

January 28, 1974

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C. on Monday, January 28, 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 W.A. Lewarne
Alderman G.H.F. McLean
Alderman J.L. Mercier
Alderman V.V. Stusiak
Alderman D.A. Lawson (7.03 p.m.)

STAFF PRESENT:

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

His Worship, Mayor Constable, welcomed the members of the Burnaby 2 Southview Cub Pack, including their leader, Mrs. Glover.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
"That the Minutes of the Council meeting held on January 21, 1974, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

D E L E G A T I O N

Mr. P. Nairn McConnachie submitted a letter on behalf of Landen Agencies Limited requesting an audience with Council to discuss the connection between a public walkway and the enclosing of Still Creek as it affects Lots A, B and C, D.L. 118 Plan 3067 and Lot A Reference Plan 12502 Exc. Plan 39194, D.L. 118, Plan 3067.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
"That a spokesman for Landon Agencies Limited be heard."

CARRIED UNANIMOUSLY

ALDERMAN LAWSON ARRIVED AT THE MEETING.

Mr. McConnachie and Mr. Norman Jones, Architect, then spoke and made the following points:

- (a) Leaving the Creek in an open condition and the provision of a walkway adjacent to it will impose a considerable hardship on the owners of the subject properties.
- (b) Portions of Still Creek have been enclosed nearby.
- (c) Leaving the Creek open will remove approximately 20% of the area of the properties, which could be made available for parking or other purposes.
- (d) The owners are prepared to dedicate the necessary land for the widening of Still Creek Street.
- (e) The Greater Vancouver Regional District feels there would be some problems if Still Creek was relocated, and the Regional District favors enclosing the Creek.
- (f) If the Creek was enclosed and the area concerned used for parking purposes, the developer would be able to provide more landscaping than currently planned.
- (g) There is no area of any consequence on the Still Creek Street side of Still Creek that could be used for parking.
- (h) A culvert is necessary along a part of the Still Creek Street that is to be built.

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- (i) Piling is required on the site to prepare it for the warehouse development proposed to be constructed.
- (j) The properties concerned, being separate, could be developed in a fragmented manner under the current zoning.
- (k) Scaling down the development would not produce an economic return to the owners of the properties.
- (l) Permission has been obtained to have a spur line provided to the North side of the site from the railway tracks there.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN GUNN:

"That Item 30 of the Municipal Manager's Report no. 7, 1974, which deals with the subject of presentation by Messrs. McConnachie and Jones, be brought forward for consideration at this time."

The following is the substance of that report:

CARRIED UNANIMOUSLY

- (30) (a) Lots "A", "B" and "C", D.L. 118, Plan 3067
 - (b) Lot "A", Reference Plan 12502 Except Plan 39194, D.L. 118, Plan 3067
- STILL CREEK

On January 24, 1972, the Council directed the Planning Department to investigate a proposal to create a walkway adjacent to the entire length of Still Creek. In August 1973, the Planning Department presented a report dealing with land uses, ownership, water quality and amenity, implementation and staging considerations including the following four recommendations:

- (1) that Council pursue a policy aimed at the future establishment of a pedestrian walkway between Burnaby Lake and Boundary Road, with the long-term objective of its inclusion in Municipal and Inter-Municipal trail and parkway systems.
- (2) that, wherever possible, the required walkway easements to a minimum depth of 20 feet along Still Creek be obtained through rezoning and plan approval procedures.
- (3) that Still Creek be retained as an "open waterway" in the area between Madison Avenue and Burnaby Lake.
- (4) that approval be given for the proposed future enclosing of the Still Creek drainage channel in the area between Madison Avenue and Boundary Road.

The first two recommendations were adopted but the other two were tabled for further consideration. On December 10, 1973, the Council resolved that:

- (1) Still Creek be retained as an open waterway in the area between Boundary Road and Burnaby Lake.
- (2) The policy be reviewed for that portion of the Still Creek drainage channel in the area between Madison Avenue and Boundary Road upon completion of the following studies:
 - (1) The sampling and testing survey of the Still Creek waterway.
 - (2) The staff report on the preservation and conservation of streams in the Municipality.

The proposal of Mr. McConnachie involves four industrially-zoned properties at the westerly end of the stream's course in Burnaby. The Creek passes through the southerly and the south central portion of Lot "A" and Parcel "A" Reference Plan 12502 in an open condition for a distance of approximately 900 feet. The Creek also passes through the central portions of large industrial properties eastward as far as Madison Avenue and some portions of the Creek's course are presently enclosed in culverts. To the east of Madison Avenue, the Creek forms the boundary between industrial sites or lies within Municipal lands and is in an open condition; consequently, the stream's alignment has been selected for the walkway route in the sector and provision is to be made for easements to contain the walkway.

In the sector between Boundary Road and Madison Avenue, the walkway is to follow the Still Creek Street right-of-way, rather than the stream course.

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Consequently, no conflict between public walkway access and industrial use is incurred on those properties where the creek cuts through the middle of sites, and no walkway easements are required. The resolution of Council does require that the Creek be maintained as an "open waterway" in these locations.

The Council, on October 9, 1973, directed that any proposed subdivision or development on property involving watercourses within the Municipality be presented to it for consideration and prior approval.

There is no justification for considering the Municipal acquisition of the property mentioned by Mr. McConnachie because the Municipality has no intentions for public use of the land.

The waterway should be maintained in an open condition throughout the subject properties at this time and, if development requires the physical connection of the two land areas on opposite sides of the stream, this should be accomplished by bridging the channel, rather than by piping.

It was recommended that:

- (a) the Council resolutions, which were passed on August 6, 1973, and December 10, 1973, in respect of the subject matter be confirmed.
- (b) preservation of the open waterway across the subject properties in particular be made a condition of any future development approval prior to the review mentioned in the second resolution of December 10, 1973.
- (c) Mr. McConnachie be advised that no walkway easements are contemplated across the subject properties and consequently the Municipality is not prepared to consider acquisition of the site.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be tabled until the Parks and Recreation Commission has had an opportunity to consider the matter.

IN FAVOUR -- ALDERMEN MCLEAN, MERCIER,
AST AND EMMOTT

AGAINST -- MAYOR CONSTABLE, ALDERMEN GUNN,
LEWARNE, LAWSON AND STUSIAK

MOTION LOST

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the question of whether Still Creek should be maintained in an open condition over the subject properties or enclosed so as to accommodate the development proposed by Mr. McConnachie be referred to the Parks and Recreation Commission for comment, particularly on the following:

- (1) The costs and any other aspects involved in enclosing the Creek and re-locating it.
- (2) Would better public access to the walkway be provided if the Creek was enclosed?

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That all of the below listed original communications be received and those items of the Municipal Manager's Report no. 7, 1974, which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mr. H.N. Lash, Director of Planning, Greater Vancouver Regional District, submitted a letter which, among other things, forwarded a copy of a proposed study plan for the Environmental Baseline Inventory for the Lower Fraser Valley and Estuary.

He also indicated that the Board of the Regional District referred a request of Delta for an Environmental Study of the Lower Fraser River to the Planning Committee for study.

Mr. Bruce P. Innes, Greater Vancouver Apartment Owners' Association, submitted a copy of a letter addressed to the City of Vancouver in which he outlined situations relating to rent increases in apartments across Canada.

Mr. D.J. Closkey, Municipal Manager, The Corporation of the District of Surrey, wrote to advise that the Council of Surrey decided not to support a proposal that the Regional District levy its administrative costs on assessments which are used for school purposes because it was felt to be more beneficial to levy the costs on the general assessments.

