

DECEMBER 2, 1968

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, December 2, 1968 at 7:00 p.m.

PRESENT:

Mayor A. H. Emmott in the Chair;
Aldermen Blair, Corsbie, Dailly,
Drummond, Herd, Mercier and McLean;

ABSENT:

Alderman Lorimer

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That Alderman Mercier be appointed Acting Mayor in the event Mayor Emmott is absent."

CARRIED UNANIMOUSLY

TABLED ITEM

The following matter was then lifted from the table:

Road proposal involving Municipal property and adjacent land owned by Hoffars Limited and Blaine-Ardis Holdings Ltd.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DAILLY:

"That this item be retabled until the December 9, 1968 Council meeting."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 79, 1968 on the matters listed below as Items (1) to (12), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Group Family Homes

A letter has been received from the Action Line Children's Village Society requesting that the Corporation lease Lots 11 and 12, Block 56, D.L. 98, and Lots 4 and 5, D.L. 35, Plan 2301 to the Society for \$1.00 per year, for the purpose of constructing a Group Family Home on each of the two sites.

The principles of the proposal were forwarded to the Minister of Welfare in August, 1968.

Financial responsibilities for such a project are set out by the Provincial Government. The "Community" responsibility is for at least 10% of total cost. A grant of 33 1/3 % of the total cost is available from the Provincial Government, with the balance of the cost to be funded by means of a mortgage from the N.H.A.

Dec/2/1968

The Provincial Government also pays the mortgage costs, the cost of upkeep and utilities, and salaries of houseparents and relief help. Children's maintenance is a Child Welfare Department charge.

The Social Welfare Administrator for Burnaby has certified the need for this type of facility and considers that the proposed Homes would be a great contribution to the community as a whole.

He proposes occupancy of from six to eight children.

Payment of taxes is the responsibility of the "Community" or the municipality may provide tax exemption under Section 328-1(c) of the Municipal Act prior to November 30th of each year.

No discussions have been held with the Society concerning the term and conditions of the proposed leases.

It was being recommended that Council agree to lease the properties in question to the Action Line Children's Village Society for \$1.00 per year for each site, providing the Society arrange^s for the construction of a Group Home on each site in accordance with the guidelines set out in the Department of Social Welfare's Attachment No. 1, dated November 15, 1968.

This agreement would permit the Society to proceed with the next steps to obtain final agreement with the Department of Social Welfare and the C.M.H.C.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:
"That the recommendation of the Manager be adopted."

(2) Easement - Block 8, D.L. 126, Plan 3473

It was being recommended that Council authorize the:

- (a) acquisition of an easement 10 feet wide over a portion of the above described property, for storm sewer purposes, for a consideration of \$100.00
- (b) the execution of the documents attending the transaction.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(3) Lane West of and Parallel to Canada Way between 16th and 14th Avenues

The estimated cost of constructing the above lane is \$10,500.00.

Of the owners who would need to convey land to the Corporation for lane purposes, one of them has signified that he would do this for \$1.00 providing the other owners do likewise whereas the owners of four other lots are not prepared to provide the right-of-way and are not in favour of a lane being opened.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That no action be taken on the matter of constructing the lane that is the subject of the report from the Manager because of the situation outlined therein respecting the reluctance of some of the property owners to convey portions of their lots for lane purposes."

CARRIED UNANIMOUSLY

(4) Burnaby Horsemen's Association

In October, 1967, The Council authorized the leasing of a portion of municipal property, together with a barn, at the corner of Sperling Avenue and Canada Way South of Gilpin Street to the Burnaby Horsemen's Association.

The rental basis was to be \$1.00 plus an amount equal to the annual taxes which would be levied on the property if it were privately owned. A termination clause of 90 days on notice by either party is contained in the lease.

The area involved is part of a parcel purchased by the Corporation in 1966 from the B. C. Hydro and Power Authority for the sum of \$146,500.00.

A study by the Planning Department relating to a new Central Fire Hall has indicated that the subject property is suitable for the Hall. Ground studies were conducted, and it was determined that most of the area under lease to the Association would be suitable site for the new Fire Hall.

The proposed Fire Hall is being included in the Capital Improvement Programme.

