

APRIL 16, 1973

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Monday, April 16, 1973, at 7:00 p.m.

PRESENT:

Mayor R. W. Prittle, in the Chair;
Alderman W. A. Blair
Alderman W. R. Clark
Alderman T. W. Constable
Alderman J. D. Drummond
Alderman M. M. Gordon
Alderman D. A. Lawson
Alderman G.H.F. McLean
Alderman J. L. Mercier

STAFF PRESENT:

Mr. M. J. Shelley, Municipal Manager
Mr. J. Plesha, Administrative Assistant
Mr. E. E. Olson, Municipal Engineer
Mr. E.A.J. Ward, Deputy Municipal Clerk
Mr. B. D. Leche, Municipal Clerk's Assistant
Mr. A. L. Parr, Planning Director

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CONSTABLE:

"That the Minutes of the Council meeting held on April 9, 1973, and the Public Hearing on April 10, 1973, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:

"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 29, 1973, which relate thereto be brought forward for consideration at the appropriate times".

CARRIED UNANIMOUSLY

Mr. Hugh B. Main, General Manager, Greater Vancouver Visitors and Convention Bureau, wrote to:

- (a) Express appreciation to Council for its grant of \$20,000.00 to the Bureau.
- (b) Advise that the Bureau would be pleased to produce a Burnaby tourism pamphlet and that he has inquired from Alderman Lawson as to the best manner this can be done.

Mr. J. A. Sadler, Assistant Deputy Minister, Department of Rehabilitation and Social Improvement, submitted Serial Letter No. 506-411 in which he outlined a number of changes in the Social Assistance Policy of the Provincial Government.

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Mr. C.S.J. McKelvey, Executive Director, Union of British Columbia Municipalities, submitted a circular letter in which he provided a resume of amendments which have been made to the Municipal Act.

Mr. McKelvey submitted a further circular letter relating to the Public Officials Disclosure Act and Social Assistance Allowances.

Mr. E. F. Wittal, Chairman, Carnation Day Committee, Centennial International Lions Club, wrote to request permission to sell carnations for Mother's Day on May 11 and 12, 1973.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:
"That permission be granted to the Club to conduct its Campaign on the dates mentioned."

CARRIED UNANIMOUSLY

Mr. John Reynolds, M.P. for Burnaby-Richmond-Delta, submitted a letter:

- (a) With which he forwarded a copy of correspondence he had received from the Environment Minister for Canada, Mr. Jack Davis, relating to the Fraser River Flood Control Programme.
- (b) Indicating that it appears very little additional work has been done on the matter but asking that he be kept informed of the progress that is made in obtaining a higher priority for the construction of dykes, etc. along the Fraser River under the Programme.

Mr. Bruce P. Innes, President, Greater Vancouver Apartment Owners' Association, wrote to forward a copy of a petition that has been prepared on the subject of rental housing.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:
"That a copy of the submission from the Greater Vancouver Apartment Owners' Association be sent to the Burnaby Landlord-Tenant Advisory Bureau for its information."

CARRIED UNANIMOUSLY

Mr. Frank H. Russell, President, Architectural Institute of British Columbia, submitted a letter relating to the matter of architects assisting in improving the quality of buildings in the Municipality.

Item 13 of the Municipal Manager's Report No. 29, 1973, which relates to the subject of the letter from the Architectural Institute of British Columbia, was brought forward for consideration at this time. The following is the substance of that report:

(13) Architect Service (Architectural Institute of British Columbia)

The Chief Building Inspector has reported as follows on the subject of the letter from the Architectural Institute of British Columbia:

- (a) The letter from the Institute has been sent to all municipalities having a population greater than 1,500 persons to indicate the growing concern among members of the Institute for the number of breaches of the Architectural Professional Act committed in the Province by the erection of buildings of low quality.
- (b) The Institute recognizes its responsibilities under the Act

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and is implementing measures to correct or improve the situation, including a programme aimed at making the public more aware of circumstances constituting breaches of the Act.

(c) The Institute is seeking the assistance of those departments of municipal government which most frequently come into contact with members of the public engaged in building activity.

(d) Ever since 1955 when the Architectural Professional Act was amended to remove a direct responsibility on any municipal council or official empowered by any council respecting certain enforcement of the Act and placing that responsibility on the Institute, the Burnaby Building Department has exercised a prerogative to advise the public on occasions when plans for buildings presented for examination have shown a breach of the Act could occur if the building was erected.

(e) The general situation of concern to the Institute varies with the type of community and with the degree of building activity. Under the authority and legislation available in our local Planning and Building By-Laws and the Architectural Professional Act, Burnaby has steadily been improving the quality of buildings and land development in the Municipality. However, the rate of improvement might be increased by broader powers available to the Municipality, enabling it to establish an Architectural Design Panel to act as an advisory body to Council and staff on the quality of buildings and developments.

(f) Since the recommendation of the Mayor in his Inaugural Address regarding the establishment of a Design Panel has been adopted by Council and since the co-operation of the Planning and Building Departments has always been forthcoming to the Architectural Institute of British Columbia respecting the quality of buildings, it was recommended that the Architectural Institute be so informed and be assured of the continuation of that co-operation in the endeavour of the Institute toward better buildings.

It was recommended that a copy of the report at hand be sent to the Architectural Institute of British Columbia.

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

CARRIED UNANIMOUSLY

Mrs. S. Dudych, Secretary, Capitol Hill Community Hall Association, submitted a letter requesting protective measures to adequately safeguard the public from a swimming pool at the apartments between Holdom and Ellesmere Avenues.

Item 25 of the Municipal Manager's Report No. 29, 1973, which deals with the subject of the letter from the Capitol Hill Community Hall Association, was brought forward for consideration at this time. The following is the substance of that report:

(25) Apartments Between Holdom and Ellesmere Avenues
(Capitol Hill Community Hall Association)

The request is specifically for a guard rail or fence along Capitol Drive between Ellesmere and Holdom Avenues. Though the subject por-

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tion of Capitol Drive curves in a northeasterly direction from Ellesmere Avenue, site distance meets standards for the conditions. Four reflective delineator posts are in place at the curve. Additional delineator posts are required for warning purposes and four more will be installed.

Although these posts meet warning standards, they are not designed to deflect vehicles. Should Council wish, a reflecting no-post guard rail built of concrete could be installed but there remains the distinct possibility that impact from a moving vehicle may send sections of this type of guard rail over the bank and down to the pool site. An alternative would be the installation of a three foot high guard rail similar to that used by the Department of Highways on the Second Narrows Bridge. Such a guard rail would be objectionable to the ground-floor occupants of the apartment located below the subject portion of Capitol Drive.

