

ITEM 20
MANAGER'S REPORT NO. 47
COUNCIL MEETING June 24/74

Re: 1973 Treasurer's Financial Report
(Item 21, Report No. 27, April 8, 1974)

On April 8, 1974 the Municipal Council was given the Treasurer's Financial Report for the year ended December 31, 1973. At that time we noted that a formal printed version would be available for the use of the public at a later date. The attached document is that printed version.

This is for the information of Council.

BY-LAW CORRESPONDENCE

June 24, 1974

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 49, 1972 (#6144)

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: MUNICIPAL CLERK DEPARTMENT: DATE: JUNE 20/74
FROM: PLANNING DIRECTOR DEPARTMENT: OUR FILE #
SUBJECT: REZONING REFERENCE #28/72 YOUR FILE #
Lot "P", S.D. 1, R.S.D. "M", Blk. 3,
D.L. 74 S.1/2, Plan 4355, Group 1, NWD

On August 28, 1972, Council gave First and Second Readings to a rezoning bylaw amending the rezoning of the subject property at 4703 Canada Way from Neighbourhood Institutional District (P1) to Residential District Three (R3).

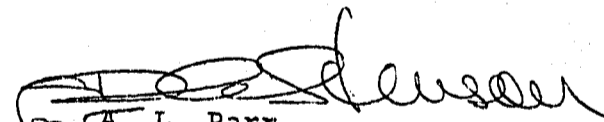
The prerequisite conditions have been satisfied as follows:

1. Submission of an undertaking that the existing church on the site will be removed within six months of rezoning.

- A letter of undertaking dated June 13, 1974, has been submitted to this effect.

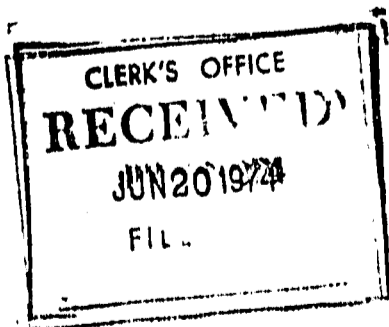
Would you please arrange to return this amendment bylaw to Council for Third Reading on June 24, 1974, Final Adoption to follow on July 8, 1974.

As the subject rezoning was last considered by Council in late 1972, please find attached a copy of the original report submitted to Council on the matter and a copy of the minutes of the subsequent Public Hearing.


A. L. Parr,
DIRECTOR OF PLANNING.

LBB:cm
Attach.

c.c. Municipal Manager



BY-LAW CORRESPONDENCE

June 24, 1974

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 49, 1972 (#6144)

PLANNING DEPARTMENT

REZONING REFERENCE #28/72

JULY 17, 1972

Item #2

SUBJECT:

Application for the Rezoning of:

Lot "P", S.D. 1, R.S.D. "M", Block 3,
D.L. 74 S 1/2, Plan 4355

From Neighbourhood Institutional District (P1)

To Residential District Three (R3)

ADDRESS:

4703 Canada Way.

LOCATION:

The subject property is located on the south-east corner of Canada Way and Laurel Street.

SIZE:

The parcel has a frontage on Canada Way of 115.4', a flanking depth of 257.1' and an area of 0.647 acres.

SERVICES:

All Municipal services are available and adequate for the existing parcel. However, extensions to Municipal services will be required if subdivision takes place.

APPLICANT'S INTENTIONS:

The applicants are in the process of acquiring a new church site. They are requesting rezoning in order that they may dispose of their existing site as a property with subdivision potential.

SITE OBSERVATIONS:

The site is presently occupied by the St. Therasas' Catholic Church. The building is an older one-storey structure in fair condition. Harwood Park and two newer single family dwellings in good condition fronting on Canada Way occupy the properties immediately to the south. The large generally vacant site to the west across Canada Way is the proposed site for the new church building. The rezoning of this property is concurrently being considered by Council (Rezoning Reference #29/72). The surrounding properties to the north and east are developed with a mixture of newer and older single family dwellings in good condition.

GENERAL OBSERVATIONS:

Rezoning of the redundant church property to R3 Residential District Three would bring the zoning of the subject property into conformity with the surrounding neighbourhood and would permit the property to be subdivided into single family lots.

BY-LAW CORRESPONDENCE

June 24, 1974

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 49, 1972 (#6144)

R.Z. Ref. #28/72
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RECOMMENDATION: The Planning Department would recommend that this application be approved for further consideration, final approval to be conditional upon an undertaking that the existing Church will be removed within six months of rezoning.

