

Re: Program to Achieve a 5-Year Money Bylaw for a Referendum in November 1975

The following is a report of the Director of Planning, dated August 1, 1974, regarding the above.

RECOMMENDATIONS:

THAT Council concur with the method depicted in the flowchart as a guideline for presenting a money bylaw for roads and major structures or overpasses in November 1975; &

THAT we seek the official view of the Department of Highways on the division of responsibility for roads shown in the Conceptual Road Network contained on page 84 of the report "Burnaby Transportation Study to 1985"; and

THAT we also seek the view of the Department of Highways with respect to the suggestion of a joint approach to traffic management on those roads we have shown as being of non-Municipal responsibility.

August 1, 1974
Our File #08.616.

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

RE: PROGRAM TO ACHIEVE A 5 YEAR MONEY BY-LAW FOR A REFERENDUM IN NOV. 1975.

Following receipt of the report "Burnaby Transportation Study To 1985" Council directed on June 11, 1974 "...That the Director of Planning bring back specific design and recommendation concepts for a 5 year program, with a 30 million dollar expenditure for a loan authorization by-law to be placed before electors".

Subsequently, a flow chart identifying the inputs and target dates necessary to arrive at a roads by-law by Nov. 1975 was prepared, and is attached. This chart, prepared by the Planning Dept., has been before the C.I.P. Committee and reflects their considerations.

Essentially, the key action is centred on row E, to which most activities are tributary. Exceptions to this are the following two ongoing studies

- (I) the existing C.I.P. which will continue with modifications, until replaced by a new C.I.P., and
- (II) Traffic management studies which will also form a continuing process.

Council's attention is drawn to the fact that their involvement in the process will be required for those actions identified in the legend and chart as 'C'.

To understand the charting process it has been necessary to identify the work components and then affix target dates. Simplistically, the start date is known and similarly certain statutory by-law time requirements fix the location of the terminal components during the period September - November 1975. The remaining components were then infilled so that they could be meaningfully related.

Considering one specific detail of this flow chart, the C.I.P. Committee felt it was appropriate at this time to recommend that Council seek the official view of the Dept. of Highways to the division of responsibility expressed in the Conceptual

Road Network contained on P. 84 of the report "Burnaby Transportation Study To 1985". It would also be appropriate at the same time to seek the Dept. of Highways views on adopting a joint approach to the solution of traffic management problems on those roads which are a non-municipal responsibility.

Inherent in this question of responsibility is the division of costs which would reflect directly in the cost estimates to be born by the municipality and which are a key item on the flow chart.

In passing, it should be noted that the question of resolution of responsibility for roads in Burnaby, between the Dept. of Highways and the Corporation has yet to be satisfactorily resolved, and has been the subject of mutual discussions for some time. The acceptance of the Transportation Study by the Council therefore presents a suitable opportunity to resolve any differences.

RECOMMENDATIONS

The Planning Department recommends the following action

- (1) THAT Council concurs with the method depicted in the flow chart as a guideline for achieving a money by-law for roads in November 1975.
- (2) (a) THAT Council seeks the official view of the Dept. of Highways on the division of responsibility for roads expressed in the Conceptual Road Network contained on p. 84 of the report "Burnaby Transportation Study To 1985".
(b) THAT Council also seek the view of the Dept. of Highways to the suggestion of a joint approach to traffic management on those roads of non-municipal responsibility.


A. L. Parr,
DIRECTOR OF PLANNING.

GDH:ew

att.

c.c. Members of C.I.P. Committee

BY-LAW CORRESPONDENCE
Regular Council Meeting
August 6, 1974.

CONSIDERATION AND THIRD READING:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1974" (#6444)

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: MUNICIPAL CLERK	DEPARTMENT: CLERK'S	DATE: JULY 25, 1974
FROM: DIRECTOR OF PLANNING	DEPARTMENT: PLANNING	OUR FILE #
SUBJECT: REZONING REFERENCE #79/73 D.L. 94, LOT 23, PLAN 720, GROUP 1, N.W.D.		YOUR FILE #

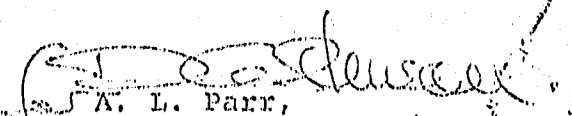
On 25 February, 1974, Council gave First and Second Readings to a rezoning bylaw amending the rezoning of the subject property at 5580 Kingsway from Drive-In Restaurant District (C7) to Service Commercial District (C4).

