

DECEMBER 17, 1962

A Regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, December 17, 1962 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors Clark, Blair,
Harper, Kalyk, Edwards, MacSorley
and Hicks (8:30 p.m.)

Reverend O. Petersen led in Opening Prayer.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR BLAIR:

"That the Minutes of the meeting held
November 21st be adopted as written and
confirmed."

CARRIED UNANIMOUSLY

REPORT OF POLICY COMMITTEE.

(1) Traffic Situation - Hastings Street.

The Committee reported that it had discussed a traffic situation which occurs regularly during rush hours - particularly the evening rush hours - on Hastings Street between Boundary Road and Gilmore Avenue. It reported that the possibility of relieving the condition by the elimination of parking on the south side of Hastings Street in the 3800 and 3900 Blocks during the evening rush hours (4:00 p.m. to 6:00 p.m.) was considered. The Committee pointed out that the narrowness of Hastings Street at the beginning of the 3800 Block causes eastbound traffic to congest because of the need to form into a single lane from two operating lanes.

The Committee advised that it was aware of a report from the Traffic Safety Committee relative to the traffic situation on the subject section of Hastings Street, particularly the operation of the traffic control signal at Gilmore Avenue.

The Committee recommended that the Traffic Safety Committee be asked to review the traffic situation on Hastings Street to determine whether there is any means possible to relieve the congestion currently taking place.

MOVED BY COUNCILLOR KALYK,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Committee
be adopted."

CARRIED UNANIMOUSLY

(2) Application of MacMillan, Bloedel & Powell River Limited
to instal blower pipe across Boundary Road.

The Committee reported that it had dealt with an application of the above noted Company for permission to instal a blower pipe with a diameter of sixteen inches across Boundary Road from its

Plant on the east side. The Committee pointed out that the crossing would be 40 feet above ground level and approximately 100 feet north of the bank of the Fraser River. It added that the blower pipe would be used to convey wood chip material from the Mill to a stock pile on the Vancouver side of Boundary Road.

The Committee recommended that the application be approved, subject to the following conditions:

- (a) That approval be obtained from the City of Vancouver for crossing the west half of Boundary Road and for stock piling the chip material within the bounds of the City.
- (b) That a tri-party agreement be entered into between the Company, the City of Vancouver, and this Municipality, to cover points of liability, protection, and crossing of Boundary Road.
- (c) That this agreement contain a cancellation clause, exercizeable by the two municipal jurisdictions, so that control can be maintained by them in the event it develops that the blower pipe interferes with future plans for the use of Boundary Road in this area.
- (d) That detailed plans of the aerial pipe conveyor system be presented to the Building Department of Burnaby for examination and approval.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Committee
be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR CLARK:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 70, 1962.

(1) Claim - Hood (4631 Grassmere Street).

The Manager reported that on December 20, 1961, a break occurred in a watermain on Grassmere Street which caused damage to the property of the above noted person. He advised that the Corporation took prompt action in removing debris from the grounds and the basement of the claimant but a claim was subsequently filed by him in the amount of \$403.88 for the cost of rehabilitating his grounds, which amount included the sum of \$200.00 for personal labour.

The Manager advised that Mr. Hood is now prepared to accept the sum of \$101.94 in settlement of his claim, which is 50% of the account submitted after deleting the \$200.00 for personal labour.

The Manager recommended that the claim be settled for the sum of \$101.94.

Upon being asked, the Manager stated that there was no liability on the Corporation to accept any costs in connection with the claim since the damage which occurred was due in no way to negligence on the part of the Corporation. He added that, in effect, Council was being asked to make an ex gratia settlement of the claim.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR BLAIR:

"That the subject claim and the matter of treating claims such as this one be referred to the Policy Committee for study."

CARRIED UNANIMOUSLY

- (2) The Manager submitted a report of the Chief Building Inspector covering the operation of his Department for the period between November 5 and November 30, 1962.
- (3) The Manager submitted a report of the R.C.M.P. covering policing activities during the month of November 1962.
- (4) The Manager submitted a report of the Fire Chief covering the activities of his Department during the month of November 1962.
- (5) The Manager submitted a report of the Chief Licence Inspector covering the operations of his Department for the month of November 1962.
- (6) The Manager submitted a report of the Municipal Engineer covering Construction Progress during the month of November 1962.

62-1

62-3

62-3

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HARPER:

"That these five reports be received."

CARRIED UNANIMOUSLY

Some discussion took place regarding the increase which has occurred recently in the number of accidents on the Lougheed Highway. It was mentioned that one of the ostensible causes of these accidents was the inability of motorists to discern the traffic islands in the centre of the road. A suggestion was made that these islands might be better identified by the use of white paint or some other product that would make the islands clearly visible, especially at night.

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR HARPER:

"That a request be made of the Department of Highways for the Province of British Columbia to give consideration to the matter of better identifying the traffic islands on the Lougheed Highway by whatever means are

deemed appropriate and that the reason for this request, as related above, be conveyed to the Department."

CARRIED UNANIMOUSLY

(7) Expenditures.

The Manager submitted a report of the Municipal Treasurer covering expenditures for the period ended December 2, 1962 in the total amount of \$1,582,766.45 recommending that they be approved.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(8) Allowances.

The Manager submitted a report of the Municipal Treasurer covering applications for allowances of percentage addition charges under Section 411 of the Municipal Act, as follows, in the total amount of \$54.67 recommending that they be granted:

62-12	D.L. 34, Blk. 23/24 Lot 17, Plan 1355 Code 2004387	A. & R.V. Shatford, 4876 Inman Avenue Burnaby 1, B. C. 1962 Penalty	\$ 11.55
62-33	D.L. 98, Blk. 30/34, Lot 33/34 S $\frac{1}{2}$ of N $\frac{1}{2}$, Plan 2066 Code 4004260	F. Parker, 7530 Nelson Avenue, Burnaby 1, B. C. 1962 Penalty	5.26
62-34	D. L. 38, Blk. 1, S.D. "E", Lot 13, Plan 14001 Code 2009021	K. V. Kelly, 4216 Carlton Avenue, Burnaby 1, B. C. 1961 Penalty 1962 Arrears Interest	\$ 31.40 <u>6.46</u>
			<u>37.86</u>
			<u>\$54.67</u>

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR KALYK:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(9) Estimates.