The incident referred to by the Association in its letter occurred at the intersection of Sea Avenue and Dundas Street, which is some distance from the subject site. The vehicle in that case travelled over a retaining wall approximately two feet in height and touched ground approximately 12 feet beyond the wall.

It was recommended that no further action be taken in respect of the request from the Association and that a copy of the report at hand be sent to it.

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

CARRIED UNANIMOUSLY

Mr. A. L. (Tim) Hutchison, Vice-President and General Manager, Pacific Air Conditioning Limited, wrote to request permission to use a helicopter in lifting heating and air conditioning equipment on the roof of the new Woodward's Warehouse being built at 3550 Brighton Avenue.

Item 20 of the Municipal Manager's Report No. 29, 1973, which relates to the request from Pacific Air Conditioning Limited, was brought forward for consideration at this time. The following is the substance of that report:

(20) 3550 Brighton Avenue - Woodward's Warehouse
(Pacific Air Conditioning Limited)

The Department of Transport advises that the firm providing helicopter service to Pacific Air Conditioning Limited must, as a prerequisite to receiving a temporary heliport licence, provide the Department of Transport with such information as dates and times of anticipated flights, flight paths and other pertinent data plus written evidence of the Municipality's approval to operate the helicopter within the Municipality. The requirement for Municipal approval arises out of the concern for public safety along the flight path but during, essentially, the use of the helicopter at the construction site when traffic and crowd control might conceivably be required. It is a usual requirement for the helicopter firm to alert the local police force one hour before lift operations commence at the site.

A second reason for Municipal approval is to keep the Municipality informed as to the sources of noise which could give rise to complaints and to prevent operations from taking place at inappropriate times.

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In that it is anticipated that requests for air lifting by means of helicopter will increase in frequency with time, the Council might consider granting approval to the Mayor or the Municipal Manager to authorize future helicopter flights made for purposes similar to those intended by Pacific Air Conditioning Limited without the need to refer all such requests to Council for approval.

It was recommended that:

- (a) Subject to the approval of the Department of Transport and notification to the Municipality of the dates and times of intended flights and the contractor, the helicopter firm, and their servants agreeing to indemnify the Municipality in the event of any action against the Municipality arising out of such approval, Pacific Air Conditioning Limited be allowed to use a helicopter in lifting heating and air conditioning equipment to the roof of the Woodward's Warehouse under construction at 3550 Brighton Avenue in the Municipality.
- (b) Under circumstances where time is of the essence and the approval of Council cannot be obtained, authority be granted to the Mayor or Municipal Manager to authorize future helicopter flights made for purposes similar to those currently intended by Pacific Air Conditioning Limited without the need to refer all such requests to Council for approval.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN BLAIR:

"That the second recommendation of the Manager be amended by deleting the words "under circumstances where time is of the essence and the approval of Council cannot be obtained" and "without the need to refer all such requests to Council for approval"."

CARRIED

AGAINST -- ALDERMAN MCLEAN

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That the recommendations of the Manager, as just amended, be adopted."

CARRIED UNANIMOUSLY

Mrs. J. Nicholson, Secretary-Treasurer, Charlford House Society for Women, submitted a letter applying to lease some Municipal land between 18th and 19th Avenues near Rumble Street for the use of the Society.

Item 19 of the Municipal Manager's Report No. 29, 1973, which relates to the subject of the letter from the Charlford House Society for Women, was brought forward for consideration at this time. The following is the substance of that report:

(19) Municipal Land Between 18th and 19th Avenues Near Rumble Street (Charlford House Society for Women)

The Society wishes the land so that it can establish a Half-Way House for the rehabilitation of female alcoholics.

The Society first wrote to the Land Agent defining its purposes and requesting the leasing of Municipal land. On February 2, 1973, the Planning Department advised the Land Agent that P7 Zoning would be required for the type of use intended by the Society. Under these regulations, a site area of 25,600 square feet would be required in order to accommodate the 24 guests which have been proposed. The

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Planning Department also suggested three alternative sites and the Society responded by indicating the one it prefers.

Since the land is presently zoned R5, it would be necessary to first rezone it to P7 if Council was favourably disposed to the request of the Society.

If Council chooses to lease the subject property to this Society, the lease rental would be \$450.00 per month plus taxes.

The present Charlford House at 7220 Charlford Avenue is a private residence and is not tax exempt.

It was recommended that:

- (a) The rezoning of the subject property (Lots 1, 2 and 3, Block 48, D.L. 95) from R5 to P7 be approved for further consideration.
- (b) Subject to the approval of this rezoning, approval be granted to lease the properties to the Charlford House Society for Women for the establishment of a rehabilitation centre for female alcoholics, for the sum of \$450.00 per month plus taxes.
- (c) A copy of the report at hand be sent to the Society.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:
"That the report of the Manager be tabled until the Planning Department submits a report relating to the matter of rezoning the property in question for the purpose intended."

CARRIED UNANIMOUSLY

Mr. R. P. Jinkerson, wrote to request that Council review a decision of the Engineering Department to deny him the right to continue using both of the driveways serving his property at 7497 Elwell Street.

Item 21 of the Municipal Manager's Report No. 29, 1973, which relates to the request of Mr. Jinkerson, was brought forward for consideration at this time. The following is the substance of that report:

(21) Driveways - Elwell and Acacia Streets (Jinkerson)

The Engineer advises as follows on the request of Mr. Jinkerson:

- (a) Mr. Jinkerson has been refused crossings over the proposed sidewalks to serve a parking area off Elwell Street and another from Acacia Avenue. Both parking areas are in the required front and side yards and have been blacktopped.
- (b) One of the parking areas is partially contained in the required sideyard. As others like it have been refused in the past, it is felt this area and the one in the front yard should either be refused or the owner advised that crossings will be approved on the condition the existing areas are extended to conform to the Zoning By-Law.
- (c) Aerial photographs taken in 1965 omitted this area so it cannot be determined when the parking areas were built. From the physical appearance of the blacktop, it also cannot be determined when they were done.
- (d) It was recommended that the crossings be refused over the proposed sidewalks on Acacia Avenue and Elwell Street to

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the parking areas of Mr. Jinkerson until the areas are extended to conform to Municipal standards.

It was recommended that crossings to the subject driveways not be allowed unless the owner agrees to construct the required extensions mentioned in the report, which are shown more particularly on an accompanying sketch.