The prerequisite conditions have been satisfied as follows:

1. The submission of a suitable plan of development, that encompasses those features outlined in the report to Council of 21 January 1974.
 - A plan of development has been submitted and found to be suitable.
2. The dedication of 16.5' along the Kingsway frontage for the future widening of that Street.
 - The requisite plans have been received and approved by the Municipality and will be registered shortly. This registration will be accomplished prior to 19 August 1974.

Would you please arrange to return this amendment bylaw to Council for Third Reading on 6 August 1974, Final Adoption to follow on 19 August 1974.

Please find attached a copy of the Public Hearing minutes for this rezoning.


A. L. Parr,
DIRECTOR OF PLANNING.

LBR:lp

c.c. Municipal Manager

CLERK'S OFFICE
RECEIVED
JUL 31 1974

BY-LAW CORRESPONDENCE
Regular Council Meeting
August 6, 1974.

CONSIDERATION AND THIRD READING:

"DURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1974" (#6444)

PUBLIC HEARING HEARING MINUTES
FEBRUARY 13, 1974

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

Reference EZ #79/73

Lot 23, D.L. 94S, Plan 720

(5580 Kingsway -- Located on the Southwest corner of
Kingsway and MacPherson Avenue)

Mr. Jack Hansed, representing the owners of the development, advised the Public Hearing that the Company he represented had agreed to all the prerequisites as requested by the Planning Department. Mr. Hansed advised however that he would like to continue the access through the property from Kingsway as he was under the impression that MacPherson Avenue would be closed in the future. Planning Director suggested that access should be from MacPherson Avenue as there is no plan to his knowledge of the closure of MacPherson Avenue.

BY-LAW CORRESPONDENCE

August 6, 1974

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1974

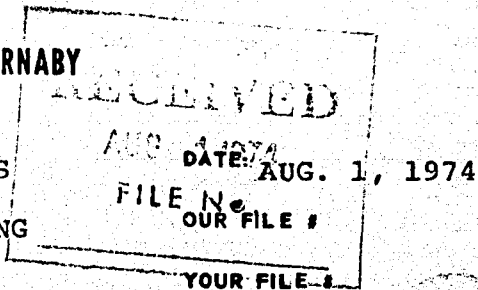
(#6468)

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: MUNICIPAL CLERK DEPARTMENT: CLERK'S
FROM: DIRECTOR OF PLANNING DEPARTMENT: PLANNING
SUBJECT: REZONING REFERENCE #55/73

D.L. 130, Blk. 2, Pt. S. of Hwy. on Plan 4800 exc. pt.
on 17642, Plan 3071 and D.L. 130, Blk. 2, Lot A exc. pt.
on Plan 21112, Plan 17642 (Southerly 270' only)



On 25 March, 1974, Council gave First and Second Readings to a rezoning bylaw amending the zoning of the subject property at 5750, 6150 Lougheed Highway from M2 and R2 to CD.

The prerequisite conditions have been satisfied as follows:

1. The submission of a suitable plan of development.
 - The applicant has submitted a complete suitable plan of development.
2. The relocation of Roy Street 264' to the north.
 - The requisite Road Exchange Bylaw was given three readings by Council on 22 July, 1974. The Road Exchange Bylaw will be submitted for a Public Hearing on 19 August, 1974.
3. The dedication of all required rights-of-way and the subdivision of the overall site into four parcels of property.
 - The applicant has submitted the requisite subdivision plan for the subject rezoning. This subdivision plan will be registered upon the completion of the Road Exchange Bylaw.
4. The submission of all requisite easements required for servicing purposes.
 - The applicant has submitted the requisite easement right-of-way plan for the subject rezoning. This easement plan will be registered upon the completion of the Road Exchange Bylaw.
5. The deposit of monies to provide all required services to the site.
 - The applicant has submitted an irrevocable letter of credit No. 04/00380 in the amount of \$398,500. to guarantee the provision of all required services necessary to the proposed development of the site.