The Manager submitted a report of the Municipal Engineer covering Special Estimates of Work in the total amount of \$11,400.00 recommending that they be approved.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(10) Miscellaneous Rezoning Applications.

The Manager submitted reports prepared by the Municipal Planner covering various applications for rezoning.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR BLAIR:

"That these reports be received."

CARRIED UNANIMOUSLY

(11) Complaint (Birovesku - 5075 Sidley Street).

The Manager submitted a report on a complaint of the above noted regarding:

- (a) The behaviour of a dog owned by Mr. R. Allen, 5091 Sidley Street
- (b) The use of his property as a nuisance ground.

With respect to the first complaint, the Manager advised that ~~when the complaint was received~~ on November 27th the Poundkeeper was immediately notified to proceed to the location of the alleged nuisance with the view of picking up the dog if it were found at large. He advised that the Poundkeeper has patrolled the area at least six times since the complaint but has never seen the dog.

The Manager added that a warning letter was sent to the owner of the dog and the complainant advised that if the Corporation was unable to impound the animal, a charge could be laid against the owner of the dog but the complainant would need to appear in Court to testify that the dog was allowed to run free and unaccompanied by a responsible person. The Manager reported that it was made known to the complainant that if he did not choose to take this action, and if the Corporation was unable to impound the animal there did not appear to be any further action possible concerning the dog.

Regarding the second complaint of Mr. Birovesku, the Manager reported that on August 17th the Engineering Department wrote Mr. Birovesku because it had come to its attention that he had constructed a low dam on property next door to him owned by a Margaret M. Taylor and also on an unopened lane allowance adjacent his property; the effect being that the water so dammed was impounded on private property and the lane allowance upland of Mr. Birovesku's lot. The Manager advised that Mr. Birovesku was ordered to remove the dam from the lane allowance, which he did.

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MOVED BY COUNCILLOR BLAIR,
 SECONDED BY COUNCILLOR MacSORLEY:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(12) Reserve for Future Expenditures.

The Manager reported that each year there are projects in the budget which cannot be completed within the calendar year, or undertaken until the following year. He pointed out that until now, the auditors have ruled that sufficient funds cannot be set aside for these works unless the Budget By-law is amended. He reported that this interferes with the budget process and tends to cause the current year surplus to be overstated. The Manager also pointed out that the auditors, on reviewing the matter after examination of practices in other municipalities, have now agreed that it would be possible to set up funds for the completion of certain works if Council at a meeting late in the year so directed by resolution.

The Manager recommended that this practice be followed and the Treasurer instructed by resolution to set up the following monies in a fund to be known as "Reserve for Future Expenditures,"

Budget Code

149-40	Photographic equipment necessary for the miniaturization of engineering plans to cut down on storage space. This item was included in the Recast Budget but lack of time, and space problems have delayed the purchase	\$ 6,000.00
153-59	Paving of Parking Lot at the R.C.M.P. Building - delayed to permit the work to be done by tender	12,000.00
161-50	To printing new building and plumbing by-laws	2,000.00
164	Provision for Corporation to pay not more than 50% of the cost of a brochure to be produced by the Burnaby Chamber of Commerce	2,000.00
164	Estimated Burnaby share of cost of Cenotaph	6,000.00
173-38 & 41	Fire radio installation awaiting the approval of the Department of Transport	4,500.00
182	Construction of a field house in Charles Rummel Park	6,000.00

The following is a list of works expected to be incomplete at 31 December 1962. The Treasurer should be instructed to set up the difference between the estimates and the actual sums expended at 31st December 1962.

<u>Work Order No.</u>	<u>Description</u>	<u>Estimate</u>	<u>Expended to 16/12/62</u>
22-721	To design and install ornamental street lighting on 10th Avenue (Burnaby side between Cumberland and 4th Street) Charge 169-40.	\$ 10,500.	\$ 3,965.
6-753	Install twin sewers (sanitary dry) on Gordon from Buckingham to Stanley and on new unnamed street south of Gordon	29,736.	20,915.
6-755	Install storm drain on Grandview Highway from Ledger to WPL Central Burnaby High School - 500 ft. - 18 inch, 2 manholes, 7 catchbasins, 1 house connection Design #600040 Charge Budget-General Drainage 1-14-168-14)	8,000.	1,618.
6-756	Winter Works - Enclose watercourse on easement across corner of Lot 80/S/W/C of Broadway & Fell and south on Fell to connect to existing 36 inch diameter storm sewer - 168 ft. - 36 inch, 3 manholes, 1 catchbasin (Charge 168-14)	6,750.	1,842.
6-757	Winter Works - Reconstruct and increase capacity of culvert under Burriss at Buckingham - 144 ft. of 47 inch CL 3000 D reinforced concrete pipe. Inlet structure with rounded entrance and exit works. Design #620311. (Charge Emergency Drainage 177-30)	16,500.	10,423.
6-762	Reconstruct and increase capacity of culvert under Marine Drive west of Nelson. 80 ft. of 47 inch CL 3000 D reinforced concrete pipe, inlet and outlet structure. (Charge Budget -General Drainage 1-14 - 168-14)	8,400.	1,818.
6-764	Reconstruct and increase capacity of manhole and entrance structure at Hedley on north side of B.C. Hydro and Power Railway one special 30" x 30" x 18" manhole and one drainage ditch entrance structure as shown on Design #620188. (Charge Emergency Drainage 177-30)	940.	Nil

<u>Work Order No.</u>	<u>Description</u>	<u>Estimate</u>	<u>Expended to 16/12/62</u>
6-765	Open ditch 2 feet depth maximum over expropriated easement-Adair to Broadway	1,900.	Nil
23-536	Construct lane east of and parallel to Salisbury St. from Elwell north for 120 ft. (Charge 168-35)	600.	Nil
23-542	Lane between 14th and 15th Ave. from 4th St. to 2nd St. Reconstruct section west from 2nd St. for 300 ft. and construct midsection 260 ft. (Charge Lane Construction 168-35)	2,870.	332.
23-548	Construct lane north of and parallel to Buxton from north-south lane east of and parallel to Forglen eastward for 500 ft., then south to Buxton. (Charge Lane Construction 168-35)	2,820.	2,376.
23-557	Construct lane between Clinton and Portland Sts. east from McPherson to constructed north-south lane. (Charge 168-35)	1,500.	Nil
23-727	Construct pavement widenings on east & north sides respectively of two bends at intersection of Government St. & Bainbridge Ave. (Charge 168-37)	2,800.	1,217.
23-728	Construct pavement widenings on Springer Ave. at intersection of Springer Ave. & Douglas Road (Charge 168-37)	1,600.	Nil
23-729	Construct pavement widenings on Boundary Rd. for by-passing traffic at T-intersections as follows: (a) Boundary at Imperial (b) Boundary at Rumble (c) Boundary at 45th (Vancouver) (Charge 168-37)	3,600.	Nil
23-732	Construct pavement widening on north side of Rumble St. east of Patterson Ave. & make other minor adjustments to the intersection of Rumble St. & Patterson Ave. (Charge 168-37)	850.	Nil
23-831	Pave lane east of and parallel to Fell Ave. from Chancellor subdivision frontage road north to Broadway. (Charge 168-38)	1,570.	Nil