At the present time, the Burnaby Horsemen's Association is, to all intents and purposes, occupying an area North of Gilpin Street outside the lease area. Some of the expenses reported by the Association appear to relate to this area.

The municipality became involved in the purchase from the B. C. Hydro and Power Authority of the land mentioned earlier because of the desire to have the area preserved for a higher use than that proposed by the Authority. It is considered that, because of the investment of \$146,500.00, the land should be kept available for sale or for municipal use. An interim use such as that by the Burnaby Horsemen's Association can be considered but should be capable of rapid termination and not involve capital expenditures for which the Corporation may be required to pay.

The Parks and Recreation Commission has forwarded the following in connection with the activities of the Burnaby Horsemen's Association:

"The Association is an active and vital organization consisting of some 160 paid-up members, 110 of whom are primarily young females 18 years of age and under. It is understood that the membership is increasing by some 50 per year. The members collectively control approximately 120 horses throughout the municipality.

The Organization has an executive consisting of the President, Vice President, Secretary, Treasurer and four directors.

Committees have been developed for shows, entertainment, membership, awards and publicity. It is significant that the majority of the work involved on each Committee is the responsibility of the young members of the Association with a minimum of adult direction.

Specific activities of the Association are:

- (a) Horsemen's events - These are staged once per month between March and October, and less frequently during the winter months, on the site in question. The shows involve various forms of activities for Western and English riding ranging from the formal to the "fun day" variety.

Dec/2/1968

- (b) Work Projects - These have been a consistent part of the Association's programme involving improvements to the barn, in cleaning and some rebuilding of the interior and exterior, and other general maintenance and construction work on the site.

A statement from the Association indicates \$1,229.24 in expenditures, as well as donations of money, material, and labour have been made on the improvements which have been undertaken.

- (c) Other Activities - Overnight and extended trail rides, monthly movies, lectures and discussions on horsecare and horsemanship, and riding lessons for approximately 30 persons.

The Barn is clean and well kept, as are the surrounding grounds. At the present time, the barn houses five horses.

The manner in which individuals are selected for space in the barn is based on a waiting list which is published and is available to all members and appears to be satisfactory to the membership.

In discussions with members of the Association, a positive and constructive attitude prevailed insofar as the functioning of the group and the use of the facilities at their disposal is concerned.

Residents in close proximity to the barn and the general area were contacted and, of the six of them, four indicated they had no objection of any type to the activities of the Association, one stated that she objected to the increase in flies which she felt resulted from the barn, and the other said she would rather not have the horses so close but did not feel sufficiently alarmed about the situation to have them removed.

It has been concluded that the affairs of the Horsemen's Association are capably handled; the opportunity for the specialized type of activity within the municipality relates almost exclusively to this area; the interest and participation in the activities of the Association should be encouraged.

The Commission is favourably disposed toward Council giving the Association a grant in lieu of taxes.

The Commission would further recommend that the property being used by the Burnaby Horsemen's Association be covered by a lease to legalize its use."

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN MERCIER:

"That an appropriate leasing arrangement be entered into with the Burnaby Horsemen's Association to cover the use by the Association of that land lying North of Gilpin Street and West of Sperling Avenue after the Municipal Manager has ascertained whether there are any impediments to this use insofar as municipal desires are concerned."

CARRIED UNANIMOUSLY

(5) Hastings Street Redevelopment Project No. 1

As of now, the Corporation has been successful in acquiring all the privately-owned property, with the exception of five, for the above project.

There were twenty-eight properties involved in the project.

Arbitration Boards have been established to settle the claims relating to four of the five that have not been acquired, and negotiations are continuing for this fifth property.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(6) Animal Shelter

A report from the Planning Director in connection with the proposed Municipal Animal Shelter is being submitted.

This report indicated that:

- (a) The site which Council selected for the Animal Shelter is legally described as Lot 1, S.D. "E", Block 1, D.L. 75, Plan 4147, and is approximately .90 acres in size.
- (b) The property is presently zoned for General Industrial (M2) use, which should be changed to Heavy Industrial District (M3a).
- (c) Ten feet should be taken for the widening of each of Norland Avenue and Darnley Street.
- (d) A watermain is located on Norland Avenue while sanitary sewers are available on Darnley Street.
- (e) Access is available from Norland Avenue.