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

CARRIED

AGAINST -- ALDERMEN MERCIER,
MCLEAN AND DRUMMOND

Canadian Federation of Mayors and Municipalities submitted particulars regarding the 1973 Annual Conference in Charlottetown, P.E.I.

T A B L E D I T E M S

The following items were then lifted from the table:

(a) Waterworks Utility

The following suggestions were made during discussion of Item 25 of the Municipal Manager's Report No. 27, 1973, which relates to the subject of the Waterworks Utility:

- (a) *The works proposed to be done, as listed in the report, with the \$1,500,000.00 which is planned to be borrowed could be built over a longer period of time than that indicated in the report, and the sums required for such construction could be raised annually through the Budget for each of the years, especially if the increase in the water rates recommended are implemented.*
- (b) *A reserve should be incorporated into the Waterworks Utility to provide for costs of replacing water mains so that there would be no need to borrow sums from time to time for such work.*
- (c) *Which streets listed in the report are proposed to be developed as Local Improvements? Perhaps the improvements planned for all or some of these streets could be deferred along with the installation or replacement of the water mains.*

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN CLARK:
"That Item 25 of the Municipal Manager's Report No. 27, 1973, be tabled until the April 24th meeting of Council and information be provided then on the three points listed above."

CARRIED

AGAINST -- ALDERMAN BLAIR

(b) Business Tax

Item 5 of the Municipal Manager's Report No. 29, 1973, which deals with the subject at hand, was brought forward for consideration at this time. The following is the substance of that report:

(5) Business Tax

There was an error in the sixth paragraph of Item 26 of the Municipal Manager's Report No. 27, 1973, relating to the subject of the Business Tax, and it should be corrected as follows:

"Business taxes budgeted for 1973, total \$2,000,000.00. One-half of one percent increase in the tax rate will yield \$142,000.00. One percent is \$285,000.00, one and one-half percent will bring it to the Vancouver level - \$428,500.00."

Municipal Manager reported verbally that Bill 71, which was currently being considered by the Provincial Government and which will have the effect of "unlocking" the ten percent limitation on increases in assessments on commercial and industrial properties, could perhaps have a bearing on Council's decision in regard to the proposed increase in the business tax that he recommended in Item 26 of his Report No. 27, 1973.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That action on the report of the Manager relating to Business Tax be deferred until after the impact of Bill 71 is known."

CARRIED UNANIMOUSLY

ENQUIRIES

When Alderman Gordon asked what was proposed to be done about mosquito control this year, Alderman Constable, as the Council representative on the Fraser Valley Mosquito Control Board, stated that it was too early to determine what programme would be instituted.

When Alderman McLean asked when the Board of Directors for the Burnaby General Hospital would be dealing with the parking situation on its property, Alderman Blair replied that the Board would be meeting on April 24, 1973, and would be dealing with the subject at that time.

As a result of an enquiry by Alderman Clark, the Municipal Engineer stated that he would definitely have a report for Council on April 24th regarding the problems concerning the surface of Sperling Avenue south from Hastings Street.

Alderman Clark suggested that the Engineer should investigate the condition of the northend of the Kensington Overpass of the Freeway because of the potential hazard caused by the pavement dipping severely.

The Municipal Engineer stated that he would ask the Department of Highways for early action in remedying this condition.

REPORTS

GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that grants be made to the following organizations for the amounts and purposes indicated:

- (a) The Pipe Band of Branch No. 83 of the Royal Canadian Legion - \$300.00 - to assist in meeting the expenses of a Highland Gathering to be held in Burnaby on June 23, 1973.

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- (b) The Greater Vancouver Helpful Neighbour Society - \$1,200.00
- to assist in the payment of rent, heat and telephone in a building at 3731 Hastings Street for the remainder of 1973.
- (c) Youth Employment Services, Y.M.C.A. - \$1,000.00 - to assist youths in finding summer employment.
- (d) The Vancouver Opera Association - \$1,200.00 - to assist in meeting the deficit resulting from special matinee performances for school children.
- (e) The Burnaby Art Gallery - \$500.00 - to help defray costs of an exhibition and the preparation of a catalogue.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:
"That the recommendations of the Committee covering the first three items be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:
"That the recommendation of the Committee covering the fourth item be adopted."

CARRIED

AGAINST -- ALDERMEN DRUMMOND, MCLEAN
AND GORDON

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:
"That the fifth recommendation of the Committee be adopted."

CARRIED

AGAINST -- ALDERMAN CLARK

ADVISORY PLANNING COMMISSION submitted a report on the following subjects:

(a) Design Panel

It was recommended that Council adopt the proposals set out in Section C of the Report of the Planning Department on the subject matter, except for the following changes:

- (i) The Panel be composed of two architects, one engineer, one layman, with the Planning Director and Chief Building Inspector of the Municipality to be ex officio, non-voting members.
- (ii) The reports of the Design Panel respecting acceptable plans of development as prerequisites in connection with rezoning applications be submitted directly to Council.
- (iii) Council, in an appropriate By-Law, incorporate time limitations with regard to recommendations of the Panel in order to preclude unnecessary delay.
- (iv) The establishment of a Design Panel be subject to the approval of the terms of reference of such a Panel, with the Planning Department submitting a report to Council on this matter.

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(b) Council "In Camera" Minutes

The Council was being asked to provide the members of the Advisory Planning Commission with copies of the "In Camera" meetings of Council.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MCLEAN:

"That the report of the Commission on the subject of a Design Panel be received and Mayor Prittle appoint a Special Committee of Council to consider both the proposal of the Commission detailed in its report and that which has been advanced by the Planning Department on the subject of establishing a Design Panel."

CARRIED

AGAINST -- ALDERMEN BLAIR AND
LAWSON

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That Minutes of Council's "In Camera" meetings not be made available to the Advisory Planning Commission because no one other than the members of Council and the Municipal Manager are supplied with them."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 29, 1973, on the matters listed below as items (1) to (25), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Monthly Report of Fire Department

A report of the Fire Chief covering the activities of his Department for the month of February 1973, was being submitted herewith.

(2) Monthly Report of R.C.M.P.

A report of the R.C.M.P. covering the policing of Burnaby for the month of March 1973, was being submitted herewith.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:

"That the above two reports be received."

CARRIED UNANIMOUSLY

(3) Rental of Ice Time From Private Winter Clubs

The Parks and Recreation Administrator advises that:

- (a) Columbian Four Rinks is renting to the two Winter Clubs in Burnaby on a regular basis, as follows:

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Burnaby Winter Club

Mondays and Tuesdays from 6:15 to 10:30 p.m.

