the cost of providing storm and sanitary sewer service to the site;

(Item 1.....re D.L.34RZ #3/72 continued)

- (b) that an undertaking be given that all non-conforming commercial, industrial and residential uses will be removed from the front portion within two years of the rezoning being completed;
- (c) that a suitable plan of development be submitted, which will include a preliminary indication of the currently proposed and future elements of the church complex.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:

"That the recommendation of the Manager be adopted."

Carried Unanimously.

(2) Vancouver Juvenile Detention Home.

It was recommended that Council authorize a renewal of the agreement with the City of Vancouver for the use of the Juvenile Detention Home for the period between May 1, 1972 and April 30, 1973 on the same conditions that currently prevail, except that the per diem rate be \$21.05.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:

"THAT the recommendation of the Manager be adopted."

Carried Unanimously.

(3) Lot 71, D. L. 159, Plan. 27732 (Custock)
S.D. Ref. #13/70.

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

(4) Winston Street Screening.
S.D. Ref. #245/71.

As a result of an application being made to subdivide land west of Lozells Avenue between Government and Winston Streets and an inquiry by the applicant regarding screening required for Winston Street, it was recommended that Council:

- (a) establish a policy whereby the Corporation will not contribute to the costs of providing landscape screening for subdividable property on Winston Street;
- (b) direct that:
 - (i) the developer in question provide landscape treatment to an equivalent standard to that being provided by the Corporation for existing dwellings;
 - (ii) a covenant be entered into to ensure retention of the existing natural tree cover within the south 50 feet of the nine lots covered by the subdivision mentioned.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:

"That the recommendation of the Manager be adopted."

Carried,

Alderman Drummond against

(5) Section 712 of the Municipal Act.

It was recommended that Council delegate to the Approving Officer the authority to waive the provisions of Section 712 of the Municipal Act because of the relatively minor nature of the 10% frontage requirement referred to in the Section.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Manager be adopted."

Carried Unanimously.

- (6) Easements - ptns. of Lot 6, 365, 366, 369, 370, 372, 3733, D.L.131,
Plan No. 22883.
S.D.18/72.

It was recommended that Council authorize:

- (a) the acquisition of easements over portions of the above described properties, for sewer purposes, at no cost to the Corporation;
- (b) execution of the documents pertaining to the matter.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Manager be adopted."

Carried Unanimously.

- (7) Canadian Conference on Social Welfare.

It was recommended that Council authorize the Social Service Administrator, Mr. E. L. Coughlin, to attend the above Conference in Quebec City between June 18 and 22, 1972, inclusive, provided the strike of the employees has terminated by the time the Conference begins.

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN CONSTABLE:

"That the recommendation of the Manager be adopted."

Carried Unanimously.

- (8) Lot 3, D. L. 1731.

It was recommended that the above described property which is located in Sechelt, B. C., be sold by public tender because there is no specific purpose or benefit that can accrue to the Municipality by retaining the property.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:

"That the recommendation of the Manager be adopted."

Carried Unanimously.

- (9) Proposed Apartment Complex - Cameron Street and Erickson Drive.

The following was being submitted as a result of Council receiving a submission earlier in the meeting from Mr. and Mrs. Stroh regarding the captioned matter.

The Planning Director advises that the proposed complex will increase traffic volumes and parking demands in the area but, as the site is bounded on three sides by roads, a dispersed pattern of vehicle access will be permitted as well as a considerable area to accommodate street parking in excess of that provided on the site.

The developer is being required to bear the cost of constructing sidewalks for the development.

Certain costs will be accrued as a result of general population growth in the area but they will need to be weighed against the economic and social advantages to be derived from a viable Town Centre in the area.

The Fire Department has trained significantly over the past several years in combatting fires in high-rise buildings, even though it has not had any practical experience in that field.

The traffic problem mentioned by Mr. and Mrs. Stroh has been referred to the Traffic Safety Committee.

It was recommended that:

- (a) the subject of the presentation by Mr. and Mrs. Stroh be tabled pending receipt of a report from the Traffic Safety Committee.
- (b) a copy of the foregoing report be sent to Mr. and Mrs. Stroh.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN LAWSON:

"That the recommendations of the Manager be adopted." Carried Unanimously.

(10) Flood Control.

It was recommended that:

- (a) provision be made for \$15,000.00 worth of sand bags as a flood control maintenance item in the event of a possible flooding situation occurring in the Big Bend Area.
- (b) \$27,000. be provided for pipe installations in the Big Bend area as a capital expenditure for drainage, with the amount to be charged against the Capital Budget.
- (c) the use of sandbags and the installation of the pipe proceed, if and when required.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Manager be adopted."

Carried Unanimously.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:

"That the Committee do now rise and report."

Carried Unanimously.

The Council reconvened.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DOWDING:

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

Carried Unanimously.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DOWDING:

"That Alderman Ladner be granted Leave-of-Absence from this meeting."

Carried Unanimously.

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BY - L A W S

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN DOWDING:

"That Council resolve itself into a Committee of the Whole to consider

"Burnaby Zoning By-law 1965, Amendment By-law #60, 1970"

Carried Unanimously.

The Municipal Clerk stated that the Planning Department has reported the prerequisites to this rezoning are nearing completion.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:

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

Carried Unanimously.

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LAWSON:

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

Carried Unanimously.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN DOWDING:

"That:

"Burnaby Zoning By-law 1965, Amendment By-law #60, 1970"
be now read three times."

Carried Unanimously.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That 'Burnaby Zoning By-law 1965, Amendment By-law No. 23, 1972'
be tabled for one week."

Carried Unanimously.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DRUMMOND:

"That:

"Burnaby Tax Sale Moneys Expenditure By-law No. 2, 1972"

"Burnaby Rating By-law 1972"

"Burnaby Budget Authorization By-law 1972"

"Burnaby Local Improvement Construction By-laws No.2 to 5,1972"

"Burnaby Local Improvement Construction By-laws No.6 to 10,1972"

"Burnaby Zoning By-law 1965, Amendment By-law No. 49, 1971"

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

Carried Unanimously.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:

"That:

"Burnaby Burning By-law 1972"

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

Carried,

Aldermen Drummond and
Clark against.

Mayor Prittie declared a recess at 8.25 p.m.