BY-LAW CORRESPONDENCE

August 6, 1974

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1974

(#6468)

Page 2

Memo to Municipal Clerk from Director of Planning dated Aug. 1/74

For the initial Stage 1 & 2, the applicant will provide the full service and road standard and for Stage 3 & 4, an interim road standard. At the time when the applicant decides to proceed with any portion of Stage 3 or 4, the full road standard shall be completed from the Stage 1 connection to Goring Street as a prerequisite to the release of any Preliminary Plan Approval for any portion of Stage 3 or 4. Other additional services for Stage 3 or 4 including additional fire hydrants and a fire hydrant easement shall be provided as a condition of Preliminary Plan Approval. These comments, however, do not supersede any subdivision servicing requirements should a further subdivision of the subject project be proposed.


The applicant has also submitted a certified cheque #0015493 in the amount of \$15,940. to cover the requisite Engineering inspection fee.

6. All electrical servicing (including electrical kiosks, wherever soil conditions permit) telephone, and cable installations be placed underground throughout the development.

- The applicant has submitted a letter of undertaking dated 29 July, 1974, agreeing to the placement underground of all electrical servicing, telephone, and cable installations throughout the development.

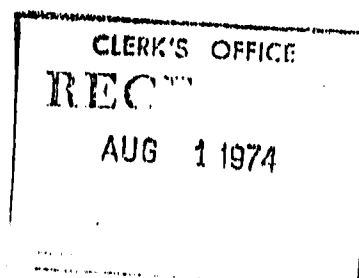
Would you please arrange to return this amendment bylaw to Council for Third Reading on 6 August, 1974, Final Adoption to follow when prerequisites #2, #3, #4 (above) are fulfilled and the Planning Department notifies you to that effect.

Please find attached a copy of the Public Hearing minutes for this rezoning.


A. L. Parr,
DIRECTOR OF PLANNING.

LBB:bp
Attach.

c.c. Municipal Manager



BY-LAW CORRESPONDENCE

August 6, 1974

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1974

(#6468)

(3) FROM GENERAL INDUSTRIAL DISTRICT (M2) AND RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #55/73

- (a) Block 2, Part South of Highway on Plan 4800 Except Part on Plan 17642, D.L. 130, Plan 3071
- (b) Lot "A" Except Part on Plan 2112, Block 2, D.L. 130, Plan 17642

(5750 and 6150 Lougheed Highway - Located on the South side of Lougheed Highway from a point approximately 455 feet East of Holdom Avenue Eastward a distance of approximately 2,280 feet)

Mrs. R. M. Jory, 6090 Broadway, was of the opinion that access to the Lougheed Highway from the subject site should be removed. Mrs. Jory stated that despite the median in the centre of the Lougheed Highway vehicles exiting onto the Highway persisted in making a left turn into the Eastbound traffic and this created a very severe traffic hazard. Noise created by present car unloadings at this site was creating a nuisance at all hours of the day and night.

Mrs. Jory was also concerned with the type of screening which would be provided between the proposed development and the residential area on the North side of the Highway.

Alderman Lewarne inquired if the road giving access to the Lougheed Highway was adequately signed to indicate the prohibition of left turns on to the Highway at this point.

NOTE: Staff was requested to bring the matter of improving traffic control at the intersection of Lougheed Highway and the access road to the attention of the Municipal Engineer for consultation with the Department of Highways. The noise problems being experienced at this time are to be referred to the Chief Public Inspector.

The Architect for the proposed development noted that all buildings within the proposed development would be oriented to Roy Street and would face away from the Lougheed Highway. He considered that Roy Street would definitely provide the main access to the site. He also noted that when the development is completed the unloading and storage of new automobiles will take place on the South side of the property, some distance removed from the Lougheed Highway. This should relieve noise problems considerably.