<u>Work Order No.</u>	<u>Description</u>	<u>Estimate</u>	<u>Expended to 16/12/62</u>
28 23-837	Construct Beresford St. south of BCER right-of-way from Sussex Avenue to lane east of and parallel to Sussex. (Charge 168-38)	1,600.	270.
23-211	Relocate two lanes, Patterson at Rumble	1,200.	Nil
23-421	Construct walkway on easement BC Hydro right-of-way Dow to serve new School	2,000.	Nil
23-733	Construct traffic island Gilley and Marine Drive	1,800.	Nil
		<u>1,800.</u>	<u>Nil</u>
		\$107,536.	\$ 44,776.
		<u><u>1,800.</u></u>	<u><u>Nil</u></u>

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR KALYK:

"That this item be tabled for a
period of two weeks."

CARRIED UNANIMOUSLY

(13) Clifton G. Brown Memorial Swimming Pool.

The Manager reported that the Parks and Recreation Commission on December 5th had requested Council to release the funds necessary to complete certain work at the above noted Swimming Pool, the work to include the installation of bleachers, landscaping and the installation of outside lighting.

The Manager furnished the following statement of Revenues and Expenditures in connection with the subject Swimming Pool:

	<u>Estimated</u>	<u>Actual</u>
Revenues:	\$ 325,645.00	\$ 314,830.36
	<u> </u>	<u> </u>
Expenditures:		
Contract)	275,000.00	233,437.30
Arch. & Eng. Fees)		14,568.55
Eqt. and Furnishings	5,620.00	5,061.47
Soil Testing and Survey	1,000.00	970.48
Property Acquisition and Site Consolidation	1,500.00	1,355.02
Landscaping - Parks and Recreation forces	17,875.00	19,586.55
Parking Area	12,650.00	20,396.72
Temporary Sewage Control	2,000.00	in contract
	<u> </u>	<u> </u>
	\$ 325,645.00	\$ 305,376.09
	<u> </u>	<u> </u>
Funds available		314,830.36
Less Expenditures		<u>305,376.09</u>
Balance -		\$ 9,454.27
Against which there is the following incompleted work:		
Landscaping (Estimated)		<u>2,950.00</u>
		\$ 6,504.27
Proposed further expenditures:		
Bleachers (Estimated)	2,500.00	
Lighting (Estimated)	<u>2,000.00</u>	<u>4,500.00</u>
NET BALANCE CREDIT -	\$	<u>2,004.27</u>

The Manager pointed out that the original estimates for landscaping and the parking lot were prepared by the Parks and Recreation Department and were based on the original siting and elevation of the Pool, with the single parking lot being placed on the west side of the Pool with a short sidewalk connection to the building. He added that landscaping was to take the form of selective site clearing and grassing on existing contours and, at the time the estimate was made, it was not anticipated that there would be any requirement involving heavy earth moving.

In the case of the parking lot, the Manager advised that only one lot was estimated and no provision was made in the estimate for the Sperling Avenue entrance because it did not exist on the original plan. He continued by advising that the decision was made later to lower the elevation of the Pool and resite the building, which necessitated a complete redesign of the landscaping, parking and entrances and sidewalks. He also mentioned that this decision to lower the Pool was made in order to provide a more useful overall site for the Swimming Pool, Arena and Armoury.

COUNCILLOR HICKS ARRIVED AT THE MEETING.

It was suggested that steps should be taken to eliminate the perpetual wet condition of the floors in the shower room. A statement was made that the floor of these rooms is level and, as a consequence, water striking the floor from the showers spreads to all parts of the floor. It was suggested that a curb be installed between the shower room and dressing room and that a separate drying space be provided to remedy this condition.

A further comment was made that the lighting in the Pool section was perhaps inadequate since it is often difficult to discern swimmers underwater in parts of the Pool, due partly to the use of the dark coloured tile.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR MacSORLEY:

"That the funds required for the expenditures cited in the report of the Municipal Manager plus the credit balance of \$2,004.27, be released to the Parks and Recreation Commission, with it being understood that this net credit balance of \$2,004.27 is to be used in remedying the conditions referred to by Council this evening, as noted above."

CARRIED UNANIMOUSLY

(14) Licensing of Commercial Vehicles.

The Manager reported that the Inspector of Municipalities is responsible for the general administration pertaining to the municipal licensing of commercial vehicles. He pointed out that the Executive of the U.B.C.M. authorized the Inspector to obtain the required licence plates from the same source as Provincial plates are obtained because of the saving in costs and the desire for uniformity. He also advised that certain other expenses will occur, such as the distribution of the plates to individual municipalities, a cost that has been estimated by the Department of Municipal Affairs to be approximately \$3,000.00 for the Province.

The Manager recommended that the Municipal Clerk be authorized to sign the following statement to the Inspector of Municipalities:

"I am instructed to inform you that my Council agrees to the deduction from the fees received by the Inspector of Municipalities pursuant to section 458H of the 'Municipal Act' the actual expenses incurred on behalf of the municipalities by the Department of Municipal Affairs in connection with the

procurement and distribution of licence plates and exemption plates on behalf of the participating municipalities, plus a sum not exceeding in the aggregate \$3,000.00 covering the general administration costs therefor.

Dated at _____ on this _____ day of _____, 19__.

Clerk _____
Municipality _____ "

MOVED BY COUNCILLOR BLAIR,
SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(15) Medical Services Association

The Manager recommended that he be authorized to sign the renewal rider of the contract with the above noted Association for the year 1963, adding that the rates are the same as the previous year.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(16) Surplus Fill Sites and Auckland Street.