Mr. D.H. Little, City Clerk, City of Vancouver, wrote to advise the Council of Vancouver supports the Burnaby Council in a request that has been made to the Greater Vancouver Regional District to pass a bylaw which would require member Municipalities to levy the Regional District Tax Rate on Hospital Assessments.

Mr. R.A. Freeman, City Clerk, the City of Port Coquitlam, submitted a copy of a letter addressed to the Greater Vancouver Regional District indicating support for a request of the Burnaby Council that the Regional District pass a bylaw which would require member Municipalities to levy the Regional District Tax Rate on Hospital Assessments.

Mr. W.K. Smith, Deputy Minister of Municipal Affairs, submitted a letter forwarding a copy of a circular which was sent to all Regional Districts suggesting that if they adopt a By-Law under Section 782A of the Municipal Act authorizing Municipalities to levy the Regional requisition upon the regional hospital tax base, the Regional District re-examine the cost apportionment formulas applicable to each function of the region in consultation with the Municipalities.

Item #3 of the Municipal Manager's Report No. 7, 1974, which relates to the letter from Mr. W.K. Smith, was brought forward at this time. The following is the substance of that report:

(3) Regional District Requisitions

The Municipal Treasurer has advised that no action is required by Council on the subject of the letter from Mr. Smith of the Department of Municipal Affairs.

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

CARRIED UNANIMOUSLY

Mrs. Shirley Ince, submitted a letter in which she expressed disapproval of the action taken by Council to approve the Refinery Expansion Programme of Chevron.

Mrs. Ince also suggested that there are alternative uses which could be made of land presently occupied by refineries.

Mrs. Lorraine Milani wrote to express opposition to a decision made recently by Council to allow the Chevron Refinery to expand its facilities.

Alderman Gunn suggested that there was some merit in the proposal of Mrs. Ince and that Council should consider alternate uses of the land concerned which, amongst other things, could generate revenues to the Municipality.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN AST:
"That the Planning Department examine refinery sites in the Municipality, such as Shell Oil Company, to determine what alternative uses could be made of their lands that could produce as much, if not more, revenue to the Municipality as the current uses being made."

IN FAVOUR -- MAYOR CONSTABLE, ALDERMEN
GUNN AND AST

AGAINST -- ALDERMEN EMMOTT, LEWARNE, MCLEAN,
MERCIER, STUSIAK AND LAWSON

MOTION LOST

Mr. Don C. Macintyre, President, Burnaby Safety Council, wrote to recommend that the Booth Fire Escape System explained in his submission be examined by Council and it, or a similarly adequate escape system, be made a mandatory part of the Building Code.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:

"That the submission from the Burnaby Safety Council be referred to the Municipal Manager for a report on the proposal and another one termed the "Sky-Van" System.

CARRIED UNANIMOUSLY

Mrs. Margaret Boileau, Chairman, Windsor Area Community School Project Committee, wrote to advise that the Parks and Recreation Commission, on January 23rd, supported the Programme for the Windsor Area Community School Project for the period between January and June 1974.

Item #10 of the Municipal Manager's Report No. 7, 1974, which relates to the letter from Mrs. Boileau, was brought forward at this time. The following is the substance of that report:

(10) Windsor-Marlborough Area Community School Project

The Parks and Recreation Commission, on January 23, 1974, authorized an expenditure of \$7500.00 toward the above project on the understanding this would be the total financial support by the Municipality for the current year.

It is now necessary to execute an Agreement between the Corporation and the Government of Canada in connection with the matter.

It was recommended that :

- (a) Council approve the subject Local Initiatives Project and concur with the action taken by the Parks and Recreation Commission in financially supporting the proposal to the extent of only \$7,500.00 for 1974.
- (b) the Municipal Treasurer be authorized to sign the application on behalf of the Corporation.
- (c) Mrs. Boileau and the Parks and Recreation Commission be advised accordingly.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the recommendations of the Manager be adopted."

CARRIED

AGAINST -- ALDERMAN MERCIER

Mr. R.A. Harrison, Municipal Clerk, the District of West Vancouver, wrote to advise that the Council of West Vancouver felt further discussion about the Municipality re-acquiring the George Derby Health and Occupational Centre site would be improper at this time because of the action Burnaby has taken against the Federal Government to obtain the property in question.

Item #14 of the Municipal Manager's Report No. 7, 1974, which relates to the letter from Mr. R.A. Harrison, was brought forward at this time. The following is the substance of that report:

(14) George Derby Health and Occupational Centre

It was recommended that a copy of the report at hand, which contains proposed possible ways the above site could be developed, and zoned if such lands were to be acquired by the Municipality, to the Parks and Recreation Commission for its information.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted; and further, copies of the report in question also be sent to the three Members of Parliament representing Burnaby plus the two Senators from Burnaby."

CARRIED UNANIMOUSLY

Mr. C.J. Cornwall, Secretary, South Burnaby Lodge No. 438, B.P.O. Elks, submitted a letter requesting permission to hold the annual tag day on either May 11th or May 25, 1974.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:

"That permission be granted to the Lodge to conduct its campaign on May 25, 1974."

CARRIED UNANIMOUSLY

The Honourable James G. Lorimer, Minister of Municipal Affairs, wrote to advise that Council's request to have Legislation advanced which would eliminate differences in tax treatment between cemetery companies registered under the Cemetery Companies Act and non-profit cemetery organizations, in so far as local improvement taxes are concerned, will be given consideration when Legislation is being drafted for the next session of the Legislature.

Mr. F.B. Ellam, Corporate Secretary, National Harbours Board, submitted a letter:

- (a) outlining the responsibilities for the development of the Port of Vancouver.
- (b) providing a list of the members of the Vancouver Port Authority.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MCLEAN:

"That the National Harbours Board be requested to consider the matter of appointing representatives from the Councils of the Municipalities affected by the activities of the local National Harbours Board Agency, perhaps on a basis whereby a Council member would be selected from the various Municipalities to serve for a specified time and then be replaced by another such member from some other Municipality so that every Municipality would have the benefit of being directly represented at one time or another; and further, the three Members of Parliament representing Burnaby plus the two Senators from Burnaby also be informed of the action taken by Council and be sent a copy of the letter Council just received from the National Harbours Board."

CARRIED UNANIMOUSLY

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Mr. Scott Marshall of the legal firm of Edwards, Edwards and Edwards submitted a letter relating to a situation involving 4976 Smith Avenue, owned by Mrs. Mahhe.

Item #24 of the Municipal Manager's Report No. 7, 1974, which relates to the subject of the letter from Edwards, Edwards and Edwards, was brought forward for consideration at this time. The following is the substance of that report:

(24) 4976 Smith Avenue (Mahhe)

It was recommended that Mr. Marshall be informed that Council will consider the request of Mrs. Mahhe for the removal of material from her property at its meeting on February 4, 1974.

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

CARRIED UNANIMOUSLY

T A B L E D I T E M S

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:
"That the matter concerning the construction of a building at 6090/92 Canada Way be lifted from the table."

CARRIED UNANIMOUSLY

Items #16 and 17 of the Municipal Manager's Report No. 7, 1974, relating to the above matter, were brought forward for consideration at this time. The following is the substance of those reports:

(16) Fourplex Development in Two-Family Districts

A report of the Planning Department relating to the above subject, as it pertains to the subject of the letter Council received from Mr. Kiechle, was being provided to Council this evening.