Mr. R. J. Giandomenico, 6100 Broadway, also expressed concern over the noise. He stated that he was not entirely opposed to the rezoning but expressed concern that adequate control be maintained to ensure that the amenities of the adjoining residential area are protected.

Mr. V. Coupal, 6050 Broadway, supported the previous speakers. He was not opposed to the rezoning providing that sufficient control was maintained to prevent deterioration of the area.

Mr. Scott, 6631 Lougheed Highway, advised that he had resided at that address for two years. He inquired as to whether the proposed development would be provided with rail spurs which could increase the noise factor considerably. He was also interested in the effect this development could have on his own tax bill.

Mr. R. C. Harris, 5770 Broadway, was of the opinion that direct access to the site from Lougheed Highway should be denied and that vehicle access to the site should be from Roy Street via Holdom Avenue. He considered that this would alleviate the noise problem considerably.

BY-LAW CORRESPONDENCE
Regular Council Meeting
August 6, 1974.

CONSIDERATION AND THIRD READING:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 34, 1974" (#6500)

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: MUNICIPAL CLERK DEPARTMENT: CLERK'S DATE: JULY 31, 1974
FROM: DIRECTOR OF PLANNING DEPARTMENT: PLANNING OUR FILE #
SUBJECT: REZONING REFERENCE #25/74 YOUR FILE #
D.L. 127, BLK. 85, LOT 10 E. 106',
PLAN 4953, GRP. 1, N.W.D.

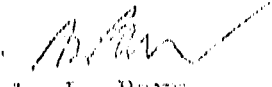
On 8 July, 1974, Council gave First and Second Readings to a rezoning bylaw amending the zoning of the subject property at 5340 Capitol Drive from Residential District (R4) to Parking District (P8).

The prerequisite conditions have been satisfied as follows:

1. The submission of a suitable plan of development incorporating Council's design guidelines.
 - A plan has been submitted and found to be suitable.
2. The consolidation of the subject Lot 10 with Lot 101 to the immediate east.
 - That portion of Lot 10 of the property to be rezoned will be consolidated with adjacent Lot 101. That portion of Lot 10 not being rezoned will be consolidated with the abutting lot to the west. This was one of the consolidation alternatives specified by Council. The subdivision survey plans to accomplish this have been submitted and approved by the Approving Officer and will be registered shortly.
3. The submission of a letter of undertaking to remove all existing structures from the site within six months of the completion of rezoning but not prior to Third Reading of the rezoning bylaw.
 - A letter of undertaking fulfilling this prerequisite has been submitted dated 31 July, 1974.

Would you please arrange to return this amendment bylaw to Council for Third Reading on 6 August, 1974, Final Adoption to follow when prerequisite #2 (above) is fulfilled and the Planning Department notifies you to that effect.

Please find attached a copy of the Public Hearing minutes for this rezoning.


A. L. Parr,
DIRECTOR OF PLANNING

CLERK'S OFFICE

JUL 31 1974

BY-LAW CORRESPONDENCE
Regular Council Meeting
August 6, 1974.

CONSIDERATION AND THIRD READING:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 34, 1974" (#6500)

(3) FROM RESIDENTIAL DISTRICT FOUR (R4) TO PARKING DISTRICT (P8)

Reference RZ#25/74

Lot 10, Block 85, D.L. 127, Plan 4953

(5340 Capitol Drive -- Located on the South side of Capitol Drive adjacent to the intersection of Capitol Drive and Empire Drive)

Mr. F. Kritz, representing the owner of the subject property, advised that the proposed rezoning would accommodate parking for twenty automobiles on the site to serve a newly constructed apartment complex to the immediate East which is proposed by the applicant to be strata-titled.

There were no other comments received in connection with this rezoning.

BY-LAW CORRESPONDENCE
Regular Council Meeting
August 6, 1974.