McPherson Winter Club

Thursdays from 6:15 to 9:30 p.m.

- (b) The ice surfaces at the two Winter Clubs are less than regulation size and the Clubs rent a four rink ice surface for games played by their respective "rep" hockey teams.
- (c) Other rentals are made by the Winter Clubs but these are not regular bookings and are made in some cases in the name of the Winter Clubs and some in the name of individual members of the Clubs.
- (d) It is planned to use the Winter Clubs in the Spring and Fall of 1973 as follows:

McPherson Winter Club

For lacrosse from April 24, 1973 to the last week of July 1973. Monday to Friday, 4:30 p.m. to 9:00 p.m. and Saturdays from 9:00 a.m. to 12:00 noon. The players will use the three dressing rooms.

Skating lessons will commence on September 24th and will last for 12 weeks at six hours per week. The students will use the dressing rooms.

Burnaby Winter Club

The Norburn Lacrosse Club will use the floor for lacrosse on or about April 28th and will finish around the end of July 1973. Monday to Friday from 4:00 p.m. to 10:30 p.m., Saturday from 8:30 a.m. to 5:00 p.m. and Sunday from 9:00 a.m. to 4:00 p.m. The players will use the four dressing, shower and wash-rooms.

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

CARRIED UNANIMOUSLY

(4) Auditors

Financial reports required by Section 316 of the Municipal Act are audited and filed with the Provincial Government as of March 31st. Copies of the current one will be placed before Council as soon as they are printed.

Section 310 of the Municipal Act sets forth the duties and powers of the external auditors.

The certificates the auditors have signed over the years indicate that the several forms of accounts in use and the financial procedures and controls followed by the officials of the Municipality and other administrative bodies are adequate.

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In the ordinary course of an audit, the external auditors have little opportunity to observe the physical operations of the Municipality. Their attention is almost exclusively confined to the flow of financial paper and verification of adequate internal control.

There is an administrative process in effect in the Treasury Department which reports lapses in efficiency when they are noted by the internal audit staff. The system seems to be working well but it cannot take credit for increasing efficiency necessarily because each Department head is responsible for the efficiency of his staff. Management consultants could be employed to assist in that regard but it does not seem reasonable to expect the auditors to carry out a dual function during the course of their audit. These auditors have men especially trained for efficiency studies and this staff could be employed for a fee. Last year, the auditors were engaged for a special project at a fee so the Corporation is making use of their services for specialized purposes wherever it is necessary.

The auditors meet annually with the Treasurer to discuss the audit and the Treasurer advises that a free discussion on the overall picture takes place then.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GORDON:
"That, if the Municipal Treasurer receives a "Management Letter" from the external auditors, he supply Council with a copy of it."

CARRIED UNANIMOUSLY

(5) Business Tax

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

(6) Monthly Report of 1973 Canada Summer Games Society

A report of the 1973 Canada Summer Games Society outlining its activities as of April 10, 1973, was being submitted herewith.

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

CARRIED UNANIMOUSLY

(7) Burnaby Temporary Loan Authorization
By-Law Nos. 1 and 2, 1973

It was recommended that the above By-Laws, which will authorize a borrowing of \$835,000.00 for the Kensington Park Ice Arena and \$1,339,000.00 for Local Improvements, respectively, be considered by Council.

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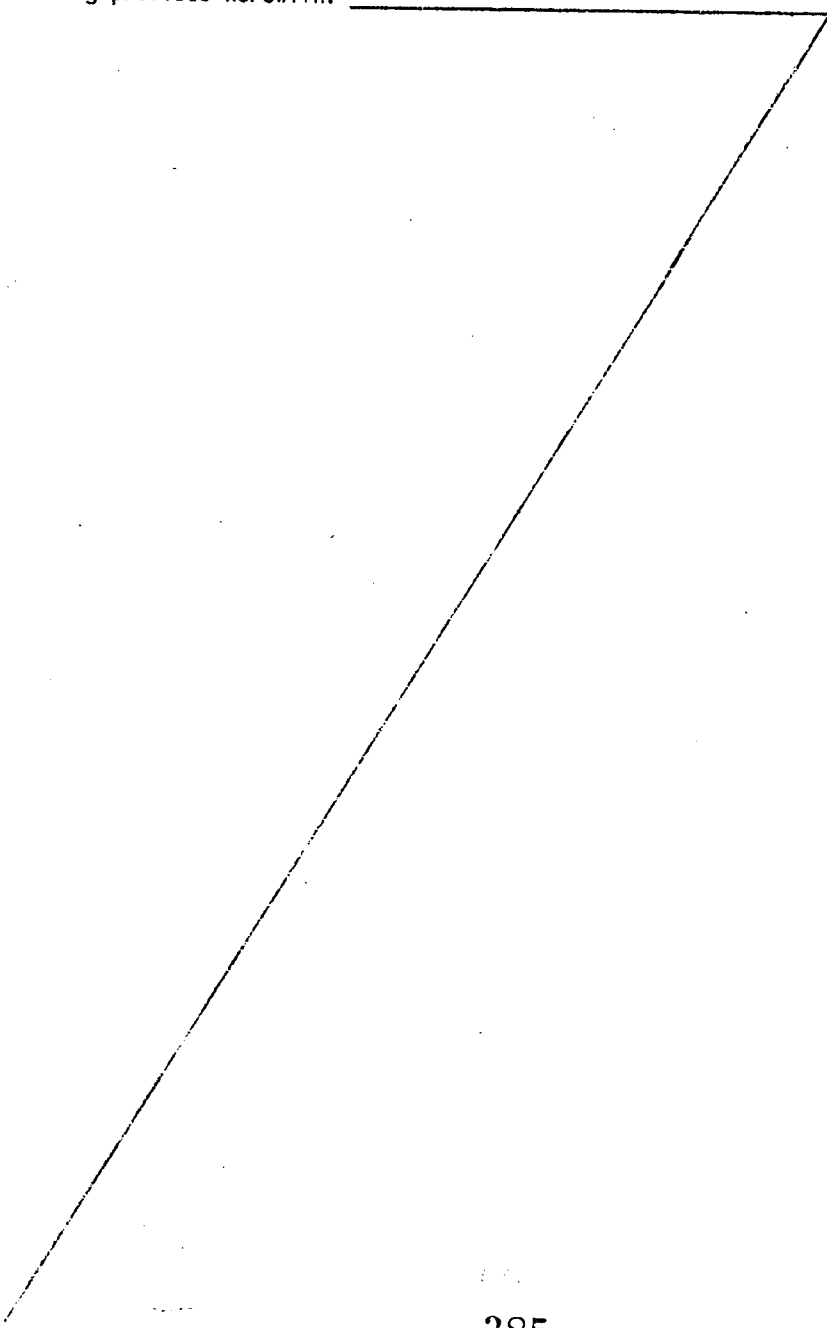
MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GORDON:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

(8) Subdivision Servicing Agreement -
Subdivision Reference #119/72

It was recommended that Council authorize the preparation and execution of the above Agreement, particulars of which were being provided herewith: _____



The Planning Department reports that the subdivider has completed requirements leading to final approval of the above referenced subdivision. The following information is provided for inclusion in the servicing agreement.