It was being recommended that:

- (1) The property in question be rezoned to the M3a category to permit the establishment of the Animal Shelter.
- (2) The road widening proposals indicated above be implemented.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CORSBIE:
"That the recommendations contained in the report from the Planning Department be adopted."

CARRIED UNANIMOUSLY

(7) Lot 10, Block 18, D.L. 29, Plan 10745
REZONING REFERENCE NO. 31/68

The Planning Department is recommending that the following prerequisites be established by Council in connection with a proposal to rezone the above described property to Multiple Family Residential District Two (RM2):

- (a) The consolidation of the property with Lot 11 to the West.

- (b) The deposit of money to cover the cost of providing storm sewer facilities to the site.
- (c) The submission of a suitable plan of development for the site.
- (d) The submission of an undertaking that all existing structures on both Lots 10 and 11 will be removed within six months of the rezoning being effected.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That the recommendations contained in the report from the Manager be adopted."

CARRIED UNANIMOUSLY

(8) Western Pacific Projects Limited
REFERENCE REZONING NO. 143/66

The Planning Department has submitted a report in connection with the above rezoning proposal.

The Municipal Clerk has received a request in writing from Mrs. A. M. McCann for permission to address Council on the matter.

The following is the substance of the report from the Planning Department:

- (a) the By-law covering the rezoning proposal was given two readings on January 23, 1967.
- (b) the applicant subsequently revised the development plans and, as a result, a further Public Hearing was held on September 23, 1968.
- (c) final reading of the By-law was to be conditional upon the following prerequisites being satisfied:
 - (i) the entering into of an arrangement whereby the municipality, the School Board and Western Pacific Projects Ltd. undertakes the land exchange proposals outlined in reports from the Planning Department dated May 9, 1966 and December 2, 1966.
 - (ii) the entering into of an agreement between the municipality and the company respecting proposed servicing for the property, including responsibility for same and the deposit of sufficient funds to ensure the installation of such services in accordance with that outlined in the aforementioned two reports.
 - (iii) the dedication of all road allowances which are deemed requisite by the municipality.
 - (iv) the making available of an elementary school site plus commercial facilities appropriate to the staging of development and to the number and type of persons to be housed by such staging, which was also outlined in the reports.

- (d) following the last Public Hearing, the land exchange proposals were approved by Council on June 10, 1967 and have been effected.
- (e) an agreement has also been reached with the Company regarding the servicing for the property and the responsibility for the costs in connection therewith. Minor changes from that originally approved have been made, and the scheme presently being implemented is as shown on an attachment. The Company has deposited an amount to cover the first stage servicing costs and the servicing of subsequent stages will be on the basis of the formula already established.
- (f) Western Pacific Projects Ltd. has granted the municipality a "blanket" easement to cover the installation of all necessary municipal services and utilities and to provide for a ten foot wide walkway along the Western edge of the site.
- (g) the Company has dedicated all road allowances required by the municipality.
- (h) as a result of the land exchange, 3.22 acres are now available as the "first stage" of a 8.77 acre park-school site. The School Board has recently obtained authority to acquire an adjacent 1.74 acres to be added to the 3.22 acres.
- (i) officials of the School Board have indicated that, within the present referendum, monies are not available for a building on the site but they are satisfied the first stage of development can be handled by existing school facilities in the surrounding area. They have added that monies can be found for facilities required for subsequent phases of development.
- (j) the development plans of the Company have had minor revisions made to them.
- (k) methods of financing have caused the developer to propose the first stage of the development as a rental project rather than as a condominium. It is possible a change will be considered in the future from rental to condominium for subsequent stages or perhaps even the first stage.
- (l) the developer proposes to complete Phase 1 by December 31, 1969; Phase 2 by December 31, 1970, Phase 3 by December 31, 1971, and Phase 4 by December 31, 1973.
- (m) the scheme proposes a total of 594 housing units with densities ranging from 20 to 76 units per acre and floor area ratios from .678 in the first phase to 1.696 in the last stage of development. The average density for the project of 29.6 units per acre and the total floor area ratio of .795 are in accordance with the medium density designation established by Council in the Apartment Study.
- (n) Comprehensive landscape plans have been submitted and reviewed.