RECONSIDERATION AND FINAL ADOPTION:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1974" (#6439)

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: MUNICIPAL CLERK	DEPARTMENT: CLERK'S	DATE: JULY 30, 1974
FROM: DIRECTOR OF PLANNING	DEPARTMENT: PLANNING	OUR FILE #
SUBJECT: REZONING REFERENCE #50/73		YOUR FILE #

D.L. 32, BLKS. 23/24 PT., S.D. "A", LOTS 14 & 15, PL. 4481;
BLKS. 23/24, LOT 16, PLAN 1444; BLKS. 23/24, LOT 17 EXC.
No. 10, PLAN 1444 ALL GROUP 1, N.W.D.

On July 8, 1974, Council gave Third Reading to a rezoning bylaw amending the zoning of the subject property at 4969/4949 Newton Street and 6288/6262 Nelson Avenue from Residential District Five (R5) to Comprehensive Development District (CD).

The prerequisite conditions have been satisfied as follows:

- 1) The submission of a suitable plan of development.
 - The applicant has now submitted a suitable plan of development.
- 2) The completion of the requisite Road Closing Bylaw.
 - In line with a Council decision of April 29, 1974, the land will remain in municipal ownership, be closed to traffic, and be landscaped by the developer. The requisite Road Closing Bylaw is being prepared. In order to not unduly delay the project, it would be appropriate to separate the Road Closing Bylaw from the subject rezoning since it is now not a requirement that the land be consolidated with the site. The Road Closing Bylaw would be completed in due course.
- 3) The submission of a subdivision plan consolidating the net site into one parcel.
 - The requisite consolidation survey plan has been submitted and approved by the Approving Officer and has been registered under application #16059. The new legal description is:

Lot 154, D.L. 32, Plan 46721, Group 1, N.W.D.

The consolidated site now includes Lot 13 which is the subject of R.Z. #6/74.
- 4) The dedication of any road rights-of-way deemed requisite.
 - The requisite dedication has been accomplished via the above noted consolidation under application #16059.

BY-LAW CORRESPONDENCE
Regular Council Meeting
August 6, 1974.

RECONSIDERATION AND FINAL ADOPTION:

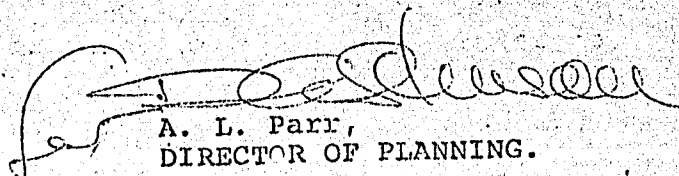
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1974" (#6439)

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Memo to Municipal Clerk from Director of Planning dated July 30/74

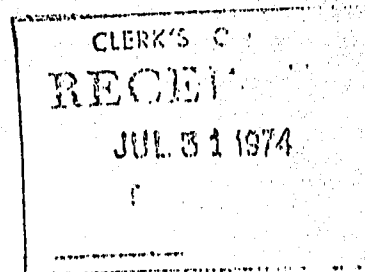
- 5) The maintenance of a required 15 foot wide sewer easement.
 - The easement is no longer required since the lane right-of-way is to be retained in public ownership.
- 6) The removal of all existing buildings within six months of the completion of the rezoning.
 - The applicant has submitted a letter of undertaking dated July 2, 1974 agreeing to the removal of all existing buildings within six months of the completion of the rezoning.
- 7) The payment of full Municipal taxes on the subject senior citizens project.
 - The applicant has submitted a letter of undertaking dated July 2, 1974 agreeing to the payment of full Municipal taxes on the subject senior citizens project.

Would you please arrange to return this amendment bylaw to Council for Final Adoption on 6 August, 1974.


A. L. Parr,
DIRECTOR OF PLANNING.

LBB:bp
Attach.

c.c. Municipal Manager



BY-LAW CORRESPONDENCE
Regular Council Meeting
August 6, 1974.