The Manager recounted that an arrangement was made in the Spring of this year respecting the filling of certain lands owned or to be acquired by the Corporation with surplus materials from the Freeway; the arrangement being a combination of proposals including the realignment of Auckland Street to a more suitable and less costly location. He pointed out that this arrangement also accrued to the benefit of the Corporation because the Department of Highways for the Province would construct the road from the Interchange to Spratt Street and it would also include the cost of providing the fill material on site and the supervision of clearing and placing by Fenco. The Manager advised that the total expense to the Municipality involved any property acquisition it chose to make plus clearing costs and Engineering costs in connection with Auckland Street.

The Manager pointed out that to date the Corporation has received much more fill than had been expected, with 115,000 cubic yards having been placed on the "Willingdon" site and 65,000 cubic yards on the "Spratt" site, adding that this increased amount of fill has been beneficial to these sites. He also noted that, in the case of "Spratt" site, a further report would be submitted concerning future possibilities.

The Manager reported that the original estimate of the cost of Engineering on the Auckland Street project was \$3,000.00 and \$3,059.45 has actually been paid. He pointed out that Fenco subsequently advised that their estimate was considerably in error and, if the Corporation was billed at the agreed daily

rates, the original estimate would be nearly doubled but an offer has been made by them to bill their additional costs over the \$3,000.00 estimate at two-thirds of the daily rates, which would cover their direct labour costs but not overhead and profit. He added that Fenco also established a final limit of \$5,000.00 and, as a result, they have now billed the Corporation for \$1,940.55.

The Manager stressed that there is no compulsion to pay this latest account but, in view of the overall advantage to the Corporation of the combined arrangement, it is considered reasonable to accept it. He added that Fenco is assuming \$1,731.23 of the total cost.

MOVED BY COUNCILLOR BLAIR,
SECONDED BY COUNCILLOR MacSORLEY:

"That the report of the Municipal Manager be received and the account of Fenco, as mentioned in the report, be paid."

CARRIED UNANIMOUSLY

- (17) Application for Private Hospital on Parcel "A", Sketch 4873 and also Except Sketch 4873, Block 69, D. L. 33, Plan 944

The Manager submitted the following report of the Planning Director covering an application to use the above described property as a Private Hospital site:

The Planning Director advised that this application is for a 75-bed Private Hospital and the site on which it is proposed to locate this Hospital consists of approximately 1.86 acres located on the north side of Grange Street approximately 230 feet west of Willingdon Avenue. He pointed out that the properties form a part of the super block bounded by Grange Street, Chaffey Avenue, Burke Street and Willingdon Avenue in which a combined park - school site of some nine acres is proposed.

The Planning Director reported that it is felt the use of the subject property as a Private Hospital is quite acceptable since the property is located on the edge of the aforementioned block and is also on the southerly limit of the large residential zone. He added that development of the site for the purpose in question should not frustrate the normal development of adjacent properties; also, the site will enjoy several amenities such as view and considerable open space in the form of the park and school site, and it is convenient to public transportation. He also reported that a further advantage is that the site is convenient to many doctors travelling between the Burnaby General Hospital and offices of the doctors on Kingsway, and the site meets with the approval of the Inspector of Hospitals.

The Planning Director further reported that the subject property is presently served by a sewer on Grange Street, which sewer is shallow but can be used by pumping until the ultimate sewer is built in the lane. In addition, storm drainage facilities are not available at the present time but storm waters can be diverted into a watercourse by the construction of a storm drain in the ultimate lane allowance at a cost of approximately \$3,000.00.

The Planning Director pointed out that there is one feature of

the proposed development which is in conflict with the preliminary plan that has been prepared by his Department for the super block, this being the location of the proposed lane north of and parallel to Grange Street. In this connection, he advised that the plan of his Department proposed the lane to be at a depth of 230 feet on the east property line of the site but, because the developer is unable to contain the Hospital within this depth, he has requested that it be increased by 70 feet to 300 feet. The Planning Director pointed out that the shifting of this lane northward the distance mentioned would mean a reduction in the park area of some 0.2 acres. He stressed that though this reduction is of concern, its effect must be weighed against the offer of the applicant to sell to the Corporation for the sum of \$1.00 sufficient land for a lane allowance through the property in question plus all that land lying north of the lane for park purposes; a total of approximately 0.5 acres. The Planning Director stressed that acceptance of this offer could mean a saving in anticipated acquisition costs of approximately \$3,870.00.

Considering all aspects, the Planning Director recommended that this saving of \$3,870.00 be entertained and that the lane alignment be shifted slightly north.

He also recommended that Council grant approval in principle to use the property in question as a Private Hospital, subject to the following conditions:

- (1) That the two parcels be consolidated
- (2) That a lane allowance 20 feet in width commencing at a point approximately 300 feet north of the southerly property line on the eastern side of the site and extending westerly over the site, be dedicated (this lane allowance is more particularly shown on Planning Department Drawing No. E-1066A).
- (3) That that portion of the site north of the aforementioned lane allowance be conveyed to the Corporation for the sum of \$1.00, it being understood that this portion will be dedicated for park purposes.
- (4) That a deposit be made to cover the cost of constructing a storm sewer along the lane allowance mentioned above (the estimated cost of this work is \$3,000.00).
- (5) That the approval be valid for a period of 180 days, on the understanding that an extension of this time will be considered if the applicant can show that a bonafide attempt is being made to construct the Private Hospital on the property in question.

The Planning Director added that, with respect to Point #4, the applicant has expressed the feeling that in view of his offer to dedicate at no cost the land for park and lane purposes, a portion of the cost of providing storm drainage should be borne by the Municipality. He suggested that should Council feel this matter has merit, it be taken up separately, with the resolution of it to not delay approval of the application at hand.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Planning Director be adopted and, in addition, the matter of sharing costs in connection with the storm sewer work be left open for negotiation."

CARRIED UNANIMOUSLY

THE REEVE DECLARED AT RECESS AT 9:15 P.M.

THE COUNCIL RECONVENED AT 9:25 P.M.

Municipal Manager reported verbally that, Burnaby Town Planning By-law 1948, Amendment By-law No. 3, 1962, provides for the rezoning of Lots 2 to 8 inclusive, Block 2, D. L. 205, to Residential Multiple Family Type III. He advised that the original development proposed for this site did not proceed and that a proposal is now at hand to construct apartments on Lots 2 to 5 only.