1. Subdivider

Name: Solmac Construction Ltd.
Address: Suite 1, 4647 Kingsway, Burnaby 1. B.C.

2. Legal Description of all properties within the subdivision:

Subdivision of Lot 1, Block 6, D.L.207, Group 1, Plan 21358.
Lots 226, 227, 228, 229 and 230, District Lot 207, Group 1.
Plan number to be assigned upon registration.

3. Description of Services to be installed by the subdivider:

Sanitary and Storm Sewer; Underground Wiring; Curb and Gutter; Blacktop Road and Water as per plan number 730504.

4. Completion Date:

The first day of July, 1973.

5. Insurance:

Comprehensive Business Liability \$500,000 inclusive limits.
Canadian Indemnity Company policy 2L23705.

6. Contractor:

Name: Kan Holdings
Address: Suite 1, 4647 Kingsway, Burnaby 1. B.C.

7. Contract Price:

Full Amount: \$ 6,000.00

8. Inspection Fee:

4% of full contract price: \$ 240.00

9. Contractor's performance bond:

Cash bond - by certified cheque \$ 6,000.00

The servicing requirements are as follows:

1. WATER - construct approximately 100' of 6" diameter main on Everett Court from the west property line of the subdivision to the east property line of the subdivision.
2. STORM SEWER - construct approximately 60' of 8" storm sewer on Everett Court from the west property line of the subdivision east 60', complete with manholes, connections, catch basins and all appurtenances.
3. SANITARY SEWER - construct approximately 60' of 8" sanitary sewer on Everett Court from the west property line of the subdivision east 60' complete with manholes, connections and all other necessary appurtenances.
4. ROAD - construct Everett Court from the west property line of the subdivision to the east property line of the subdivision approximately 100' to a street with curb and gutter.

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

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

(9) Burnaby Lake

In the opinion of Mr. N. Dawe of the Reifel Waterfowl Refuge, very little or no problem should be anticipated with the native wildlife in Burnaby Lake if the level of the Lake is temporarily altered during the Canada Summer Games. Nesting areas, which would be the only concern, will not be in use during this time. As for the stands of trees, Mr. Dawe feels they would not likely be damaged if the water level is raised for only a short period of time.

Available topographic information is not precise enough to allow a detailed representation of how much land would be "absorbed" by the procedure and therefore what areas would precisely be affected. The shoreline at the Lake level is 131.5 feet.

The Parks and Recreation Administrator feels an adequate water level adjustment would have very little effect on the wildlife in the area provided it was done before the ducks began nesting.

A permanent increase in the level of the water could damage some lakeshore tree growth.

It is intended to keep the Lake at its normal summer elevation of 131.0 feet and to raise it to 131.5 feet for the Games or any future rowing events. There is always the potential of going to an elevation of 132 feet for very short periods of time but the municipality would need to accept the responsibility for any flood damage or claims that might result since the G.V.R.D.'s water licence only provides for an elevation of 131.5 feet.

It was recommended that a copy of the report at hand be sent to the Parks and Recreation Commission, the Canada Summer Games Society and Mr. Dawe of the Reifel Waterfowl Refuge for informational purposes.

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

MOVED BY ALDERMAN LAMSON, SECONDED BY ALDERMAN CONSTABLE:
"That the recommendation of the Manager be amended by adding the following:

"and further, a report be submitted to Council by staff if it is proposed to increase the elevation of Burnaby Lake to 131.5 feet for any rowing events which may occur after the Canada Summer Games at times when wildlife are nesting in the Lake."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion, as amended, and it was carried unanimously.

(10) Brighton Avenue between Lougheed Highway and Winston Street

Both the Planning Director and the Municipal Engineer have examined alternatives to the present plan for Local Improvements on the above portion of Brighton Avenue, and their reports in that regard were being provided to Council this evening.

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It was recommended that:

- (a) the subject portion of Brighton Avenue be constructed to the proposed divided roadway standard that was initially advanced;
- (b) the six property owners on the West side of the subject portion of Brighton Avenue be advised that their crossings on Brighton Avenue will be restricted to right-turn in and right-turn out, as is normal practice throughout the municipality for this type of road;
- (c) these six residents be informed that, if they wish to have all-directional access, this can be accomplished by the provision of a lane near the rear of their properties, although such lane construction would entail removal of many trees and reorientation by the owners of carports or garages to gain access to the lane.

It should be noted that the current policy requires that abutting property owners dedicate land for a lane allowance at no cost to the municipality and also submit a sufficient Local Improvement petition for construction and paving of the lane at the rate of 25.7 cents per front foot for each year for five years on a maximum applied frontage of 66 feet.

- (d) a copy of the report submitted this evening be provided to the six property owners residing on the West side of Brighton Avenue between Loughheed Highway and Winston Street.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN DRUMMOND:

"That the Local Improvement work proposed for Brighton Avenue between Loughheed Highway and Winston Street, except for the median, be constructed on the Avenue on a one year trial basis."

CARRIED

AGAINST -- MAYOR PRITTE, ALDERMEN
BLAIR AND LAWSON

(11) Subdivision Servicing Agreement - Subdivision Reference #220/72

It was recommended that Council authorize the preparation and execution of the above subdivision servicing agreement, particulars of which were provided in the report.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

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

THE COMMITTEE RECONVENED AT 9:05 P.M.

