

July 2, 1974

A special meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C., on Tuesday, July 2, 1974, at 7:00 p.m.

PRESENT:

Mayor T.W. Constable, in the Chair
Alderman G.D. Ast
Alderman A.H. Emmott
Alderman B.M. Gunn
Alderman D.A. Lawson(7:10)
Alderman W.A. Lewarne
Alderman G.H.F. McLean
Alderman J.L. Mercier
Alderman V.V. Stusiak (7:05)

STAFF PRESENT:

Mr. M.J. Shelley, Municipal Manager
Mr. A.L. Parr, Planning Director
Mr. J. Hudson, Municipal Clerk
Mr. E.A.J. Ward, Deputy Municipal Clerk

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

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Further consideration was then given the report of the Planning Department entitled "Public Meetings - Phase One".

His Worship Mayor Constable stated that a spokesman for the property owners on Ridge Drive was present and desired an audience.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN AST:

"That the spokesman be heard."

CARRIED UNANIMOUSLY

The spokesman, who identified himself as Mr. Andy Smith, then read a Brief containing the following points: in respect of the development of lands on the East side of Ridge Drive and on the north side of Pandora Street above Ridge Drive:

- (a) The first knowledge the people concerned had of the Phase One plan was when one of the property owners applied for a building permit and, in subsequent correspondence with the Planning Director, found out that a new plan for Burnaby was about to be released.
- (b) Correspondence and conversation with the members of Council had indicated the feelings of the owners toward having any portion of their properties declared a "Conservation or Wilderness Area".
- (c) No reasonable person today could be against the general theme of the Phase One Plan because it is essential as the population grows that Green Areas be preserved for the citizens.
- (d) In his own case and the case of many other owners involved, they would not have invested in the property they own if they had not felt that one day they could subdivide and sell their land. In October 1971 this belief was entrenched because the comment by the Planning Director was that subdivision was premature and that a plan would be forthcoming. Now this plan is evolving, it appears to cancel the chances of the owners to develop their land because it will establish a vague 500 foot elevation level as the boundary line above which no further development would be permitted.

- (e) The conservation boundary line should be along the eastern boundary of the properties and the owners should be allowed to develop their land as services are available. Such development, hastily done, with a minimum of bulldozing and tree cutting would enhance the plan rather than detract from it.
- (f) As for the alleged difficulty of development due to the lack of water service, the Engineer should be asked to indicate whether the assertion of the Planning Director is true that it would cost 1 1/2 million dollars to provide water above the present level. The owners concerned would require water at a maximum of 100 feet above the present level. Water is forced to much greater heights in other parts of Burnaby.
- (g) Since one of the concepts in the report is that a "Conservation Area" should protect the existence of a natural resource, what protection would there be against fire if no water service was available to the Conservation Area.
- (h) The land concerned presents some of the finest views in all of the Municipality if not the Lower Mainland.
- (i) If Council feels the plan should be implemented as is presently recommended, the owners involved would expect to be reimbursed for that portion of their property above the 500 foot level that would be assigned to the Conservation Area. They would also expect that the boundary line for this Conservation Area would be established in such a way that houses would not be left or disproportionately long lot in order to accommodate the plan at a minimum cost to the Municipality. The owners would expect the Municipality to buy the required property at current market value for residentially-zoned, but unserviced, land, and that the purchases would be finalized as quickly after completion of the plan.
- (j) The owners would also expect to be guaranteed that the properties they sold would remain residentially-undeveloped in perpetuity

Alderman Lawson and Stusiak arrived during the reading of the Brief from Mr. Smith.

As a result of a question, Mr. Smith stated that the owners concerned wish the line of demarcation between the proposed conservation area and the properties involved to be the rear of the said properties.

As a result of a question from Alderman Lewarne, the Manager stated that he would provide Council with precise cost information pertaining to the pumping station that was built on Capitol Hill a few years ago.

Consideration was then given the twenty recommendations in Appendix I of the report "Public Meetings - Phase One"

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:
"That Recommendation 6 in Appendix I, which reads 'That Burnaby Mountain be designated as a Conservation Area' be approved in principle."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN EMMOTT:
"That the previous motion be amended by adding 'and that additional areas to those presently set aside on Burnaby Mountain for parks and allied uses be designated, in principle, as Conservation Areas; more particularly, those lands on the northerly face of the Mountain and such areas on the westerly and southerly slopes that maybe designated by Council'".