He pointed out that one of the original conditions under which the first rezoning proposal was advanced was that the north 20 feet and the south 33 feet of the site be dedicated for road purposes but now, since the development does not include all lots, this change creates a problem insofar as the road dedication is concerned for Lots 6 to 8 inclusive.

The Manager reported that he had been instructed by Council to contact the owners of Lots 6 to 8 to determine whether they would be willing to dedicate the north 20 feet of their property for the widening of Hastings Street plus the south 33 feet of their land for road purposes. In this regard, he advised that the owner of Lots 7 and 8 has supplied a letter stating that he is prepared, provided the rezoning goes forward, to dedicate the north 20 feet of his property but he has made no mention of the south 33 feet, although in conversation he stated that this is no problem. With respect to the owner of Lot 6, the Manager reported that he showed no inclination toward the dedication of the north 20 feet without reimbursement plus compensation for disturbance to his operation. He added that this owner also indicated that to dedicate the south 33 feet of his property would mean the removal of his trailer parking spaces. The Manager further stated that the owner of this parcel, when he originally supplied the Corporation with a letter agreeing to the proposed rezoning, was under the impression that his lot was not being rezoned.

Under the circumstances related above, the Manager stated that it seemed questionable whether the present By-law (No. 4326) should be proceeded with. He added that the Planning Director has prepared additional reports on the rezoning of Lots 2 to 8 inclusive with the view of offering Council an alternate means of advancing the rezoning of these properties without too much delay.

The Planning Director submitted a report advising that in view of the elapsed time since By-law No. 4326 received its third reading and the now apparent opposition of the owner of Lot 6 to a change in the zoning, it is felt the Corporation is in a somewhat weak position from a technical point of view to

complete the present By-law.

He recommended that Council initiate consideration of a new zoning by-law amendment covering Lots 2 to 5 inclusive and also Lots 7 and 8, Block 2, D. L. 205 to effect a change in zoning to Residential Multiple Family Type III, subject to the conditions previously stated being met in advance of the rezoning - this to include the dedication of the north 20 feet of Lots 7 and 8 for the widening of Hastings Street.

He added that for the present, this action would leave the zoning of Lot 6 unchanged - the north 120 feet would remain as commercial and the balance would be Residential Two Family. The Planning Director also reported that after acquisition of the north 20 feet of the parcel for Hastings Street widening, its present zoning should be re-examined.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR KALYK:

"That "BURNABY TOWN PLANNING BY-LAW 1948,
AMENDMENT BY-LAW NO. 3, 1962" (No. 4326)
be abandoned and the rezoning of Lots 2 to
5 inclusive and also Lots 7 and 8, Block 2,
D. L. 205 to Residential Multiple Family Type
III be approved for further consideration."

CARRIED UNANIMOUSLY

(10) Rezoning Applications

(1) Application to rezone Lot 1 Except Parcel "B", Explanatory Plan 11325, Block 10, D. L. 98, Plan 8184 from Commercial to Residential Multiple Family Type I.

The Planning Director reported that this property is located on the South side of Imperial Street approximately 92 feet east of Nelson Avenue and that it has an area of approximately 16,100 square feet. He added that water and sanitary sewer facilities are available from Imperial Street but storm sewers are not available, and the Beresford Street allowance at the rear of the property is not constructed.

The Planning Director pointed out that the property is occupied by a large old two-storey dwelling in fair condition while the two properties to the west are also occupied by dwellings and the lot to the west of the subject property is occupied by a recently built commercial block with stores on the ground floor and rental accommodation above.

The Planning Director reported that the lot under application lies within a commercial zone on the south side of Imperial Street which extends between Gray Avenue and Dunblane Avenue. He advised that this zone is only partially occupied by commercial land users and land to the south across the Central Park Rail Line is zoned for and occupied by residential development while land on the north side of Imperial Street west of Nelson Avenue is zoned for commercial purposes but not entirely so occupied. He added that the large segment of land on the north side of Imperial Street east of Nelson Avenue is zoned for apartment use and is gradually being developed for this purpose.

The Planning Director further reported that land lying east of Dunblane Avenue between Imperial Street and the Kingsway - Central Park Line Right-of-Way is zoned Light Industrial but the predominant land use is Residential. He pointed out that the rezoning of this Light Industrial area to Two Family was first dealt with in 1959 and has subsequently been before Council on at least two occasions, the last being in February of this year when consideration was given to the rezoning of those properties fronting on both sides of Imperial Street between Royal Oak Avenue and McPherson Avenue on the north side and between Nelson Avenue and McPherson Avenue on the south side. He continued by advising that part of the zoning change considered involved properties on the south side of Imperial Street between Nelson Avenue and Dunblane Avenue, the proposal being to rezone them to Commercial use. He added that only this change finally occurred and thus the block in which the subject property lies became commercially zoned.

The Planning Director reported that in re-examining the zoning pattern in this area, his Department has reaffirmed its earlier conclusion that the land from Dunblane west should be used for commercial purposes, and this seems reinforced in view of the maintenance of the Light Industrial zoning east of Dunblane Avenue. He also reported that Imperial Street is the logical southern limit of the large Multiple Family zone to the north and, as reported on previous applications, his Department is unable to recommend "jumping" Imperial Street, particularly for one lot.

The Planning Director recommended that the spot rezoning of the subject property not be approved since the Commercial zoning of this lot ties in and is consistent with the surrounding zoning pattern and because the large apartment zone to the north is terminated on a logical zone boundary - Imperial Street.

MOVED BY COUNCILLOR KALYK,
SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

- (2) Application to rezone Lot "B" Except West 55 feet, S. D. 2, Block T, D. L. 99, Plan 6618 from Residential Two Family to Commercial.

The Planning Director reported that this property is located on the Southwest corner of Imperial Street and Dow Avenue and it has an area of approximately 12,200 square feet. He added that water, storm and sanitary sewer facilities are available and both streets are paved but no lane allowance exists.

The Planning Director advised that the property is presently occupied by a large two-storey frame dwelling as are surrounding properties, with the quality and appearance of housing along Dow Avenue improving toward the south. He also advised that land on the north side of Imperial Street between the lane west of Sussex Avenue and the lane east of Dow Avenue is zoned for Multiple Family development, which has gradually become the predominant land use.