(12) Piper Avenue between Government and Winston Streets

As a result of considering a request from eleven residents of Piper Avenue between Government and Winston Streets and Local Improvement proposals for other streets in the municipality, it was recommended that Council:

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- (a) reinitiate, as a Local Improvement, the installation of pavement 28 feet wide and curb and gutter on both sides of:

Piper Avenue between Government and Winston Streets,
Lozells Avenue from Winston Street to Government Street,
Sardis Crescent from Nelson Avenue to Grafton Street

- (b) amend By-Law No. 6208 by deleting the works proposed for Keith Street from Royal Oak Avenue to the Ravine East of McPherson Avenue and Patrick Street from Royal Oak Avenue to McPherson Avenue;

- (c) reinitiate, as a Local Improvement, the installation of pavement 28 feet wide with a curb on one side and a 5-foot curb sidewalk on the other side of the two streets listed under (b), with two-thirds of the cost thereof being paid by those owning property on the North side of the streets and the remaining one-third being paid by the property owners on the South side of the streets;

- (d) amend Burnaby Local Improvement Charges By-Law 1971 to provide for the type of work just described;

- (e) initiate, as a Local Improvement, the installation of pavement 36 feet wide with curbs on both sides and storm drainage, with the latter to be financed from budget, on Bonsor Avenue between Brief Street and Beresford Street.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager in regard to Piper Avenue between Government and Winston Streets be adopted."

CARRIED

AGAINST -- ALDERMEN GORDON, CLARK
AND BLAIR

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager in respect of Lozells Avenue from Winston Street to Government Street be adopted."

CARRIED

AGAINST -- ALDERMAN BLAIR

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager in regard to Sardis Crescent from Nelson Avenue to Grafton Street be adopted."

CARRIED

AGAINST -- ALDERMAN BLAIR

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That the remaining recommendations of the Manager in the above report be adopted."

CARRIED UNANIMOUSLY

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(13) Architect Service (Architectural Institute of British Columbia)

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

(14) Easements - Parcel "A", Explanatory Plan 13849, Parcel 1, Block "O", D.L. 85, Plan 5130 and Block "O", Sketch 10282, D.L. 85, Plan 5130

It was recommended that Council authorize the cancellation of the easements over the above described properties, which were initially obtained for sanitary sewer purposes.

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

CARRIED UNANIMOUSLY

(15) Fire Department Pumper Trucks

It was recommended that:

- (a) The last phase of the pumper truck replacement programme for the Fire Department be changed to allow for the calling of tenders for two identical units on a 1973 chassis, with the specifications to call for one delivery in 1974 and the second in mid-1975.
- (b) Provision be made for the purchase of these vehicles in the 1974 Provisional and Annual Budgets and the 1974 Provisional and Annual Capital Improvement Programme Budgets.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GORDON:
"That action on the report of the Manager be deferred until the Budget Meeting tomorrow."

CARRIED UNANIMOUSLY

(16) 1973 Budget

The following are a list of significant changes to be made in the 1973 Budget:

- (a) Flat rates for the sewer tax, as a result of Council increasing them, will yield approximately \$104,670.00 more than was shown in the Provisional Budget, and metered charges will increase by approximately \$21,000.00 - a total of \$125,670.00. This sum represents .1425 mills of taxation and the tax levy can therefore be reduced by that sum.
- (b) Because the Quintuplet Aerial truck ordered for delivery in 1973 will not arrive until Autumn of 1974, the 16 firemen slated to commence duties on October 1st will not be needed. This will cause a reduction in the Budget of \$34,300.00.
- (c) The recently announced increase in Social Assistance allowances will cost Burnaby approximately \$265,588.00

but, as the increases will be effective June 1st, the extra cost for 1973 will only be \$185,912.00. This will be further reduced by a credit of \$153,393.00, which was an overcharge for the Provincial fiscal year ending March 31, 1973. The net increase will therefore be approximately \$32,518.00.

- (d) The sum of \$484,000.00 is shown for a proposed major route connecting Coquitlam and Northeast Burnaby along the southerly slope of Burnaby Mountain to North Road. It is likely this project will not commence before 1974. In the meantime, two other projects of great concern are the acquisition of land for the extension of Nelson Avenue from Marine Drive to Marine Way (estimated cost \$175,000.00) and the acquisition of land for the extension of Beaverbrook Drive to Cameron Road (estimated cost \$415,000.00). There is also a need for an additional \$6,000.00 for the Moscrop extension to the "Percival" land acquisition account.

As a consequence, the following changes to the Budget were being recommended:

Deletion of provision for proposed major route		\$484,000
Addition of:		
Nelson Avenue extension	- land acquisition	\$175,000
Moscrop-Percival extension	- land acquisition	6,000
Beaverbrook Drive extension	- land acquisition	<u>303,000</u>
		<u>\$484,000</u>

It was recommended that the report at hand be referred to the Budget Meeting being held tomorrow.

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

CARRIED UNANIMOUSLY

(17) Burnaby Centre Branch Library

The estimated cost of work necessary to prepare quarters for the Burnaby Centre Branch Library is \$136,369.00. Against this will be a credit of \$15,395.00 which the developer proposes to apply against the first year's rental.

The current rental is \$35,312.75, which is an average cost of \$3.59 per square foot and, if the developer does the work mentioned above and adds it to the rental, the additional amount will be \$15,904.81, which is an average cost of \$1.61 per square foot, so the total average cost per square foot amounts to \$5.20.

The interest rate used in the calculation is ten percent, as compared with the roughly eight percent rate obtainable by the Municipality on 15 year loans. The annual cost at eight percent would be \$14,132.27, as compared to the \$15,904.81 mentioned above.

The terms of the lease are \$4.50 per square foot for the main floor plus \$1.75 per square foot for the mezzanine and a proportionate share of real estate taxes and common area maintenance of parking and sidewalk areas relative to the shopping or commercial portion of the complex.

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

CARRIED UNANIMOUSLY

(18) Subdivision Reference No. 220/72

It was recommended that Council approve in principle the cost-sharing, the road dedication and the land exchange proposals relating to the above subdivision that are mentioned in the report, on the understanding detailed reports in regard to the monies involved will be submitted to Council for consideration following negotiations between Municipal staff and the subdivider of the property concerned.

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

CARRIED UNANIMOUSLY

(19) Municipal Land Between 18th and 19th Avenues Near Rumble Street
(Charlford House Society for Women)

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

(20) 3550 Brighton Avenue - Woodward's Warehouse
(Pacific Air Conditioning Limited)

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

(21) Driveways - Elwell and Acacia Streets (Jinkerson)

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

(22) 5429 Lougheed Highway (Totem Motel)
REFERENCE REZONING NO. 53/70

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

- (a) The principal reason for Mr. Arnold F. C. Hean, Barrister and Solicitor, requesting the abandonment of the Amendment to the Zoning By-Law which would rezone the above property to Multiple Family Residential District One (RM1) appears to be based not upon the issue of the best use of the land but upon the fact there have been previous informal requests for such action.
- (b) The subject property is located in the block bounded by Lougheed Highway, Springer Avenue, Broadway and Holdom Avenue.
- (c) As long ago as 1964, a Land Use Study of the Brentwood Area was adopted by Council which established the block for development for low density residential use rather than tourist commercial use. It was felt then that commercial use of the block would produce an overzoning for the type of use in question and thus encourage

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undesirable ribbon development on Lougheed Highway. It was also regarded that apartment use of the property would complement and provide support for the existing commercial facility at the Parkcrest Plaza.