- (o) since all prerequisites are now satisfied and all information required has been submitted and the points of concern and difference have been clarified, the Planning Department favours the proposed development for its environmental quality.

The Planning Department concluded by recommending that the By-law rezoning the property in question to Comprehensive Development be given its third reading.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That a representative of Western Pacific Projects Ltd. be allowed to elaborate on the development planned for the subject property and then, following that, Mrs. McCann be granted an audience."

CARRIED UNANIMOUSLY

Mr. L. J. Westwood of Western Pacific Projects Ltd. then spoke and displayed a number of plans illustrating the scheme envisaged by the Company. The following are the points mentioned by Mr. Westwood:

- (a) of the 554 units planned in the first stage, 17% of them would be one-bedroom units, 48% two-bedroom units and 35% three-bedroom units.
- (b) there will be two fifteen-storey structures at the North end of the total site.
- (c) the development at the South end would be of a medium density.
- (d) the overall number of units now planned are less than was originally proposed.
- (e) more underground parking facilities are being provided than before. In that regard, there are to be 694 parking spaces, which represents 142% parking.
- (f) there will be 153 units in the first stage.
- (g) the anticipated rentals are \$225.00 per month for the one-bedroom suites and \$310.00 per month for the special units.
- (h) the latter stages of development should involve the provision of commercial facilities on land North of Halifax Street between Phillips Avenue and Augusta Avenue.

Mrs. McCann then spoke and requested that the people concerned about the development planned by Western Pacific Projects Ltd. be given additional time to prepare a submission in connection with the matter.

She did indicate that one matter concerning the owners whose properties abut the subject site was one involving the provision which is to be made for school facilities in the area.

At this juncture, the people represented by Mrs. McCann, representatives of Western Pacific Projects Ltd., and an official of the Planning Department left the Council Chambers to discuss the details relating to the development planned by the Company plus the municipal concerns.

It was understood by Council that those departing would return later in the evening when the Council is considering the By-law covering the rezoning proposal at hand.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That the submissions made this evening in connection with the Western Pacific Projects Ltd. development proposal be received."

CARRIED UNANIMOUSLY .

(9) Regional District Financing

At the last meeting of Council, the Manager withdrew an item recommending the passage of a By-law to amend certain Local Improvement By-laws in order to reflect actual costs.

It has now been determined that it is necessary for Council to pass a Security Issuing By-law for the sum to be borrowed, which amounts to \$1,004,000.00.

It is being recommended that this By-law be given three readings this evening and be finally adopted on December 9, 1968, subject to the approval by the Inspector of Municipalities by that date.

Upon completion of this By-law, which only has a ten day quashing period, the Regional District will be in a position to borrow the amount mentioned on behalf of Burnaby when the fiscal agents for the Regional District deem it opportune. The bonds will be 7½% 1-15 year serials.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That the report of the Manager be received and the By-law mentioned therein be brought forward later in the evening for initial readings."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR EMMOTT, LEFT THE MEETING.

ACTING MAYOR MERCIER ASSUMED THE CHAIR.

(10) Lot "B", Reference Plan 2645, Block 2, D.L. 162, Plan 450
SUBDIVISION REFERENCE #122/68

The above property is located on the South side of Marine Drive approximately 350 feet West of Royal Oak Avenue and it is proposed to create a lot 60 feet by 120 feet, more or less, from the North-East corner of the property.

Because the remainder of Lot "B" does not meet the requirements of Section 712(1) of the Municipal Act in that the frontage is less than 10% of the perimeter, it was being recommended that Council waive the provisions of this subsection.

It was noted by Council, during consideration of the report from the Manager, that the property involved is one that has been the subject of complaint in the past regarding its unsightly condition.

It was pointed out that past attempts to rectify the matter had not been successful.