RECONSIDERATION AND FINAL ADOPTION:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 22, 1974" (#6467)

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO:	MUNICIPAL CLERK	DEPARTMENT:	CLERK'S	DATE	JULY 30, 1974
FROM:	DIRECTOR OF PLANNING	DEPARTMENT:	PLANNING	OUR FILE #	
SUBJECT:	REZONING REFERENCE #6/74 LOT 13, BLK. 23, S.D. "A", D.L. 32, PLAN 4481, GROUP 1, N.W.D.			YOUR FILE #	

On 25 March, 1974, Council gave First, Second and Third Readings to a rezoning bylaw amending the zoning of the subject property at 4989 Newton Street from Residential District Five (R5) to Comprehensive Development District (CD).

The prerequisite conditions have been satisfied as follows:

- 7.1 The submission of a suitable plan of development.
 - A suitable plan of development has been submitted under R.Z. #50/73.
- 7.2 The removal of all existing buildings within six months of the completion of the rezoning.
 - The applicant has submitted a letter of undertaking agreeing to the removal of all existing buildings on the site of R.Z. #6/74 and R.Z. #50/73 within six months of the completion of the rezoning. This letter is dated 2 July, 1974.
- 7.3 The completion of a land exchange involving the closure of a portion of existing lane (848 sq. ft.) and the dedication of required road rights-of-way (910 sq. ft.) for the future closure of Newton Street near Nelson Avenue. This exchange will be completed at no cost to the Municipality.
 - In line with a Council decision of 29 April, 1974, the lane will remain in municipal ownership, be closed to traffic and be landscaped by the developer. The requisite Road Closing Bylaw is being prepared. In order to not unduly delay the project, it would be appropriate to separate the Road Closing Bylaw from the subject rezoning since it is now not a requirement that the land be consolidated with the site. The Road Closing Bylaw will be completed in due course. The applicant has, however, dedicated the required road right-of-way for the future closure of Newton Street near Nelson Avenue in conjunction with the requirement of R.Z. #50/73 via application #16059.
- 7.4 The maintenance of a 15 foot wide easement protecting an existing sewer line within the existing lane.
 - The easement is no longer required since the lane right-of-way is to be retained in public ownership.

BY-LAW CORRESPONDENCE
Regular Council Meeting
August 6, 1974.

RECONSIDERATION AND FINAL ADOPTION:


"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 22, 1974" (16467)

Page 2

Memo to Municipal Clerk from Director of Planning dated July 30/74

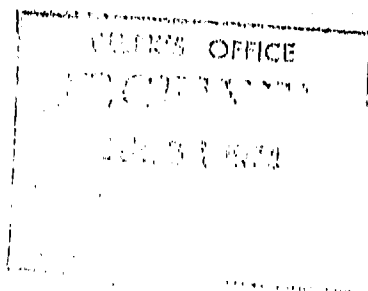
Would you please arrange to return this amendment bylaw to Council for Final Adoption on 6 August, 1974.

Please find attached a copy of the Public Hearing minutes for this rezoning.


A. L. Parr,
DIRECTOR OF PLANNING.

LBB:bp
Attach.

c.c. Municipal Manager



BY-LAW CORRESPONDENCE
Regular Council Meeting
August 6, 1974.

RECONSIDERATION AND FINAL ADOPTION:

Public Hearing Minutes - Re: "BURWABY ZONING BY-LAW 1965, AMENDMENT BY-LAW
NO. 22, 1974" (#6467)

(2) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

(b) Reference RZ #6/74

Lot 13, S.D. "A", Block 23, D.L. 32, Plan 4481

(4989 Newton Street - Located on the North side of Newton Street
approximately midway between Nelson Avenue and Marlborough Avenue)

Mr. E. Lohn, of E. & J. Lohn Ltd., owners of the property immediately to the North of the site under consideration stated that he was opposed to the closing of the lane between his own development and that proposed for the site under consideration due to the severe restriction this would place on the movement of emergency vehicles and maintenance vehicles. Mr. Lohn was also concerned that the reduced parking ratio for the Senior Citizens' High-Rise would aggravate the general parking problem in the neighbourhood.

Mr. Stenson went on to say that following closure of the lane access for emergency vehicles only to the rear of the existing and proposed developments would be provided by means other than the existing lane.

There were no comments received in connection with the proposed rezoning of Lot 13, S.D. "A", Block 23, D.L. 32, Plan 4481.