The Planning Director further reported that the general area is served by commercial facilities on Kingsway and by two commercial zones on the south side of Imperial Street - one west of Sussex Avenue and the other between Gray Avenue and Nelson Avenue. He advised that the area seems adequately served by commercial premises at the present time, as evidenced in part by the fact that there are vacant commercial premises available; further, there is commercially zoned land available which is not being utilized. He reported that it is felt land within the existing zones should be utilized before further zoning is considered.

As earlier recorded when reporting on a similar application involving property to the west of Sussex Avenue, the Planning Director advised that any further commercial zoning in this area should be of a Local Commercial nature and should extend westward from the existing zone on the southwest corner of Sussex Avenue and Imperial Street.

The Planning Director recommended that the application for spot rezoning not be favourably considered and, as the need arises, land on the south side of Imperial Street west of Sussex Avenue be considered for commercial use.

MOVED BY COUNCILLOR HICKS,
SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

- (3) Application to rezone Lot 1, S.D. "A", Block 47, D. L.'s 15173, Plan 11295 from Residential Two Family to Residential Multiple Family Type 1.

The Planning Director reported that this property is located on the southeast corner of Maywood Street and Willingdon Avenue and it has an area of approximately 10,200 square feet. He added that water, storm and sanitary sewer services are available and both bounding streets are paved. He also mentioned that a preliminary sketch layout has been submitted which indicates that the applicant proposes to demolish the house on the property and construct an eleven suite apartment.

The Planning Director advised that the lot to the east fronting on Maywood Street and the third lot to the east are zoned for and occupied by apartment buildings, the intervening lot being occupied by a dwelling which has been converted to provide four suites although the land on which it is situate is zoned for apartment use. He added that property on the north side of Maywood Street between Willingdon Avenue and Cassie Avenue has recently been rezoned to Residential Multiple Family Type 1 and development is slated to take place on the two easterly lots shortly. He also advised that land to the south and west is zoned for and occupied by normal residential development.

He reported that the subject property is the only one fronting on Maywood Street west of the existing apartment zone that is not zoned for Multiple Family use. He commented that the extension of the apartment zone over this one remaining lot is logical and in keeping with the land use pattern which is

developing.

The Planning Director recommended that the application be approved for further consideration.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR KALYK:

"That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

(4) Application to rezone Lot 2, Block 9, D. L.'s 151/3 from Residential Two Family to Residential Multiple Family Type I.

The Planning Director reported that this property is located on the west side of Wilson Avenue approximately 225 feet south of Kingsway and it has an area of approximately 14,600 square feet. He added that water, sanitary and storm sewer facilities all are available and Wilson Avenue is paved, with secondary access being available at the rear from a 20 foot lane.

The Planning Director advised that the property is presently occupied by a frame dwelling as are all other lots on the west side of Wilson Avenue except for the south 270 feet, which is zoned for Light Industrial use and which is partially occupied by the Murray Jam Plant. He added that land to the north fronting Kingsway is occupied by the "Firestone" establishment. He also advised that on the east side of Wilson Avenue, except for three lots which are zoned for and occupied by apartments and also except the "Kingsway" frontage that is occupied by the "Bekins" establishment and a service station, all properties are developed residentially. He added that the properties fronting the west side of Wilson Avenue enjoy secondary access from a lane allowance which is constructed in part but those on the east side of Wilson do not enjoy this secondary access.

The Planning Director reported that the block between Olive Avenue and Wilson Avenue is generally suited for apartment use since it enjoys proximity to public transit and commercial facilities on Kingsway and to Central Park and because the lots are large enough for apartment development of the conventional type. He hastened to add that an improvement in the lane system in this block is essential if the west side of Wilson Avenue is to be considered suitable for apartment development. In this regard, he advised that only portions of the lane have been opened, and these to a poor standard; also the existing lane serving the block is in the form of a loop with two connections onto Olive Avenue. The Planning Director opinionated that it can be anticipated that when apartment development takes place and when the lane allowance is fully constructed, a troublesome and hazardous "shunting" of tenants' cars will be induced between Wilson Avenue and this lane via Kingsway. He advised that the answer to this problem is the acquisition of a lane - walkway allowance connecting Wilson Avenue to the existing lane and forming a projection of James Street.

The Planning Director reported that if secondary access within the subject block is improved, as suggested above, his

Department feels the block between Olive Avenue and Wilson Avenue would be a suitable area for development of conventional apartment accommodation.

The Planning Director recommended that the spot rezoning of the subject property be not approved but that a wider spread rezoning of lots 6 to 12 inclusive, Block 8, D. L. 151 and also Lots 2 to 9 inclusive, Block 9, D. L. 151 to Residential Multiple Family Type 1 be given further consideration.

He also recommended that construction of the existing lane allowance and the provision of a lane - walkway between James Street and Wilson Avenue be explored in detail before advancing the proposed rezoning to a Public Hearing.

MOVED BY COUNCILLOR BLAIR,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendations of the Planning Director be adopted."

IN FAVOUR - COUNCILLOR EDWARDS

AGAINST - COUNCILLORS BLAIR, CLARK,
HARPER, HICKS, KALYK &
MacSORLEY

MOTION LOST

MOVED BY COUNCILLOR KALYK,
SECONDED BY COUNCILLOR MacSORLEY:

"That the rezoning of Lot 2, Block 9,
D. L.'s 151/3 from Residential Two Family
to Residential Multiple Family Type 1 be
approved for further consideration."

CARRIED UNANIMOUSLY

It was understood that the Planning Department would explore the possibility of obtaining a lane - walkway allowance, as mentioned in the report of the Planning Director.

- (5) Application to rezone Block 54 Except Plan 9220 and Except the West 10 feet, D. L. 33, Plan 944 from Residential Two Family to Residential Multiple Family Type 1.

The Planning Director reported that this property is located at the northwest corner of Grange Street and Elsom Avenue and it has an area of approximately 26,300 square feet, of which some 6,550 square feet must be dedicated for the widening of Elsom Avenue.

He also advised that water, storm and sanitary sewer services are available, although sewage may have to be pumped because the sanitary sewer is located on Grange Street and the land falls away from this street. He added that a lane is constructed along the west boundary of the property and Elsom Avenue is only 33 feet in width.