GP:bp
Attach.

c.c. Department of Highways

BY-LAW CORRESPONDENCE

June 24, 1974

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 49, 1972 (#6144)

PUBLIC HEARING MEETING MINUTES

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

AUGUST 15, 1972

(8) FROM NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI) TO RESIDENTIAL DISTRICT THREE (R3)

Reference RZ #28/72

Lot "P" Prt, R.S.D. M, S.D. 1, Block 3, D.L. 74S $\frac{1}{2}$, Plan 4355

(4703 Canada Way -- Located on the South-East corner of Canada Way and Laurel Street)

Mr. W. Manning, 6049 Sprout Street, President, St. Theresa's Parish Committee, spoke in favour of this rezoning.

Mr. J. S. Sims, 3275 Royal Oak Avenue, supported Mr. Manning in this respect.

Mrs. M. Sanderson, 5269 Laurel Street, also supported the proposed rezoning proposal.

BY-LAW CORRESPONDENCE

June 24, 1974

Reconsideration and Final Adoption:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1974. (#6437)

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: MUNICIPAL CLERK DEPARTMENT: DATE: JUNE 19/74
FROM: PLANNING DIRECTOR DEPARTMENT: OUR FILE #
SUBJECT: REZONING REFERENCE #59/72 YOUR FILE #
D.L. 94, Lots 2 and 3, Plan 440;
D.L. 94, Blk. 4, Lots "A", "B" and "C", Plan 1117;
D.L. 94C, Blk. 1, Lots 1 and 2, Plan 7150
all Group 1, N.W.D.

On 16 April, 1974, Council gave Third Reading to a rezoning by-law amending the zoning of the subject property at the north side of Kingsway between Dufferin and Elgin Avenues from Residential District (R5) and Service Commercial District (C4) to Community Commercial District (C2) and Parking District (P8).

The prerequisite conditions have been completely satisfied as follows:

1. The submission of a suitable plan of development providing for an effective separation to be made between the development and the residential area to the north.
 - A plan has been submitted and found to be suitable.
2. The dedication of a 20' lane allowance along the north boundary of the consolidated site; the installation of an adequate landscaped buffer on the 20' lane allowance and the submission of monies to guarantee such installation; and the submission of an undertaking that the developer will be responsible for the maintenance of the landscaped lane allowance until such time as the lane is actually constructed.
 - Survey plans for the required dedication have been submitted, approved, and registered under #BY14146.
 - The applicant has agreed to the installation of the landscaped buffer on the 20' lane allowance and has submitted a letter of credit in the amount of \$5,280. to guarantee such installation.
 - The applicant has submitted a letter of undertaking dated 5 June, 1974, that he will be responsible for the maintenance of the landscaped lane allowance "in an appropriate and professional manner on a continuing basis".
3. The construction and the deposit of monies to provide adequate storm drainage facilities to the site and to provide for the upgrading of Elgin and Dufferin Streets to the Municipal standard.
 - The applicant has submitted a letter of credit in the amount of \$23,000. to cover the costs of providing storm drainage facilities to the site.

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BY-LAW CORRESPONDENCE

June 24, 1974

Reconsideration and Final Adoption:

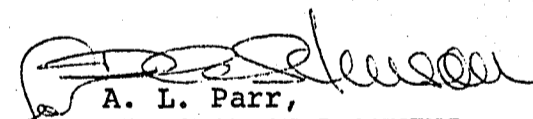
BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1974. (#6437)

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- The applicant has submitted a letter of credit in the amount of \$24,000. to cover the costs of upgrading Elgin and Dufferin Streets on the applicant's side to the Municipal standard (including street lighting).
 - The applicant has also submitted 4% of monies submitted for the required inspection fee.
4. The consolidation of all the subject properties into one legal lot.
- Survey plans for the consolidation have been submitted, approved and registered; the new legal description of the property being:

Lot 95, D.L. 94, Plan 46435 Group 1, N.W.D.
5. The submission of an undertaking to remove all existing structures from the consolidated site within six months of rezoning or in conformity with the requirements of the Municipal Fire Department.
- The existing structures on the site have now been removed in compliance with the requirements of the Municipal Fire Department.

Would you please arrange to return this amendment by-law to Council for Final Adoption on 24 June, 1974.


A. L. Parr,
DIRECTOR OF PLANNING.

LBB:cm

c.c. Municipal Manager