- (d) The above decision was confirmed by Council in 1966 with the adoption of the Apartment Study and was reconfirmed in 1969 when the Apartment Study review once more designated the area as being suitable for low density Multiple Family use.
- (e) Based upon the firmly stated policy, the zoning in the area, through a series of applications, has changed from C5 to RMI to the point where the subject property is the only remaining piece of tourist commercial land in the block.
- (f) The property has had a considerable amount of time and effort spent on it, not only by staff and the previous owners but also by a committee of Council examining the matter of producing a suitable plan of development for the property. This work is what eventually led to the current proposal to rezone the land to RMI.
- (g) Third Reading was given the By-Law at the end of 1972, when the new owner approached the Planning Department and raised the question of using the property for tourist commercial use. A report was submitted to Council at that time and the recommendations contained therein were adopted.
- (h) It is now clear that the current request for the abandonment of the rezoning proposal causes the recommendations in that report of 1972 to conflict.
- (i) Residential development is still regarded as being the appropriate category of use for the property but the new owner is not interested in working with the Planning Department in preparing a suitable plan of development for residential purposes.
- (j) There are two alternatives open to Council on the matter:
 - (i) Abandon the By-Law, as requested, recognizing that this will permit the development of an ill-located tourist commercial use in close proximity to recently developed housing. This alternative would also be contrary to the Brentwood Area Study of 1964 and the Apartment Studies of 1966 and 1969.
 - (ii) Finally Adopt the Amendment to the Zoning By-Law without the fulfillment of the prerequisites in order to preserve the appropriate use of the land, recognizing that the existing locale will remain non-conforming until residential development plans are rejuvenated. At that time, compliance with the RMI zoning regulations will satisfy the current zoning conditions of a suitable plan of development as a high standard of landscaping.

It was recommended that the Amendment to the Zoning By-Law covering the rezoning of the property in question to RMI be brought forward for Final Adoption.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MCLEAN:
"That Mr. Hean be heard."

CARRIED UNANIMOUSLY

Mr. Hean then spoke and made the following points:

- (a) The present owner of the property in question has never applied to rezone it, but the previous owner did. The Council established prerequisites to the rezoning at the time it favourably considered the application but the property was later sold.
- (b) Realty people consulted the Planning Department who indicated that the application could be withdrawn. This was not confirmed in writing by the Planning Department.
- (c) The Planning Department did recommend that the Amendment to the Zoning By-Law covering the rezoning proposal be given Third Reading even though the prerequisites were not met.
- (d) The present owner has spent considerable sums of money in preparing his development plan.
- (e) The Department of Highways has no objection to access and egress being taken to and from the Loughheed Highway where the subject property is located.
- (f) The statement by the Planning Department that RMI is the best use of the land is an opinion only. An architectural firm of Rhone and Iredale have a different opinion about the matter.
- (g) The public should expect to be able to believe what they are told by Municipal staff.
- (h) The present development on the property, the Totem Motel, provides accommodation for B.C.I.T. students and this can therefore be classified as a Multiple Family use.
- (i) The Planning Department should have informed Council about the position of the present owner with respect to his current plans.
- (j) The statement by the Planning Department in its report that "the new owner is not interested in working with the Planning Department in preparing a suitable plan of development for residential purposes" implies that the owner of the property has been unco-operative.
- (k) It is exceedingly difficult to understand why the Planning Department is not being consistent in the case at hand inasmuch as it never recommends Third Reading of an Amendment to the Zoning By-Law when the prerequisites are not satisfied in other cases.
- (l) Council is being asked to abandon the current rezoning proposal and instruct the Planning Department to not impede an application for development under the current zoning.

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- (m) The development could function without the existence of trailer pads on the property.
- (n) The owner intends to remodel the premises and build new structures which will be compatible with the development immediately to the east.
- (o) Perhaps there was a form of misrepresentation between the former owners and the previous ones when the property was purchased.
- (p) At one time, the Municipality required a cash deposit for landscaping the property but this was not enforced.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MCLEAN:
"That action on the request of Mr. Hean be deferred and he be informed that Council would be prepared to entertain an application to rezone the subject property to Comprehensive Development District (CD).

CARRIED

AGAINST -- ALDERMAN LAWSON

(23) Staff Sick Leave

Additional Information requested by Alderman Mercier respecting the above matter was being provided to Council this evening.

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

CARRIED UNANIMOUSLY

(24) Easements - Portions of Lots 3, 4, 5, 10 to 13 inclusive,
all of D.L. 33, Plan 944
SUBDIVISION REFERENCE NO. 220/72

It was recommended that Council authorize the:

- (a) Acquisition of easements over the above described properties, for sewerage and drainage purposes, at no cost to the Corporation.
- (b) Execution of the documents pertaining to the matter.

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

CARRIED UNANIMOUSLY

(25) Apartments Between Holdom and Ellesmere Avenues
(Capitol Hill Community Hall Association).

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

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

BY - LAWS

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That the following By-Laws be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Laws:

- (1) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1973 (#6261)

FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Reference RZ #10/73

Lots 5 and 6, Block 4, D.L. 127, Plan 1342

(481 and 515 South Ellesmere Avenue -- Located on the West side of Ellesmere Avenue, 126 feet North of Frances Street)

- (2) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1973 (#6262)

(a) FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (R13)

Reference RZ #3/73

Lots 31 and 32, Blocks 55/58, D.L. 33, Plan 1825

(4619 Grange Street and 5878 Elsom Avenue -- Located on the Northeast corner of Elsom Avenue and Grange Street)

- BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1973 (#6263)

(b) FROM RESIDENTIAL DISTRICT FIVE (R5) TO NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)

Reference RZ #11/73

Lot 16, S.D.'s 1/12, Block 1, D.L. 748½, Plan 1547

(4626 Canada Way -- Located on the Southeast corner of Canada Way and Westminster Avenue)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1973

(#6264)

- (c) FROM RESIDENTIAL DISTRICT FIVE (R5) TO GENERAL COMMERCIAL DISTRICT (C3)