It was recommended that:

- (a) No reductions be made in the current standards for development in the R4 and R5 districts.
- (c) The Chief Building Inspector continue to enforce the Zoning Bylaw when illegalities are discovered or brought to his attention.
- (c) A copy of the report at hand be sent to Mr. Kiechle.

(17) 6090/92 Canada Way (Kiechle)

It was recommended that a copy of the report at hand, which relates to the subject of the letter Council received from Mr. Kiechle, be sent to him.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:
"That the recommendation in Item #16 of the Municipal Manager's Report be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:
"That the recommendation in Item #17 of the Municipal Manager's Report be adopted."

CARRIED UNANIMOUSLY

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NOTICES OF MOTION

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN STUSIAK:

"WHEREAS the public expressed concern for the long-range future of Burrard Inlet during the recent deliberations of Council on the proposed expansion of the Chevron Oil Refinery;

AND WHEREAS there are no long-range regional plans or studies of the Inlet and Indian Arm;

AND WHEREAS studies of the Inlet and Indian Arm would encompass other Municipalities;

AND WHEREAS the study should consider all aspects of the physical (including environmental), economic and social future of Burrard Inlet and Indian Arm;

THEREFORE BE IT RESOLVED that the Greater Vancouver Regional District be asked to sponsor a study by all levels of Government of the physical, (including environmental), economic and social aspects of the varied uses that place demands on the Inlet and Indian Arm with a view to establishing a long-range plan for the future of Burrard Inlet and Indian Arm."

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN GUNN:

"That the previous motion be amended by adding "and that no pertinent permits be issued to Chevron Canada Limited until the study by the Greater Vancouver Regional District referred to is completed."

IN FAVOUR -- ALDERMAN AST
ALDERMAN GUNN

AGAINST -- ALDERMEN EMMOTT,
LAWSON, LEWARNE,
MCLEAN, MERCIER, STUSIAK

MOTION LOST

A vote was then taken on the original motion and it was CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN STUSIAK:

"WHEREAS there is an extremely low vacancy rate and thus a shortage of accommodation in Burnaby;

AND WHEREAS acceptable accommodation exists in the form of illegal suites which are or can be brought up to a safe standard;

AND WHEREAS the present policy for illegal suites is that they only be removed when a complaint is laid and that no adequate inspection as regards health and safety is made;

I MOVE that the Housing Committee and staff members formulate an illegal suite policy for an interim period."

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN GUNN:

"That the proposal advanced in the above motion be referred to the Municipal Manager for report."

IN FAVOUR -- ALDERMEN AST, GUNN,
STUSIAK

AGAINST -- ALDERMEN EMMOTT, LAWSON,
LEWARNE, MCLEAN,
MERCIER

MOTION LOST

A vote was then taken on the original motion, with the following results:

IN FAVOUR -- ALDERMEN GUNN, STUSIAK,
AST

AGAINST -- ALDERMEN EMMOTT, LAWSON,
LEWARNE, MCLEAN, MERCIER

MOTION LOST

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ENQUIRIES

Alderman Lewarne mentioned that he had read a notice of a meeting of the Landlord and Tenant Advisory Bureau in the newspapers recently.

He stated that this was a departure from normal procedure and that the matter should be considered by Council.

Alderman Gunn, as Chairman of the Bureau, stated that he understood it was a policy of the Corporation to advertise such meetings and that is why he arranged for the advertisements.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN LAWSON:

"That the Municipal Manager submit a report on the general subject of advertising meetings of bodies appointed by Council, and an indication of the particular cost of the advertisements which were placed in the newspapers for the Landlord and Tenant Advisory Bureau meeting."

CARRIED UNANIMOUSLY

Municipal Engineer indicated, as a result of an enquiry by Alderman Lewarne, that a report would be submitted to Council on February 4, 1974 relating to a request Alderman Lewarne made on a few occasions involving the nuisance caused by noise being emitted by trains using the B. C. Hydro and Power Authority Railway lines.

Alderman Lewarne also asked that reference be made in the report to the bylaw the City of North Vancouver has in regard to the question of train noise.

Alderman Lewarne served a Notice that he would be introducing a Motion designed to prevent the industrial development of the Canadian Auto Carriers site because he feels the property should be used as a "park and ride" facility.

Alderman McLean suggested that Alderman Lewarne include in his motion reference to the same type of use being made of a portion of the B. C. Hydro and Power Authority right of way near Central Park.

The Council was informed by both Mayor Constable and the Planning Director that attempts have been made on a few occasions recently to have the Provincial Government consider the proposal outlined by Alderman Lewarne but thus far nothing has happened.

As a result of an enquiry by Alderman McLean, Mayor Constable indicated he would be submitting a report as soon as a reply was received from the Provincial Government indicating its intentions with respect to the Stormont Interchange.

Alderman Lawson mentioned that the owners of the property covered by RZ 78/72 are in the process of clearing it in preparation for their planned development.

She mentioned that the land is not yet rezoned to permit the type of development proposed and that therefore the developer was premature in his actions.

Planning Director confirmed the statement made by Alderman Lawson concerning the prematurity of developing the property in question. He also explained why the activity mentioned was being carried on.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LEWARNE:

"That the Planning Department submit a report indicating the present status of the situation outlined by Alderman Lawson."

CARRIED UNANIMOUSLY

When Alderman Gunn asked about a letter from a Mr. Bernard concerning his purchase of one-half a duplex and his attempt to convert it to strata title, the Planning Director stated that there would be a report for Council on the matter next Monday evening.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

R E P O R T S

His Worship, Mayor Constable, submitted a report recommending that Council establish a policy whereby delegations wishing to address Council will be allowed at every meeting rather than every alternate meeting.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN STUSIAK:
"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

Grants and Publicity Committee submitted a report recommending that Council authorize grants to the following organizations for the amounts and purposes indicated:

1. Burnaby Junior Chamber of Commerce - \$275.00 - to assist in sending Miss Burnaby to the Annual Vernon Winter Carnival.
2. Clef Society of Burnaby - \$500.00 - to assist in carrying out programme.
3. B. C. Institute of Technology Student Association - \$110.00 - to assist in offsetting costs of producing Year Book
4. The John Howard Society - \$1,700.00 - for general purposes.
5. District Nineteen, International Assoc. of Lions Clubs - \$400.00 - to assist in annual Youth Exchange Programme.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LAWSON:
"That the recommendation of the Committee in regard to the Burnaby Junior Chamber of Commerce be adopted."

CARRIED

AGAINST -- Aldermen Mercier,
Stusiak, McLean

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LAWSON:
"That the recommendation of the Committee concerning the Clef Society of Burnaby be adopted."

CARRIED

AGAINST -- Aldermen Mercier,
Stusiak, McLean,
Lewarne

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LAWSON:
"That the recommendation of the Committee regarding the B.C.I.T. Student Association be adopted."

CARRIED

AGAINST -- ALDERMEN Mercier,
McLean

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LAWSON:
"That the recommendation of the Committee concerning the John Howard Society be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LAWSON:
"That the recommendation of the Committee in regard to the Lions Club be adopted."

CARRIED

AGAINST - Aldermen Mercier,
Stusiak, McLean

The Committee also pointed out that it was operating under the established policy regarding applications for recreational and cultural and athletic grants.

Mayor Constable declared a recess at 9:00 P.M.

The Committee reconvened at 9:15 P.M.

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Advisory Planning Commission submitted a report relating to the development concept for the Eastern segment of the Burrard Inlet foreshore.