It was felt that perhaps the time was opportune to have the owner of the property remove those things which are causing the unsightly condition.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"That the question of waiving Section 712(1) of the Municipal Act insofar as it applies to a subdivision of the subject property, be tabled until the December 9th meeting in order to determine whether assurance can be received that the property will be tidied to the satisfaction of the municipality."

CARRIED UNANIMOUSLY

(11) Lots 7 to 9 inclusive, Block 7, D.L.'s 116/186, Plan 1236
REZONING REFERENCE NO. 54/68

This property is located on the South side of Albert Street 50 feet West of Ingleton Avenue and has an area of approximately 18,300 square feet.

The rezoning of this property was considered by Council on June 17, 1968 when the proposal was tabled to allow for discussions with the applicant. The essence of these discussions revolved around the inclusion of a 50 foot lot (Lot 10 of the same Block) with the other properties in order to avoid the isolation of this Lot 10.

In a letter dated November 1, 1968, the Planning Department outlined the following three alternative solutions to the matter:

- (a) inclusion of Lot 10 would produce a site with a total frontage of 200 feet.

This is the preferable solution to the problem because no lot would be left isolated.

This was the original recommendation of the Planning Department.

- (b) exclusion of Lots 9 and 10 from the current rezoning application.

This possibility was suggested by the applicant.

If handled in this manner, the owner of Lot 9 would find himself locked in between an apartment on one side and a lodge on the other, with no possibility of development until the lodge site is ready for redevelopment.

- (c) the exclusion of Lot 10.

If handled this way, Lots 7, 8 and 9 could be developed as an apartment site and Lot 10 (which is on the corner) would remain as the lodge site.

This would mean that the lodge site could never experience apartment development, because it has a frontage of only 50 feet.

It would appear that the rezoning and consolidation of all four lots into one site is the best solution. If this is not to be the case, it is better that Lot 10 be the locked in property rather than the interior lot. At least in this way the corner lot might ultimately be used for parking purposes, although this would not

Dec/2/1968

be an efficient use of the land considering the dimensions of the site.

Each of the four owners of the properties involved were requested to provide an indication as to their preference for the three choices. All indicated they preferred alternative No. 3.

If Council is prepared to accept this position of the owners, the Planning Department would recommend favourable consideration of the rezoning of the subject Lots 7, 8 and 9 to the RM3 category, with final approval to be contingent upon:

- (a) the consolidation of the three lots into one site.
- (b) the submission of a suitable plan of development for the property.
- (c) the deposit of an undertaking that the existing improvements will be removed within six months of the rezoning being effected.

A suggestion was made in Council that perhaps the owner of Lot 9 might be prepared to convey to the owner of Lot 10 sufficient land to allow for the latter's future development for apartment purposes.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CORSBIE:

"That the Planning Department examine the ramifications of the suggestion outlined, including an approach to the owners of both Lots 9 and 10, and indicate the conclusions of all concerned with the matter to Council on December 9, 1968."

CARRIED

AGAINST -- ALDERMEN MERCIER,
HERD AND DAILLY

(12) Lots 10 and 11, D.L. 80N, Plan 10063
SUBDIVISION REFERENCE #194/68

There are two adjacent easements registered over the above described properties, which are located at the South-East corner of Sprott Street and Royal Oak Avenue.

As a requirement of subdivision, drainage will be piped and both the sanitary sewer and storm sewer can be contained within one fifteen foot easement.

It is necessary, in addition, to obtain a new fifteen foot easement for sanitary sewer purposes at right angles to the other easements.

It was being recommended that Council authorize the abandonment of the existing easements and the acquisition of the new ones at the general locations indicated, which are more particularly shown on an attached plan.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

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BY - LAWS

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILY:
"That leave be given to introduce "BURNABY STREET AND TRAFFIC
BY-LAW 1961, AMENDMENT BY-LAW NO. 5, 1968" and that it now
be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILY:
"That the By-law be now read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILY:
"That the Council do now resolve into a Committee of the
Whole to consider and report on the By-law."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILY:
"That the Committee do now rise and report the By-law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILY:
"That "BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW
NO. 5, 1968" #5457 be now read a Third Time."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:
"That leave be given to introduce "BURNABY SECURITY-ISSUING
BY-LAW 1968" #5455 and that it now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:
"That the By-law be now read a Second Time."