As a result of considerable discussion on both the main motion and the amendment, the movers and seconders of both agreed to withdraw their motions.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:
"That Council approve in principle the establishment of a conservation area on Burnaby Mountain in addition to those lands occupied by Simon Fraser University and Burnaby Centennial Park."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:

"That the Planning Department submit a report to Council on the estimated cost of completely servicing, by segments, portions of Burnaby Mountain up to any uppermost restricted areas and also the estimated cost of acquiring any private land above the 500 foot level."

CARRIED

AGAINST - Alderman Stusiak

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:

"That action on Recommendations 7,8, and 9 in Appendix I, which are as follows, be deferred until the Planning Department submits the report covered by the previous resolution;

- (a) that the Planning Department undertake a review of those required procedures (e.g. rezonings, acquisitions) necessary for the conservation of Burnaby Mountain;
- (b) that those undeveloped areas on Burnaby Mountain below the delineated serviceable level be designated as residential development areas;
- (c) that a series of design concepts be prepared for those undeveloped areas on Burnaby Mountain below the delineated serviceable level."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That Recommendation 1 in the Appendix, which reads as follows, be adopted:

"that, as a general policy, growth should be managed and accommodated in a manner that will conform to and complement the adopted land use development policies."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GUNN:

"That the previous motion be amended by adding after the word "policies" in the recommendation "and the needs of all the economic sectors of our society."

CARRIED

AGAINST -- ALDERMAN MCLEAN, ALDERMAN LAWSON

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

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:

"That Recommendation 2 in the Appendix, which reads as follows, be adopted:

"that the Planning Department undertake a review to determine those single family areas where the residential character should be preserved and densities remain unchanged."

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN AST:

"That the previous motion be tabled until the report on duplexing and fourplexing of single family dwelling units is discussed."

IN FAVOUR - ALDERMEN GUNN, AST, STUSIAK AND MERCIER

AGAINST - ALDERMEN EMMOTT, LAWSON, LEWARNE, AND MCLEAN, MAYOR CONSTABLE

MOTION LOST

A vote was then taken on the original motion, and it was carried with Aldermen Gunn, Stusiak and Ast against.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That Recommendation 3 in the Appendix, which reads as follows, be adopted:

"that the relationship between the development of designated apartment areas and associated communal facilities be included within the Apartment Study 1969 review which has been requested by Council."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:

"That Recommendation 4 in the Appendix, which reads as follows, be adopted:

"that the Cariboo Hill area east of the Stormont Interchange, the southern portion of the Stride Avenue area, the Phillips-Lougheed area and those holdings west of Robert Burnaby Park should be confirmed as areas that should be ultimately developed residentially in sympathy with the prevailing vegetation and topography."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN STUSIAK:

"That Recommendation 5 in the Appendix, which reads as follows, be adopted:

"that the existing Land Assembly policy for the Cariboo Hill area be continued to permit consolidation of Municipal holdings in the area."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LEWARNE:

"That Recommendation 10 in the Appendix be amended by replacing the words "Simpson-Sears" with "Kingsway-Sussex" and the recommendation, with this change, as shown below, be adopted:

"that the Kingsway-Sussex Town Centre be designated as a Metro-town development area within the existing core area hierarchy."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That Recommendation 11 in the Appendix, with the words "Simpson-Sears" deleted and replaced with "Kingsway-Sussex", which reads as follows, be adopted:

"that guidelines reflecting the development of a Metrotown in the Kingsway-Sussex Town Centre be prepared"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That Recommendation 12 in the Appendix, which reads as follows, be adopted:

"that the acquisition component underlying the evolving Parks and Recreation system have a continued high priority that should be maintained at this stage of the park development process and not de-emphasized to provide additional revenues for the development of recreational facilities at a rate faster than now provided for."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MCLEAN:

"That Recommendation 13 in the Appendix be amended so as to read "that a progress report of the industrial development guidelines in the Kingsway/Imperial and Douglas/Boundary areas be included within the department work programme", and this recommendation be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That Recommendation 14 in the Appendix, which reads as follows, be adopted:

"that, as a matter of general policy, continual efforts should be made by the Municipality to ensure that heavy industrial

users will be committed to improving their compatibility with surrounding areas by an ongoing programme of aesthetic and technological improvements."

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN AST:

"That the above recommendation be amended by deleting the word "continual" and the word "should" immediately after "effort" and replacing them so as to read after the word "policy", "efforts continue to".

CARRIED UNANIMOUSLY

ALDERMAN LEWARNE LEFT THE MEETING.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:

"That the above recommendation be further amended by deleting the words "ensure that heavy industrial users will be committed to" and replacing them with "seek cooperation from heavy industrial users toward".