The Commission indicated that it endorsed the concept in principle, as outlined in the report of the Planning Department dated September, 1973, and concurs with the recommendations of that Department for the implementation of the development plans for the Eastern segment of the Burrard Inlet foreshore except for the elimination of Section 5 on Page 19, which reads:

"Recognizing the relative position of the Kask operation to the proposed foreshore park, it is further recommended that any proposed change in the type of intensity of its land use be reviewed with reference to the objectives of the study."

The Commission indicated that, if Council wishes a review to be made of the Kask property, then this should take place at the time a formal request is received from the Kask operation for a change in the type of intensity of its land use as it relates to the Zoning Bylaw in effect at that time.

The Commission also advised that, before any action is taken to relocate existing industry within the concept area (with the resultant loss of employment, etc., for Burnaby residents), the matter of relocation be referred to the Commission for consultation.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN GUNN:

"That Council concur with the conclusions of the Advisory Planning Commission."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GUNN:

"That the report of the Commission be tabled until the February 4th meeting."

IN FAVOUR -- Aldermen Mercier, Gunn,
Ast

AGAINST -- Aldermen Lawson, Lewarne
Stusiak, McLean, Emmott

MOTION LOST

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN GUNN:

"That the first conclusion of the Commission regarding Section 5 on Page 19 be adopted:"

CARRIED

AGAINST -- Alderman Gunn

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN GUNN:

"That the second conclusion of the Commission concerning the matter of relocating industry in the subject area be endorsed."

CARRIED

AGAINST -- Alderman Stusiak

TRAFFIC SAFETY COMMITTEE submitted reports on the matters listed below as Items (1) to (11) recommending the courses of action indicated for the reasons given:

1. Norfolk Street

It was recommended that one hour parking be allowed on Norfolk Street for a distance of three parking slots, as more particularly explained in the report.

2. Centaurus Circle and Centaurus Drive

It was recommended that no action be taken on a request for stop signs at the above intersection but that the present parking ban on the South side of Beaverbrook Drive in the area be extended a distance of 120 feet, as more particularly explained in the report.

3. Canada Way and Burris Street

It was recommended that the action proposed by the Municipal Engineer to supplement pavement markings at the above intersection by the installation of delineator posts behind the curb at Burris Street be approved.

4. Lougheed Highway and Bell Avenue

It was recommended that Council concur with the proposed action of the Municipal Engineer to ban parking on both sides of Bell Avenue North on Lougheed Highway a distance of 100 feet.

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5. Lane at Rear of 6900 Block Kitchener Street

It was recommended that Council concur with the views of the Engineer that the above lane be included in the list that Council wishes to provide with speed bumps.

6. Resident Parking

The matter of designating resident parking on public rights of way has been presented to the Minister of Municipal Affairs for consideration.

7. Marine Drive and Willard Avenue

The Municipal Engineer will be examining the above intersection to see if a stop marker should be painted there but it was being recommended that no action be taken on a request for traffic signals there because warrants for such a device are not met.

8. Mary Avenue and 14th Avenue

It was recommended that the above intersection be made a four way stop for a six month period and that the situation be reviewed at the end of that time.

9. Curtis Street and Sperling Avenue

It was recommended that a traffic signal be installed at the above intersection for the reasons provided in the report.

10. Bus Stop - Sixth Street at Tenth Avenue

It was recommended that Council authorize the installation of a bus stop at the above intersection.

11. Gilmore Avenue and Parker Street

It was recommended that Council authorize the installation of four way stop control at above intersection.

As a result of an inquiry by Alderman Mercier, the Municipal Engineer stated that he would have a report for Council on February 4, 1974 pertaining to the matter of certain lanes being selected for the installation of speed bumps.

As a result of Alderman Lawson inquiring, it was understood that the Traffic Safety Committee would submit a further report on the effectiveness of the measures taken at the intersection of Canada Way and Burris Street.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the recommendations of the Committee be adopted."

CARRIED UNANIMOUSLY

DEPUTY MUNICIPAL CLERK submitted the following Certificate of Sufficiency pertaining to the 1973 Ornamental Street Lighting Programme:

THE CORPORATION OF THE DISTRICT OF BURNABY

HIS WORSHIP, THE MAYOR,
AND MEMBERS OF THE MUNICIPAL COUNCIL

Madam/Gentlemen:

RE: 1973 ORNAMENTAL STREET LIGHTING PROGRAMME

In accordance with Section 589 of the Municipal Act, I beg to report that I have published in a newspaper circulating in the municipality and also served upon the owners of property affected, Notice of Intention to construct, as a Local Improvement, Ornamental Street Lighting in the areas described below.

PROJECT NUMBER	DESCRIPTION OF WORK	NO. OF OWNERS	517 REQUIRED TO DEFEAT PROJECT	NO. OF OBJECTIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS ASSESSMENT
100 73-007	Area bounded by lane south of Parker Street, Boundary Road, lane north of Albert Street, Willingdon Avenue, including Albert Street from Willingdon Avenue to Delta Avenue.	1414	708	26	\$13,655,135.	6,827,567.	264,600
73-008	Simon Fraser Hills Area on Centaurus Circle abutting Strata plan NW97	50	26	NIL	\$302,850.	151,475	NIL

January 28, 1974

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LEWARNE:

"That the Certificate be received and a bylaw be prepared to authorize the construction of the works covered by the Certificate."

CARRIED

AGAINST -- Aldermen Gunn, Mercier

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LEWARNE:

"That authority be granted to any Member of Council so desiring to attend the orientation programme for Aldermen at the Harrison Hotel in Harrison Hot Springs between February 15th and 17th, 1974."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 7, 1974, on the matters listed below as Items (1) to (32), either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Water Lot 6317 (Lease 7-21-B)
WELWOOD OF CANADA LIMITED

It was recommended that Council gives its consent to allow the North Fraser Harbour Commission to lease to Weldwood of Canada Limited, for a one year period commencing October 17, 1973 that portion of the above Water Lot excepting those parts which extend over the three dedicated streets involved, subject to the following conditions:

- (a) That Weldwood of Canada Ltd. bear the cost of the survey required to define the portions of the Water Lot which extend over the end of the three streets mentioned.
- (b) That the administrative fee structure of Council for Municipal consent to the lease be applied.
- (c) That the Company be advised that Council's consent is given without prejudice to the possible recreational use of the area at the termination of the lease.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN GUNN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (2) Lease 7 - 21-A (Water Lot 6317)
MacMILLAN BLOEDEL INDUSTRIES LTD.

It was recommended that Council give its consent to allow the North Fraser Harbour Commission to lease to MacMillan Bloedel Industries Ltd., for a period of one year commencing October 17, 1973, that portion of the above Water Lot mentioned in the report, subject to:

- (a) The application of the fee structure approved by Council on October 30, 1972.
- (b) The Company being advised that Council's consent is made without prejudice to the possible recreational use of the area at the termination of the lease.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LEWARNE:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (3) Regional District Requisitions

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

January 28, 1974

(4) Central Park Branch Library

It was recommended that Council authorize the staff mentioned in the report to be engaged, as required, in sufficient time to meet the opening date of the Central Park Branch Library.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:

"That the subject of the report from the Manager be tabled until the February 4th meeting in order to allow the Library Board an opportunity to review the number and categories of employees proposed to be engaged because it is felt that economies might be possible if some revision were made in the complement planned to be hired; and further, the Chief Librarian and Members of the Board also be asked to be present at the Council meeting on February 4th to answer any questions which may be posed."