CARRIED UNANIMOUSLY

Dec/2/1968

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:
"That the Council do now resolve into a Committee of the
Whole to consider and report on the By-law."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:
"That the Committee do now rise and report the By-law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:
"That "BURNABY SECURITY-ISSUING BY-LAW 1968" be now read a Third
Time."

CARRIED UNANIMOUSLY

It was noted, during consideration of the foregoing By-law
that the debentures which will be offered will have a
coupon of 7½%.

It was mentioned that the effective coupon rate would likely
be greater than 8%.

Some concern was expressed that, if Council passes the
Security Issuing By-law, it would have virtually no control
over the interest which would be paid on the debentures
which would be sold by the Regional District.

It was felt that the only way Council could exercise any
restraint in regard to the coupon rate on the debentures
would be if its representative on the Regional District
were to not support an interest rate on the coupon higher
than 8.2%.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DRUMMOND:
"That it be recommended to Council's representatives on the
Greater Vancouver Regional District that they endeavour to
assure that the interest rate on the coupon connected with
Burnaby Security-Issuing By-law 1968 not exceed 8.2% and,
toward that end, they not endorse any proposal which will
produce a higher rate."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That:

"BURNABY ROAD CLOSING BY-LAW NO. 10, 1968" #5453

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1968 #5300
be now reconsidered."

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1968 provides
for the following proposed rezoning:

Reference RZ #9/68

- (i) Lot 1, R.S.D. 3, S.D. 11/13, Blk. 1/3, D.L. 95N, Pl. 1796
- (ii) Lot 2, Block 3, D.L. 95, Pl. 1796
- (iii) Lot 3, R.S.D. 3, S.D. 11/13, Blk. 1/3, D.L. 95N, Pl. 1796

Dec/2/1968

FROM RESIDENTIAL DISTRICT FIVE (R5) TO GENERAL COMMERCIAL DISTRICT (C3)

(7208, 7222 and 7336 Arcola Street - Located on the South-East corner of Hall Avenue and Arcola Street)

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Lots 12/13/14, Except part on Plan with By-law 30078, R.S.D. 3, S.D. 11/13, Blocks 1/3, D.L. 95N, Plan 1796

FROM GENERAL COMMERCIAL DISTRICT (C3) TO SERVICE COMMERCIAL DISTRICT (C4)

(7217 - 7223 Kingsway - Located on the North-West corner of Hall Avenue and Kingsway)

MUNICIPAL CLERK stated that the Planning Department had reported that all of the prerequisites Council had established in connection with this rezoning proposal have been satisfied.

He added that the original plan of development for the site has been revised so that now it is proposed to construct three restaurants instead of that which was indicated in a report from the Planning Department dated February 22, 1968.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That:

"BURNABY ROAD CLOSING BY-LAW NO. 10, 1968"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1968"

be now finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

The Council then resolved itself from the "In Camera" session into an open meeting.

Mr. Armstrong of the Planning Department explained that the people concerned with the Western Pacific Projects Ltd. rezoning proposal, which was the subject of discussion earlier this evening, had had the scheme explained to them and wished a further audience with Council.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:

"That permission be granted to a spokesman for the people involved to make further representations in connection with the rezoning proposal in question."

CARRIED UNANIMOUSLY

Mrs. McCann spoke and reiterated the point made earlier that the sole concern of the people involved was the question of providing adequate school facilities in the area.

She urged Council to pay particular attention to this matter during its deliberations on the rezoning proposal.

It was suggested to the delegation that, if any of those concerned with the development proposal wished to make further representations in connection with the matter, they arrange to have their submissions delivered in time for inclusion in the December 9th Agenda.

It was indicated to Council that an invitation had been received for one of its members to attend a luncheon of the Better Business Bureau of the Mainland of British Columbia at the Georgia Hotel on December 4, 1968.

Dec/2/1968

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That Alderman McLean be authorized to attend the luncheon
mentioned."

CARRIED UNANIMOUSLY

The meeting then adjourned.

Confirmed:

Certified correct:

MAYOR



DEPUTY CLERK

EW/hb