The Planning Director reported that the applicant proposes to demolish the existing structure and construct an apartment building thereon and, although plans are not available, the applicant has indicated parking will be provided under the building.

He advised that the property is presently occupied by a dwelling as are the majority of surrounding lots and land on the south side of Grange Street is presently undergoing transition to a commercial character.

He pointed out that when reporting to Council on other rezoning applications in this general area, it has been suggested that all land lying between Kingsway and Grange Street as far east as Sussex Avenue should ultimately be considered for commercial use as the need arises. In conjunction with the extension of this commercial zone, the Planning Director advised that it has been felt a strip of Multiple Family development along the north side of Grange Street would provide a suitable transition between the anticipated commercial zone to the south and the residential one to the north.

He pointed out that Council concurred with this view and in May 1962, it rezoned a similar site at Booth Avenue and Grange Street to allow apartment development. He stressed that there is one aspect of the current application that is of concern, it being the inadequacy of the road allowance adjacent the site.

To resolve this problem, the Planning Director recommended that the easterly 33 feet of the subject property be dedicated for road purposes before the rezoning is finally considered and that the applicant contribute to the cost of bringing this portion of the road up to Municipal standards.

The Planning Director further recommended that the rezoning of the property in question from Residential Two Family to Residential Multiple Family Type I be advanced for further consideration.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation^s of the Planning Director be adopted."

CARRIED UNANIMOUSLY

(6) Applications to rezone:

(a) Lot "A", Block 2, D. L. 35, Plan 6031

(b) Block 21 Sketch 12444 Except Reference Plan 14898,
D. L. 35, Plan 79

(c) Lot 1, Block 22, D. L. 35, Plan 1240

from Residential Two Family to Residential Multiple Family
Type I.

The Planning Director reported that the above described properties are located in the super block bounded by Burke Street, Boundary Road, Thurston Street and Smith Avenue, with the first and last properties fronting on Burke Street and the

other one fronting on the west side of Smith Avenue midway between Burke Street and Thurston Street.

He added that all of the properties comprize an area of approximately 2.46 acres and all lots are served with water but storm and sanitary sewer facilities are available only to the "Smith Avenue" property by gravity. He ^{also} added that secondary access is not available to any of the properties.

The Planning Director reported that each of the lots is occupied by a dwelling on the front of the property and the rear portions are not utilized. He submitted a plan numbered B-1464 which showed the relationship of the properties within the block and also a possible subdivision layout for the block that would allow each owner the opportunity to use his land for the zoned purpose and utilizes Corporation owned property reserved from sale to ensure that access to the Interior of the block would be available from the south.

The Planning Director advised that the subdivision and servicing problems which pertain to most properties in the block have been discussed previously and, in his report of September 21, 1962, it was indicated that the root problem confronting the block has been the haphazard pattern of boundary lines; also, the pattern of ownership, while satisfactory so long as the residents wish a semi-rural setting, is not easy to reconcile with an acceptable residential subdivision. He added that this problem is aggravated by reason of the fact that there is no apparent agreement between neighbours on the matter of when to exploit their properties.

The Planning Director also pointed out that, notwithstanding these long standing problems, satisfactory development of the block appears more imminent now than at any other period. He added that a residential subdivision plan has been evolved and it has been discussed with owners in the block and further, his Department is currently examining a development proposal in the west half of the block whereby the proponent is prepared to provide storm and sanitary sewer through the block.

He further advised that the inference that rezoning of the block for Multiple Family use would remove the subdivision problems is a hazardous oversimplification because serious utilities servicing problems would arise, the lack of an internal street and the depth and shape of the existing parcels would create a labyrinth of buildings, and critical delivery, servicing, and fire access problems could be expected. In addition, the effect on the surrounding neighbourhood would be the overtaking of available and projected parks and school facilities.

He reported that apart from the usually accepted concern over spot rezoning, use of the subject parcels for apartment development would frustrate the further subdivision and development of the super block. Regarding the reference to the then current development proposal in the west half of the block, the Planning Director advised that an accompanying report deals with this matter which concerns the establishment of a Private Hospital. He added that since the last report from his Department, a further discussion has taken place with officials of the School Board who have again expressed concern over the problems of accommodating increased enrolments in this area and they have reaffirmed their previous agreement that Multiple Family development should not be allowed in this tract.

The Planning Director concluded by reaffirming the previous

position taken by his Department on September 21, 1962 and accordingly recommended that the three applications not be approved.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

(18) Application to use Lot "A", S.D. 2, Block "A", D. L. 35, Plan 6952 AND Block "A", D. L. 35, Plan 5096 as a Private Hospital Site.

The Manager submitted a report of the Planning Director dealing with the above noted application, as follows:

The Planning Director reported that an application has been received to use the above described properties as a site for a 75-bed Private Hospital. He advised that the site consists of some 2.1 acres and it is located at the southeast corner of Burke Street and Boundary Road.

He added that the property in question lies in the "super block" bounded by Burke Street, Boundary Road, Thurston Street and Smith Avenue, the servicing and subdivision of which has been discussed on many occasions by Council.

He reported that the use of the subject site for a Private Hospital is acceptable to the Planning Department and, it is believed, to the Inspector of Hospitals since it is on the edge of a residential zone and it is served by public transit and is convenient for visiting doctors. In addition, use of the site for the purpose stated will not frustrate the development of adjacent properties for Two Family purposes. The Planning Director submitted a copy of Plan No. B1464 showing a possible subdivision layout for the entire block.

He pointed out that the problem which must be resolved before the site can be given final approval is the provision of both storm and sanitary sewer facilities. In this connection, he reported that there are two routes by which the site can be served, they being:

- (a) Through the interior of the block (this will serve the whole of the interior of the undeveloped block)
- (b) Along Boundary Road.