CARRIED UNANIMOUSLY

(5) Tax Collections

It was recommended that the Municipality:

- (a) petition the Provincial Government to amend the Sections 374 and 381A of the Municipal Act to permit flexibility in the format of the tax bill and to delete the taxpayer's right to opt out, respectively, as more particularly explained in the report.
- (b) Institute a semi-annual billing and collection system for Municipal taxes as soon as possible after the necessary amendments to the Municipal Act are obtained.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MCLEAN:

"That the first recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

During consideration of the report at hand, the following points were made in Council:

- (a) *Perhaps a system of Tax Collection could be instituted which would allow for a more equitable distribution of staff time and thus make the operation more efficient, such as monthly, quarterly, or on a staggered basis.*
- (b) *If the Municipality was able to collect taxes sooner than it does now, would the Municipality be required to permit amounts for ^{accounts} that are presently paid after the time the bulk/taxes is collected.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That the second recommendation of the Manager be tabled until a study has been made of other alternatives than that recommended."

CARRIED

AGAINST -- ALDERMAN GUNN

(6) Equipment - Municipal Hall Cafeteria

It was recommended that Council authorize the purchasing and installing of a dishwasher, a hot water booster and a refrigerated counter ^{that are} more particularly explained in the report from the Purchasing Agent, on the understanding the total cost involved will be approximately \$3,303.25.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(7) Municipal Cafeteria

It was recommended that Council authorize an extension, until December 31, 1974, of the contract with Mrs. J. Atkinson for the operation of the Municipal Cafeteria on the same terms and conditions that prevail in the existing contract with her.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager be adopted."

(8) Additions to Jack Cewe Limited Contract #3, 1973

It was recommended that Council authorize the payment, to Jack Cewe Ltd., of the sum of \$18,425.12 for the supply of 2,257.55 tons of asphalt to cover those works which were not defined in the above contract.

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

CARRIED UNANIMOUSLY

(9) Ice Arena - Simon Fraser University

It is proposed to construct an Ice Arena on land occupied by the Simon Fraser University.

The Parks and Recreation Commission, on January 23, 1974, approved the construction of the Arena and asked Council to provide the University with the documents necessary to indicate municipal support of the project.

The Arena will be 200' x 85': it will seat 700 persons; and the total cost is expected to be \$1,200,000.00. The Municipality will not be asked to provide any funds for the project.

A delegation will be in attendance at the meeting this evening to answer any questions the Council may have regarding the proposed ice rink facility.

It was recommended that the proposed Simon Fraser University Ice Arena be approved by Council and that staff be instructed to provide the University with the documents required to indicate municipal support of the project.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GUNN:
"That a spokesman for Simon Fraser University be heard."

CARRIED UNANIMOUSLY

Mr. Sid Segal then spoke and stated that the plans of the proposed development had been displayed to the Parks and Recreation Commission but he did not have them with him this evening.

He emphasized that ice would be made available at least 50% of the time for community use in order to alleviate the problem of prime ice time in the Municipality.

Mr. Sid Segal also indicated that the Board of Governors for the University had approved the project in principle.

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

CARRIED UNANIMOUSLY

(10) Windsor-Marlborough Area Community School Project

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

(11) Section 411 of the Municipal Act

It was recommended that Council authorize the payment of the allowances of percentage addition charges totalling \$96.99 shown in the report.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN EMMOTT:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(12) Proposed Marine Zoning District Regulations

It was recommended that the following amendments to the text of the Zoning Bylaw relating to the above matter be approved for further consideration and be advanced to the Public Hearing being held on February 19, 1974:

**PROPOSED MARINE DISTRICT 1 AND MARINE
DISTRICT 2 ZONING BY-LAW REGULATIONS**

509. MARINE DISTRICT 1 (P9)

This District provides for the development and regulation of water-oriented uses, which are of a character designed to ensure a high degree of compatibility with adjacent or nearby public recreational or residential areas.

509.1 Uses Permitted:

- (1) Hotels.
- (2) Marinas for the accommodation of pleasure and recreational boats, which may include such related uses as administrative offices, cafeteria services, recreational lounges; the retail sale of marine supplies, equipment and sporting goods; and boat motor repairs, provided that such repairs are limited to motors of not more than 250 horse power.
- (3) Private recreational, yacht and boating clubs.
- (4) Restaurants (excluding drive-in restaurants).
- (5) Accessory buildings and uses, including:
 - (a) Boat hoists, breakwaters, floats, launching ramps, piers and wharves, and other similar facilities related to the mooring, handling and storage of boats
 - (b) Boat rental establishments
 - (c) One dwelling unit for a caretaker or watchman in conjunction with a marina, private recreational, yacht or boating club
 - (d) Marine fueling installations
 - (e) Water taxis.

509.2 Conditions of Use:

- (1) Every application for development shall be accompanied by a preliminary plan showing the dimensions of the land and water areas of the lot or lots; location, plans, profiles and elevations and height of all buildings and structures including signs, setbacks, parking areas, access, open spaces, landscaping and screening; facilities related to the mooring, handling and storage of boats; surrounding land and water uses; details of any proposed reclamation of the water area of the lot or lots, and such further information as the Director of Planning may require.
- (2) All permitted uses which are located on the land area of the lot shall be housed completely within an enclosed building, except boat hoists and launching ramps for permitted boat storage, parking and loading facilities.
- (3) Any part of the land area of the lot which is not occupied by buildings, parking or loading facilities, driveways, pedestrian walks, boat hoists or launching ramps shall be fully and suitably landscaped and properly maintained.
- (4) Natural screening to a height of not less than 6 feet shall be provided and properly maintained along the boundary of a lot which abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom.

- (5) No person may reside on any boat or vessel moored or wharfed within the boundaries of this district.
- (6) In the case of marina, yacht club or boating club developments, no floating boat shelters shall be permitted, and all floats and wharves for the mooring of boats shall be used for access purposes only and no building, shed or structure shall be erected thereon.
- (7) In the case of marina, yacht club, boating club or boat rental developments, boats and boat cradles may be stored in parking areas during the months beginning October 1st in any year to March 31st of the immediately following year. Natural screening to a height of not less than 10 feet shall be provided and properly maintained around the boundaries of such parking areas.

509.3 Height of Buildings:

The height of a building shall not exceed 40 feet nor 3 storeys.

509.4 Lot Coverage:

The maximum coverage shall be 30 percent of the land area of the lot and 20 percent of the water surface area of the lot, excluding areas occupied by boats.

509.5 Yards:

No building or structure constructed on land shall be located closer than 30 feet to the boundaries of the lot, except that no setback shall be required on any portion of the lot which adjoins or abuts the High Water Mark.

509.6 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this By-law.

509.7 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this By-law.

407. MARINE DISTRICT 2 (M7)

This District provides for the regulation and location of water-oriented uses and related activities in proper relationship to surrounding development.

407.1 Uses Permitted:

- (1) Boat rental establishments.
- (2) Fire and police boat facilities and radar installations.
- (3) The manufacturing, assembly, finishing, retail sale or repair of boats not greater than 50 feet in length.
- (4) The manufacturing, rental, repair and sale of marine sporting goods and equipment, including artificial fishing bait, barometers, dinghies, fish nets, fishing rods, reels and tackle; floats for lines, net and ropes; life jackets, life rafts, marine charts, nautical and navigational instruments, sails, skin diving and water skiing equipment, sounding instruments and equipment, and other similar products.