Reference RZ #2/73

Lots 17 and 18, Block 6, D.L. 153, Plan 1768

(4686 and 4694 Hazel Street -- Located on the Southwest corner of Hazel Street and Sussex Avenue)

(3) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1973

(#6265)

- FROM RESIDENTIAL DISTRICT TWO (R2) TO SPECIAL INSTITUTIONAL DISTRICT (P7)

Reference RZ #8/73

(i) Lot 4, Block "H", D.L. 90, Plan 17407

(ii) Lot 1, Block "H", D.L. 90, Plan 16923

(6630 and 6650 Canada Way -- Located on the North side of Canada Way, 130 feet West of Mayfield Street)

(4) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1973

(#6266)

- FROM TOURIST COMMERCIAL DISTRICT (C5) TO GROUP HOUSING DISTRICT (R8)

Reference RZ #15/73

Lots 1 to 22, D.L. 29, S.P. NW25

(The area bounded by Kingsway, 13th Avenue, 13th Street and Ethel Avenue)

(5) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1973

(#6267)

- (a) FROM DRIVE-IN RESTAURANT DISTRICT (C7) TO GENERAL COMMERCIAL DISTRICT (C3)

Reference RZ #7/73

Lot 3, S.D. "A", Block 6, D.L. 30, Plan 20569

(7437 Edmonds Street -- Located on the North side of Edmonds Street 132 feet West of Humphries Avenue)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1973

(#6268)

- (b) FROM DRIVE-IN RESTAURANT DISTRICT (C7) TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #6/73

Lot 18, Block 2, D.L. 29, Plan 3035

(7585 Kingsway -- Located on the South side of Kingsway 145 feet West of Fourteenth Avenue)

(6) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1973 (#6269)

FROM HEAVY INDUSTRIAL DISTRICT (M3) TO TRUCK GARDENING DISTRICT (A3)

Reference RZ #16/73

Block 12, D.L. 163/5, Plan 1050

(4746 Marine Drive -- Located on the Southwest corner of Marine Drive and Mandeville Avenue)

(7) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1973 (#6270)

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

Reference RZ #35/71

(1) Lot 9 except Explanatory Plan 11295, Block 2, D.L.'s 44/78, Plan 3049

(11) Parcel "C", Explanatory Plan 9256 except Explanatory Plan 11295, S.D.'s 7/8, Block 2, D.L.'s 44/78, Plan 3049

(2756 Ellerslie Avenue and 6917 Lougheed Highway -- Located at the Northeast corner of the Lougheed Highway and Ellerslie Avenue)

Reference RZ #86/71

Lot 2, S.D. "C", Block 1, D.L.'s 78/131, Plan 8696

(2605 Ellerslie Avenue -- Located on the Northwest corner of the Lougheed Highway and Ellerslie Avenue)

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

"That BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1973 be amended by deleting Lot 6, Block 4, D.L. 127, Plan 1342 therefrom and the owner of Lot 5, Block 4, D.L. 127, Plan 1342 not be required to acquire Lot 6 as a prerequisite to the rezoning of Lot 5 to C2."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CLARK:

"That BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1973 be abandoned."

CARRIED

AGAINST -- ALDERMEN CONSTABLE, GORDON,
MERCIER AND DRUMMOND

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MCLEAN:

"That BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1973 be abandoned."

IN FAVOUR -- ALDERMEN CLARK, MCLEAN,
DRUMMOND AND BLAIR

AGAINST -- MAYOR PRITTIE, ALDERMEN
LAWSON, CONSTABLE, GORDON
AND MERCIER

MOTION LOST

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MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CLARK:
"That BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1973 be held in abeyance until negotiations in regard to the exchange of the property covered by the By-Law for other land in the municipality can be conducted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That the Committee now rise and report BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1973 defeated."

CARRIED

AGAINST --- ALDERMEN CONSTABLE, GORDON,
HERCIER AND DRUMMOND

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That the Committee now rise and report progress on:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1973

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That the Committee now rise and report progress on:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1973

CARRIED

AGAINST --- ALDERMEN CLARK, MCLEAN
DRUMMOND AND BLAIR

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1973

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BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1973
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1973

be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That:

BURNABY SEWER CHARGE BY-LAW 1961, AMENDMENT BY-LAW 1973
BURNABY SEWERAGE SYSTEM PARCEL TAX BY-LAW 1973, AMENDMENT
BY-LAW 1973

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 CLARK, SECONDED BY ALDERMAN BLAIR:

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

CARRIED

AGAINST -- ALDERMAN GORDON

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

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

CARRIED

AGAINST -- ALDERMAN GORDON

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That:

BURNABY SEWER CHARGE BY-LAW 1961, AMENDMENT BY-LAW 1973
BURNABY SEWERAGE SYSTEM PARCEL TAX BY-LAW 1973, AMENDMENT
BY-LAW 1973

be now read three times."

CARRIED

AGAINST --- ALDERMAN GORDON

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That:

BURNABY TEMPORARY LOAN AUTHORIZATION BY-LAW NO. 1, 1973
BURNABY TEMPORARY LOAN AUTHORIZATION BY-LAW NO. 2, 1973
BURNABY LOAN AUTHORIZATION BY-LAW NO. 1, 1973

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:

"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. 4, 1973."

This By-Law provides for the following proposed rezoning:

Reference RZ #44/70

3717, 3737, 3757, 3777, 3797 Banff Avenue

FROM RESIDENTIAL DISTRICT THREE (R3) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

PLANNING DEPARTMENT reported that the prerequisites established by Council in connection with the proposed rezoning are now nearing completion.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:

"That BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1973 be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:

"That the following motion, which was passed by Council on April 2, 1973, be rescinded:

"That:

"BURNABY LOAN AUTHORIZATION BY-LAW NO. 7, 1971, AMENDMENT BY-LAW 1973"

"BURNABY LOAN AUTHORIZATION BY-LAW NO. 8, 1971, AMENDMENT BY-LAW 1973"

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

DEPUTY MUNICIPAL CLERK stated that the Lieutenant Governor-in-Council has approved the above amendments to the Loan Authorization By-Law Nos. 7 and 8, 1971.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN LAWSON:

"That:

BURNABY LOAN AUTHORIZATION BY-LAW NO. 7, 1971, AMENDMENT BY-LAW 1973

BURNABY LOAN AUTHORIZATION BY-LAW NO. 8, 1971, AMENDMENT BY-LAW 1973

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

CARRIED UNANIMOUSLY