CARRIED UNANIMOUSLY

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

MAYOR CONSTABLE DECLARED A RECESS AT 9:25 P.M.

THE COMMITTEE RECONVENED AT 9:40 P.M.

ALDERMAN EMMOTT WAS ABSENT.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That Recommendation 15 in the Appendix, which reads as follows, be adopted:

"that immediate approaches should be made to the oil refineries within the municipality and the appropriate governing agencies in order that a programme of continual aesthetic and technological improvement can be developed, instituted and maintained."

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN STUSIAK:

"That the words "in order that a" in the above recommendation be deleted and replaced with "changed in order to ensure a" and the words "can be" near the end be changed to "is being". ** See Minutes of July 22nd Council Meeting for amendment.

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That Recommendation 16 in the Appendix, which reads as follows, be adopted:

"that the results of the transportation needs study, the expressed public concerns and adopted land use development policies form the basis for the development of an efficient and proper transportation system for the municipality."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GUNN:

"That Recommendation 17 in the Appendix be amended by deleting the word "newsletter" and that recommendation, as so amended, and adopted as shown below, be adopted.

"That the Planning Department be authorized to prepare a summary of current plans and policies affecting development within the Municipality as a whole for newsletter distribution and public display purposes."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GUNN:

"That Item 11 of the Municipal Manager's Report No. 45, 1974, which relates to the Burnaby Planning Information Programme, be lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GUNN:

"That the Recommendation in Item 11 of 617 Municipal Manager's Report No. 45, 1974 and Recommendation 18 in the Appendix to Public Meetings, Phase One, which respectively read as follows, be adopted:

"that the Burnaby Planning Information Programme detailed in the said report be approved."

"that the Planning Department undertake an analysis of the alternative methods that can best provide for a community education and participation programme to be initiated on an experimental one-year basis."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That Recommendations 19 and 20 in the Appendix be amended by adding after the word "report" in both cases "with the Appendix amended in accordance with the above decisions" and these recommendations, as so amended and as shown below, be adopted:

"that copies of this report with the Appendix amended in accordance with the above decisions be forwarded to those groups and individuals who participated in the series of Public Meetings as well as any other interested parties for their information and comment."

"that a copy of this report, with the Appendix amended in accordance with the above decisions, be submitted to the Regional District as an expression of this Municipality's development objectives and position with respect to any proposed regional assignment of population growth and development."

and further, that all those who participated in connection with the "Public Meetings" be thanked for their contributions."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN STUSIAK:

"That the Planning Department submit a report showing the comparison between the proposals in Urban Structure and the actions taken with respect to "Public Meetings- Phase One" which will culminate in policies being established."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN AST:

"That the eight recommendations in Appendix II of Public Meetings - Phase One, which read as follows, be adopted:

"that the following work items emanating from the report be included in the Planning Department's Work Programme:

- (1) A review of those single family areas where the residential character should be preserved and densities remain unchanged.
- (2) The relationship between the development of designated apartment areas and associated communal facilities be included within the Apartment Study, 1969 review which has been requested by Council.
- (3) A review of those required procedures (e.g. rezonings, acquisitions) necessary for the conservation of Burnaby Mountain.
- (4) The preparation of a series of design concepts for the undeveloped areas on Burnaby Mountain immediately below the delineated serviceable level.
- (5) The preparation of guidelines reflecting the development of a Metrotown in the Simpson-Sears town centre.
- (6) A reassessment of the existing development guidelines in the Kingsway/Imperial and Douglas Boundary industrial areas.
- (7) The preparation of a summary of current plans and policies affecting development within the Municipality as a whole for newsletter distribution and public display purposes.
- (8) An analysis of the alternative methods that can best provide for a community education and participation program to be initiated on an experimental one year basis.

with the appropriate amendments arising from the decisions rendered by Council this evening, be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN MERCIER:
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COMMITTEE RECONVENED.

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

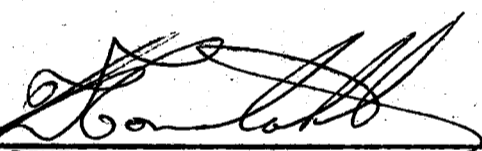
CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN AST:
"That the meeting now adjourn."

CARRIED UNANIMOUSLY

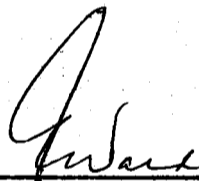
The meeting adjourned at 10:30 P.M.

Confirmed:



MAYOR

Certified Correct:



DEPUTY MUNICIPAL CLERK

W/sb/er