- (5) Marinas for the accommodation of commercial boats, which may include such related uses as administrative offices, cafeteria services, recreational lounges; the retail sale of marine supplies and equipment; and boat motor repairs, provided that such repairs are limited to motors of not more than 500 horse power.
- (6) Marine fueling installations.
- (7) Marine research laboratories.
- (8) Marine surveying and engineering offices.
- (9) Marine towing and tugboat services and installations.
- (10) Seaplane mooring facilities and installations.
- (11) Water taxis.
- (12) The storage of petroleum products in areas having a M7a designation.
- (13) Accessory buildings and uses, including:
 - (a) The internal display, internal storage and internal retail sale of goods produced or stored on the premises.
 - (b) Breakwaters, docks, floating boat shelters, floats, hoists, launching ramps, piers and wharves, and other similar facilities related to the transshipment of goods and materials and to the mooring, handling and storage of boats and seaplanes.
 - (c) Living accommodation for a caretaker or watchman, subject to the following:
 - (i) to be located within, and form an integral part of the principal building and to be included in the building plans thereof;
 - (ii) to be limited to the caretaker or watchman, and not used for family accommodation;
 - (iii) to be fully separated from other permitted uses within the principal building by walls, partitions or a floor;
 - (iv) to have a maximum floor area of 600 square feet.

407.2

Conditions of Use:

- (1) Every application for development shall be accompanied by a preliminary plan showing the dimensions of the land and water areas of the lot or lots; location, plans, profiles and elevations, and height of all buildings and structures including signs, setbacks, parking areas, access, open spaces, landscaping and screening; facilities related to the mooring, handling and storage of boats; surrounding land and water uses; details of any proposed reclamation of the water area of the lot or lots, and such further information as the Director of Planning may require.
- (2) All permitted uses which are located on the land area of the lot shall be housed completely within an enclosed building, except for hoists and launching ramps, facilities and installations related to the transshipment of goods and materials, display yards, permitted boat storage, parking and loading facilities.
- (3) Any part of the land area of the lot which is not occupied by buildings; parking, loading or display areas; driveways, pedestrian walks; hoists, launching ramps or facilities and installations related to the transshipment of goods and materials, shall be fully and suitably landscaped and properly maintained.
- (4) Natural screening to a height of not less than 6 feet shall be provided and properly maintained along the boundary of a lot which abuts a lot in an A, R, RM, P3 or P9 District, or is separated by a street or lane therefrom.
- (5) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a

health, fire or explosion hazard, electrical interference or undue traffic congestion.

- (6) No person may reside on any boat or vessel moored or wharfed within the boundaries of this district, except where the provision of such accommodation is considered essential to the effective operation of fire boats, police boats or tug boats, provided, however, that only one employee of a marina or boat rental establishment may reside permanently in one boat for purposes of safety and fire protection.
- (7) No floating boat shelter shall exceed a height of 18 feet above the surface of the water nor an overall length of 48 feet.
- (8) In the case of marina or boat rental developments, boats and boat cradles may be stored in parking areas during the months beginning October 1st in any year to March 31st of the immediately following year. Natural screening to a height of not less than 10 feet shall be provided and properly maintained around the boundaries of such parking areas.

407.3 Height of Buildings:

The height of a building shall not exceed 40 feet nor 3 storeys.

407.4 Lot Coverage:

The maximum coverage shall be 40 percent of the land area of the lot and 25 percent of the water surface area of the lot, excluding areas occupied by boats or aircraft.

407.5 Yards:

- (1) No building or structure constructed on land shall be located closer than 20 feet to the boundaries of the lot, except that such setback may be reduced to a distance of not less than 10 feet where a lot abuts another lot in this district.
- (2) No setback shall be required on any portion of the lot which adjoins or abuts the High Water Mark.

407.6 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this By-law.

407.7 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this By-law.

OTHER REGULATIONS

5.1 Designation of Districts:

- (1) The addition of the Marine 1 (P9) District to Schedule V.
- (2) The addition of the Marine 2 (M7) and (M7a) Districts to Schedule IV.

700. COMPREHENSIVE DEVELOPMENT DISTRICTS (CD)

700.1 Uses Permitted:

- (3) Uses permitted in P1, P2, P3, P5, P6, P8 or P9 Districts
- (4) Uses permitted in M1, M2, M3, M5 or M7 Districts, either alone or in combination with uses in P3 or P8 Districts.

800.4 Required Off-Street Parking Spaces:

<u>Use</u>	<u>Required Parking Spaces</u>
(27) Marinas, yacht, boating clubs, and boat rental establishments.	1 for each 2 employees. In addition, parking spaces shall be provided in the amount of seventy(70) percent of the mooring spaces which are provided.
(28) Fire and police boat facilities and radar installations; marine towing and tugboat services and installations; seaplane mooring facilities and installations; and water taxis.	1 for each 2 employees.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (13) Lots 13 and 14, Block 9, D.L. 32, Plan 7662
(4765 Kingsway -- Located on the Northeast corner of Kingsway
and McKercher Avenue)
REZONING REFERENCE NO. 45/73

The following are particulars of the application to rezone the above described property to Comprehensive Development District (CD):

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Corporation of the District of Burnaby
- 1.2 Subject: Application for the Rezoning of:
D.L. 32, Lots 13/14, Blk. 9, Plan 7662
From: Service Commercial District (C4)
To: Comprehensive Development District (CD)
- 1.3 Address: 4765 Kingsway
- 1.4 Location: The properties, together, are located at the north-east corner of the intersection of Kingsway and McKercher Avenue.
- 1.5 Size: Combined, the properties have a frontage of 150.6 feet on Kingsway and depth ranging from 101.26 feet to 101.5 feet, with a total area of approximately 15,268 square feet.
- 1.6 Municipal services: No additional Municipal services are required for the existing development.
- 1.7 Applicant's Intentions: The intention of this rezoning application is to preserve the town centre development potential of the properties for future development of the area in accordance with the Community Plan Area "L", embracing one or more land use classifications as an integrated unit based upon a comprehensive development plan.

2.0 SITE OBSERVATIONS:

The site is presently developed with a 3-bay gasoline service station with 2 pump islands and related service station facilities. To the east is a two-storey commercial retail/office building in good condition, to the north are small single family dwellings in fair and poor condition with a two-tower apartment development beyond across Hazel, and to the west across McKercher Avenue are modest one and two-storey retail shops and office structures in fair to good condition. To the south across Kingsway is the Simpsons Sears Department Store. The site has a slight slope downward toward the paved lane to the north.

3.0 GENERAL OBSERVATIONS:

In consideration of the development objectives that have been established by Council for the Kingsway Town Centre, and the vitally strategic situation of the subject properties with respect to the development potential of the block bounded by Kingsway, McKercher, McMurray, and Hazel Streets in a manner consistent with those goals, Council resolved on January 15, 1974 to rezone the properties to the Comprehensive Development District (CD) category, on the basis of the existing uses and improvements. At the same time, it was resolved that Preliminary Plan Approval for the proposed new facility be withheld, and the Planning Department was authorized to continue to work with Gulf Oil Canada Limited to find a suitable location for a new gasoline service station facility outside the Community Plan Town Centre area.

The effect of the rezoning will be to specifically recognize and accept the present use and improvements in a wholly conforming manner. By definition, no non-conformity will be thus created, and the existing use may legally be continued. By implementation of the CD zoning category, the Municipal Council is assured the opportunity of appropriate control through the Zoning Bylaw amendment process should a comprehensive redevelopment proposal for this and adjacent sites be advanced in future, by the present or any future owner.

Moreover, the opportunity exists for staged development, should this be advanced, incorporating a gasoline retailing facility as an integral, suitably related part of a future comprehensive development.