He pointed out that the first route is the most logical and most economical but the agent for the applicant has been unable to obtain the necessary easements across three private properties to accommodate the sewer facilities. The Planning Director reported that the agent has attempted to option and subdivide the rear portion of the properties through which the sewer must pass but satisfactory prices could not be negotiated and, because of this situation, it is understood the agent then

approached the owners for an easement, all of whom refused to grant them on the alignment shown on Planning Department Plan No. B985 although they did agree to have the road placed on the easterly 50 feet of their property. The Planning Director advised that a new plan was prepared and though it was in accord with the stated wishes of these three owners, they again refused unless the north - south road was continued through the subject site to Burke Street. On this point, the Planning Director advised that this projection of the street through to Burke Street is not defensible from a planning viewpoint when examined in the light of the subdivision pattern for the entire block and, in addition, provision of the road through the subject property would reduce the size of it to a point that it would no longer be large enough for the intended purpose. The Planning Director advised that it is difficult to understand the reluctance on the part of the three owners to grant easements since the proponent of the scheme will be constructing storm and sanitary sewers at his own expense from Thurston Street to the site, which action would service the land of the three owners at absolutely no cost; also, the construction of the services on this alignment would also simplify the servicing problem for owners of other properties in the block and would "fix" the subdivision pattern, thus ending a problem of long standing. He advised that a very rough estimate of the cost of providing the sewer through the interior of the block is \$12,000.00 whereas the alternative on Boundary Road, though much less desirable, would cost an additional \$4,000.00.

The Planning Director recommended that Council approve in principle the use of the subject property for the purpose under application, subject to the following conditions:

- (a) That the properties in question be consolidated.
- (b) That the westerly 33 feet of the site be dedicated for the widening of Boundary Road and a lane allowance 20 feet in width and 260 feet long be also dedicated. (This lane allowance is in the location shown on Planning Department Drawing No. B1464).
- (c) That a deposit be made to cover the cost of constructing the lane allowance just mentioned, the approximate cost of which is \$800.00.
- (d) That a deposit be made to cover the cost of constructing the necessary storm and sanitary sewer facilities on Boundary Road to serve the development, the approximate cost of which is \$16,000.00.
- (e) That approval be valid for a period of 180 days, it being understood that an extension will be considered if the applicant can show a bonafide attempt is being made to construct the building on the site in question.

The Planning Director also recommended that Council obtain confirmation from the three property owners mentioned earlier that they will not grant easements to accommodate the sewer along the east sides of their properties. He emphasized that the importance of this servicing arrangement should not be lightly regarded and, as a matter of interest, he pointed out that even now the provision of the "interior sewer" is a physical prerequisite to a current tentative subdivision application dealing with land in the northeast corner of the super block. He added that the three owners should fully

appreciate that if the sewer is located on Boundary Road, they will have to bear the cost of the interior sewers at such time as they choose to subdivide.

MOVED BY COUNCILLOR BLAIR,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendations of the Planning Director be adopted."

CARRIED UNANIMOUSLY

Reeve Emmott mentioned that he had spoken to Radio Station CKNW regarding the use of Burnaby School choirs and was informed that the Station had conferred with musical directors of schools in Burnaby and, as a result, had made the selection mentioned in their earlier letter.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR CLARK:

"That the approval granted by Council on July 30, 1962 to use Lots 7 and 8, Block 2, D. L. 205, Plan 3328 as a site for a 75-bed Private Hospital be rescinded."

CARRIED UNANIMOUSLY

Doctor Troray, Project Engineer and Financial Contact for Villa Motor Hotel Company was present as the authorized representative for this Company to discuss the relative positions of this Corporation and the Company in regard to the undertakings agreed to by it in connection with its development on Sumner Avenue and Dominion Street.

The Municipal Manager read two letters which he had sent Mr. Brenne recently expressing his concern that Villa Motor Hotel was making no effort to satisfy the conditions originally agreed to relative to the servicing of streets adjacent the site and other aspects.

Doctor Troray stated that a letter dated November 4, 1960 contains a sketch and a schedule indicating the nature of the development required by the Corporation, a matter that was discussed with the Municipal Engineer. He added that the Company proposes to undertake the works by Local Improvement means and, in this regard, the Solicitor for the Company is in the process of preparing the necessary petition to have these works done.

The Manager stated that Council should only authorize the undertaking of these works by Local Improvement if Villa Motor Hotel and all the other owners affected assume the full cost.

Doctor Troray then continued by stating that property to the east of the Hotel site has been leased for parking purposes and other arrangements have been made with nearby property owners for additional parking facilities.

He also advised that Mr. Brenne felt he had fulfilled all the obligations imposed by Council in connection with the develop-

ment and had therefore considered that the cheque for \$10,000.00 was no longer needed.

Doctor Troray also stated that Mr. Brenne had attempted to arrange for new financing for the development scheme and this was done in June 1962, following which Doctor Troray met with representatives of the Engineering Department of this Corporation.

The Municipal Engineer then read the contents of the letter of November 4, 1960 outlining the services required by this Corporation. He also recited the contents of a letter dated October 23, 1961 and a further one in April 1962 indicating that the total cost of servicing amounted to \$31,382.00.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HICKS:

"That the Municipal Manager be instructed to demand from Villa Motor Hotel Company a certified cheque in the sum of \$10,000.00 to-morrow and if such cheque is not deposited accordingly the matter be referred to the Municipal Solicitor for necessary action.

Further to the above, and should payment of the \$10,000.00 deposit be received, the Solicitor be instructed to take steps to effect guarantees for the enforcement of the service standards required by this Municipality."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR BLAIR,
SECONDED BY COUNCILLOR EDWARDS:

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

CARRIED UNANIMOUSLY

Municipal Manager distributed copies of a report prepared by the Planning Director relative to the development of lands in D. L. 4, advising that he proposed to formally present this to the Policy Committee to-morrow.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HARPER:

"That "BURNABY TOWN PLANNING BY-LAW 1948,
AMENDMENT BY-LAW NO. 3, 1962" be now
reconsidered."

MOTION LOST - ALL COUNCIL MEMBERS
VOTED AGAINST

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR BLAIR:

"That "BURNABY LOCAL IMPROVEMENT
CONSTRUCTION BY-LAW NO. 17, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 18, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 19, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 20, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 21, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 22, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 23, 1962"

be now reconsidered."

CARRIED UNANIMOUSLY


MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 17, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 18, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 19, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 20, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 21, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 22, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 23, 1962"
be now finally adopted, signed by the Reeve
and Clerk and the Corporate Seal be affixed
thereto."

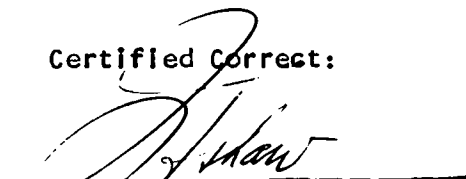
CARRIED UNANIMOUSLY

The meeting then adjourned.

Confirmed:


REEVE

Certified Correct:


CLERK