In connection with the goals established for the Town Centre, the report presented to Council at the January 15 meeting stated, in part:

"The subject properties (sketch attached) lie within Community Plan Area "L", adopted by the Council as a guide plan for redevelopment of the Kingsway-Nelson town centre. This Plan area has been the scene of a considerable amount of redevelopment activity in recent years, concentrating largely on apartment development but also including commercial projects such as Plaza 5000 and the proposed Marlborough Mall. The specific location is designated for redevelopment to a high density commercial core with pedestrian malls linking the high density apartment area to the north with the Simpsons Sears and projected future retail/personal service development to the south. To assure that development of the urban centre proceeds in a cohesive and fully integrated manner, it is most important that land uses minimize conflict with pedestrian movements, be of a suitably high intensity of pedestrian-oriented commercial use, and reflect the character of the core in terms of design, scale, and amenity. To maintain the automobile-oriented use of the subject property as a separate and unrelated unit would, in the Department's opinion, destroy the possibility of achieving the objectives of the Community Plan for the entire block.

For this reason, the Planning Department most strongly urges that the goals of the Community Plan be reaffirmed and that the potential for the timely assembly of land and comprehensive redevelopment of the block be preserved."

4.0 CONCLUSION:

In brief, the ultimate redevelopment of the subject properties is of great significance to the development of this vital sector of, the Kingsway core, and the Council has resolved to retain control over any prospective redevelopment by adopting a zoning amendment bylaw effecting Comprehensive Development zoning.

This report is presented for information in connection with the consideration of this rezoning to take place at the Public Hearing to be held February 19, 1974.

January 28, 1974

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

CARRIED UNANIMOUSLY

(14) George Derby Health and Occupational Centre

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

(15) Estimates

It was recommended that the Special Estimates of Work of the Municipal Engineer in the total amount of \$139,500.00 be approved.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN STUSIAK:
"That the recommendation of the Manager be adopted."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN McLEAN:
"That the previous motion be amended by adding "subject to Work Orders Nos. 11-031 and 11-032 being referred to the Municipal Manager for review in the light of Council's decision respecting reductions in the 1974 Budget."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion, as amended, and it was
CARRIED UNANIMOUSLY

(16) Fourplex Development in Two-Family Districts

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

(17) 6090/92 Canada Way (Kiechle)

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

(18) Lot 26, D.L.'s 69/70, Plan 36487
(4240/48 Manor Street -- Located on the South
Side of Manor Street approximately midway between
Carlton Avenue and Sumner Avenue
REZONING REFERENCE NO. 2/74

It was recommended that Council approve for further consideration the proposed rezoning of the above described property to Light Industrial District (M5) and advance the proposal to the Public Hearing being held on February 19, 1974.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN STUSIAK:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(19) Eagle Creek - Subdivision Reference No. 130/73

It was recommended that Council affirm the requirement of the Planning Department to retain Eagle Creek in an open condition through the lands involved in the above subdivision.

MOVED BY ALDERMAN MACLEAN, SECONDED BY ALDERMAN AST:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(20) Temporary Financing Bylaws

It was recommended that bylaws be prepared to permit borrowing, to a maximum of \$10,000,000.00 repayable on or before July 15, 1974 and \$1,000,000.00 for the period between July 16th and September 31st, 1974, repayable December 31, 1974.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(21) Public Hearings - Zoning By-Law Amendments

It was recommended that Council:

- (a) approve in principle and advance to a Public Hearing to be held on February 19, 1974 the following amendment to the text of the Zoning By-Law so as to read as follows:

"Notice of the Public Hearing shall be mailed to the occupiers of all real property within the area that is subject to the rezoning or land use contract and to the occupiers of all real property which abuts the area that is subject to the rezoning or land use contract.";

- (b) endorse the continuation of the current practice of sending written notification of a Public Hearing also to the owners of affected and abutting properties.

The Council was concerned that, under the current provisions of Section 703(2A) of the Municipal Act, it is now only necessary to notify occupiers of all real property within an area that is subject to rezoning. It was added that the necessity to notify the owners of such real property no longer exists under the amended Section 703(2A).

It was felt that owners are vitally concerned with any proposed rezonings and that the Provincial Government should be requested to re-examine this question with a view to making it mandatory that owners be so advised.

It was further suggested that notifications of rezonings be mailed by the Office of the Municipal Clerk a minimum of three weeks prior to a Public Hearing.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:

"That the Municipal Manager submit a further report on the points made this evening in regard to the subject of Public Hearings on Zoning By-Law Amendments."

CARRIED UNANIMOUSLY

(22) Radio Communication Equipment

It was recommended that Council accept the tenders of:

- (a) Canadian Motorola in the amount of \$25,038.04 for 36 mobile radios; \$5,342.40 for 6 portable radios; and \$926.53 for 7 chargers;
- (b) Canadian General Electric in the amount of \$928.53 for one base station.

It was also recommended that a copy of the report be sent to Pye Electronics Ltd., who corresponded with Council on the matter.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(23) Lot 274, D.L. 33, Plan 43964
(4345 Grange Street)
STRATA PLAN APPLICATION NO. 11/73

It was recommended that Council authorize the issuance of the above Strata Plan application for the captioned property, subject to the fulfillment of the conditions detailed under Sections 2.1.2, 2.1.4, 2.1.5, 2.1.6, 2.1.7 and 2.1.8 of the General Report on Residential Condominiums and Conversions.

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

CARRIED UNANIMOUSLY

(24) 4976 Smith Avenue (Mahhe)

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

(25) Lots 3 and 4 Except Portion of Lot 3 Subdivided by Plan 7398,
D.L.'s 155/166A, Plan 5136
(4599 Tillicum Street)
PRELIMINARY PLAN APPROVAL APPLICATION NO. 2547

It was recommended that Council authorize the issuance of the above Preliminary Plan Approval application for the development of detached caretaker's quarters on the captioned property.

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

CARRIED UNANIMOUSLY

(26) Railway Crossing - Kensington Avenue and Sperling Avenue

It was recommended that Council authorize the entering into of an engineering agreement with Associated Engineering Services Ltd. to carry out a preliminary study of the above crossings, as outlined in the terms of reference accompanying the report, with payment to be as follows:

- (a) Maximum fee of \$10,400.00, plus disbursements, in accordance with the scale of minimum fees (Scale I) of the Association of Professional Engineers of the Province of British Columbia;
- (b) Estimated fee of \$3,500.00 for soils investigation.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MERCIER:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
"That the meeting extend beyond the hour of 10:30 p.m."

CARRIED UNANIMOUSLY

(27) Collection Bins for Recycling Materials

It was recommended that Council:

- (a) resolve to not permit the placing of plywood collection bins on Municipal or other public property;
- (b) direct that a further report be submitted on the subject of recycling materials, as part of a sanitation programme, once the results of the proposed programmes in the City of Vancouver are known,

all of which is more particularly explained in the report.

The Municipal Engineer was asked to indicate whether the District of Coquitlam has a programme of the type mentioned and, if so, what kind.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(28) Deer Lake Development Concept

It was recommended that:

- (a) Council approve in principle the Development Plan Concept for Deer Lake described in the report, including the adoption of the Development Plan proposals outlined therein, and:
 - (i) send copies of the report to both the Department of Municipal Affairs and the Attorney-General for their endorsement;
 - (ii) authorize staff to determine, in conjunction with the Attorney-General's Department, those areas that may become the subject of a formal lease agreement between the Municipality and the Provincial Government;
- (b) retain, at an appropriate time, a landscape architect to prepare a detailed landscape plan for the Town Park within guidelines provided by the Parks and Planning Departments;
- (c) designate sufficient lands for the construction of an 18-hole golf course;
- (d) give further study to the ultimate use of the present buildings and its surrounding areas with the view in mind of something of a recreational and/or public nature;
- (e) the Provincial Government be requested to arrange for a long-term lease of Deer Lake in favour of the Municipality.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:
"That the recommendations of the Manager be adopted."

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LAWSON:
"That the previous motion be amended by adding "and further, the report be sent to the Advisory Planning Commission for comment"."

CARRIED

AGAINST -- ALDERMEN MCLEAN AND
LEWARNE

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

(29) Recreational Facilities Fund Act

The Parks and Recreation Commission on January 23, 1974, approved a proposal to make applications for specific grants available under the above Act, as follows:

- | | |
|--|---|
| 1. Harbourview Park
\$25,000. | - Selectively clear entire site, grade and grass level area, supply and install children's playground equipment. |
| 2. Lyndhurst Park
\$20,000. | - Construct a multi-use blacktop area for a number of court games such as basketball, volleyball, badminton, tetherball square ball and hopscotch. |
| 3. Wesburn Park
\$ 9,000. | - Enlarge turf sportsfield by 30 feet in order to accommodate higher division soccer games. |
| 4. Ron McLean Park
\$25,000. | - Construct three tennis courts. |
| 5. Cariboo Park
\$10,000. | - Enlarge sportsfield in order to make it a true rectangle which will accommodate higher division soccer games. |
| 6. Bonsor Park
\$15,000. | - More recreational space can be created by making certain building modifications to the former caretaker's dwelling. |
| 7. Confederation Park
\$16,000. | - Pave the parking lot which serves the Lawn Bowling facility in Confederation Park. |
| 8. Kensington Park
\$27,000. | - Construct three tennis courts. |
| 9. Stoney Creek Park
\$106,000. | - Selectively clear, grade, drain, plant grass area, construct turf sport field, install two baseball diamonds and three tennis courts. |
| 10. Robert Burnaby Park
\$27,000. | - Construct three tennis courts. |
| 11. Riverway Sports Complex
\$140,000.
98,000.
<hr/> 45,000
\$231,000. | - To construct four turf sportsfields with drainage and underground sprinkler systems in the southern half of this site.
- To preload road allowance on peat soil in order to provide temporary road access to the park site.
- To supply and install water service in road allowance in order to supply water for new irrigation system. |
| 12. Burnaby Mountain Golf Course
\$35,000 | - To rebuild the turf seed bed on six greens in order to increase the fertility of the soil and sustain good healthy growth on the golf green throughout the year. |
| 13. Burnaby Lake Sports Complex
\$30,000 | - To install automatic underground irrigation systems to five turfed sport fields within the sports complex. |
| 14. Swangard Stadium
\$60,000 | - To renovate the field and install an automatic underground irrigation system. |
| 15. Burnaby Heights
\$36,000 | - To construct field house. |
| 16. Deer Lake Park
\$54,000 | - To construct combination bath house and refreshment booth. |

Qualifications for grants require that two-thirds of the total costs involved be funded by applicants.

The compilation showing the sources from which the Municipality can obtain its share of the projected cost for each project, which are all scheduled in the 1974 Capital Improvement Programme, was being furnished to Council this evening.

The deadline for the submission of applications is February 1, 1974.

It should be noted that the Municipality is only making application for grants and is not requesting authority to do the work at this time. Acceptance of the projects by the Provincial Government will not commit the Municipality to the appropriate expenditure now.

It was recommended that Council approve the subject applications for grants under the Recreational Facilities Fund Act and authorize the Municipal Treasurer to file the necessary applications.

MUNICIPAL MANAGER pointed out that the schedule which was being supplied to Council this evening shows, under "Sources of Funds", a number of the projects listed in his report as being from the Loan Authorization Referendum. He mentioned that these amounts were only included in the Referendum By-Law and may not actually be the amounts for which applications for grants will be made.

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

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
"That the previous motion be amended by adding "and further, the Municipal Manager be authorized to review the figures for each project and make whatever changes thereto which may be necessary."
CARRIED UNANIMOUSLY

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

- (30) (a) Lots "A", "B" and "C", D.L. 118, Plan 3067
(b) Lot "A", Reference Plan 12502 Except Plan 39194, D.L. 118, Plan 3067
STILL CREEK

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

(31) Public Hearing Notices on Rezoning Proposals

It was recommended that:

- (a) Council endorse the following Public Hearing schedule for the year 1974:
 - Tuesday, February 19; Tuesday, April 23; Tuesday, June 25;
 - Tuesday, August 20; Tuesday, October 22, and Tuesday, December 17;
- (b) Council also endorse the concept of the subscription system of distributing rezoning and related information to the public;
- (c) the Planning Department and the Municipal Clerk be authorized to organize the subscription system;
- (d) Council endorse the concept of the Branch Library Bulletin Boards and direct the Planning Department to work with the Branch Libraries to initiate and maintain these Boards.

MOVED BY ALDERMAN ENMOTT, SECONDED BY ALDERMAN GUNN:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

-29-

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:

"That the present policy of Council publishing a display advertisement referring readers to the Public Hearing Notice in the legal section of newspapers be discontinued."

CARRIED

AGAINST -- ALDERMEN AST, LAWSON
AND GUNN

(32) Burnaby Lake Rowing Course

It was recommended that Council ask Golder, Brawner and Associates to submit an engineering proposal indicating the cost of the study required to recommend the best and most economical treatment of the Burnaby Lake Rowing Course infilling problem explained in the report.

It was also recommended that a copy of the report be sent to the Parks and Recreation Commission, the Canada Summer Games Society, the City of New Westminster, and the Chairman of the Rowing Committee of the Canada Summer Games Society.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:

"That the recommendations of the Manager be adopted."

CARRIED

AGAINST -- ALDERMAN GUNN

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN STUSIAK:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

BY - LAWS

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY TEMPORARY BORROWING BY-LAWS NOS. 1 AND 2, 1974" be now introduced and that Council resolve into a Committee of the Whole to consider and report on the By-Laws."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That "BURNABY TEMPORARY BORROWING BY-LAWS NOS. 1 AND 2, 1974" be now read three times."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"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. 10, 1972"."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #36/71

(a) Parcel "B", Reference Plan 9342 Except Parcel 1, Explanatory Plan 10507 and Except Parcel 2 and Road Reference Plan 12333 and Except the Westerly 33 feet of Parcel "B", Block 4N½, D.L. 4, Plan 845

(b) Sketch 11400, Block 4N½, D.L. 4, Plan 845

9235 and 9303 Loughheed Highway

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

PLANNING DEPARTMENT reported that the prerequisites established by Council in connection with this rezoning proposal are virtually completed.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1972" be now read three times."

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1973 came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

Reference RZ #66/70

- (a) Lot 1, Sketch 12477, S.D. 5/6 Part, Blocks 1/4/6, D.L. 125, Plan 10378
- (b) Lot 1 Except Sketch 12477, S.D. 5E Part and 6, Blocks 1/4/6, D.L. 125, Plan 10378
- (c) Lot "A" Except Sketch 8843 and Except Sketch 4800, Block 5, D.L. 125, Plan 3347
- (d) Parcel 1 Except Plan 8843, S.D. "A", Block 5, D.L. 125, Plan 3347

5145 Loughheed Highway; 2023, 2043 and 2081 Springer Avenue

FROM RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

PLANNING DEPARTMENT reported that the prerequisites established by Council in connection with this rezoning proposal were now complete.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1973" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

January 28, 1974

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MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That "BURNABY ROAD CLOSING BY-LAW NO. 1, 1974" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY