

JULY 2, 1968

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, July 2, 1968 at 7:00 p.m.

PRESENT:

Mayor A. H. Emmott in the Chair;
Aldermen Blair (7:05 p.m.), Corsbie, Dailly
(7:07 p.m.) Drummond, Herd, Lorimer,
Mercier, and McLean;

Reverend H. Parker led in Opening Prayer.

The following wrote requesting an audience with Council:

- (1) Mr. B. Allan Russell, Barrister and Solicitor, Re: Proposed Purchase of Lot 166, D.L. 37, Plan 31060 by Jacob Developments Ltd.
- (2) Durrard Brokerage Company Ltd. Re: proposed rezoning of:
 - (a) Lots A and B, Block 2, D.L.'s 44/70/131/136, Plan 6835;
 - (b) Lot 1, Blocks 1/2, D.L.'s 44/70/131/136, Plan 3049;
 - (c) Lot 25, D.L. 70, Plan 26566

REZONING APPLICATION NO. 63/68

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That the two delegations be heard."

CARRIED UNANIMOUSLY

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DELEGATIONS

(1) Mr. B. Allan Russell, Barrister and Solicitor, appeared on behalf of Jacob Developments Ltd. and stated that the Company was seeking an extension of time on the purchase by the Company of Lot 166, D.L. 37, Plan 31060. He added that the time extension being sought was thirty days.

Mr. Russell explained that Jacob Developments Ltd. was experiencing difficulty in satisfying the conditions that were attached to the sale by Council. He elaborated by indicating that the owners of the two lots that are to be consolidated with the subject parcel have either been reluctant to sell their properties for the price offered by Jacob Developments Ltd. or it has not been possible to obtain the signatures on the deeds relating to the transaction.

ALDERMAN BLAIR ARRIVED AT THE MEETING.

Municipal Manager reported verbally that Jacob Developments Ltd. had already been granted an extension of time in which to consummate the purchase of the subject property and that had expired on June 29, 1968.

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He added that the Land Agent had informed him that the Company had not been able to satisfy the conditions attached to the sale of the property by Council and that the Land Agent was recommending that the sale be revoked.

ALDERMAN DAILY ARRIVED AT THE MEETING.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:

"That because it is felt the circumstances related this evening by Mr. Russell in regard to the sale of Lot 166, D.L. 37, Plan 31860 warrant favourable consideration being given his request, a final extension of thirty days be granted to Jacob Developments Ltd. to consummate the purchase of the property on the terms obtaining, mutatis mutandis, when the sale was authorized by Council on May 13, 1968."

CARRIED UNANIMOUSLY

REFERENCE RZ #63/68

(2) Mr. Wood, an Architect, appeared on behalf of Durrard Brokerage Company Ltd. and displayed drawings illustrating the development which is proposed for:

- (a) Lots "A" and "B", Block 2, D.L.'s 44/70/131/136, Plan 6035;
- (b) Lot 1, Blocks 1/2, D.L.'s 44/70/131/136, Plan 3049;
- (c) Lot 25, D.L. 70, Plan 25566

Mr. Wood made the following points in connection with the application to rezone the property in question:

- (a) the tract is handicapped insofar as any residential development is concerned, particularly if the part North of the Power Line is used for Single Family purposes and the part South for row housing because of:
 - (1) severely sloping grades and the presence of a drainage easement.
 - (2) the haphazardly subdivided nature of the parcel.
 - (3) the severance of the tract by the Power Line.
 - (4) the existence West of Sperling Avenue of the transformer station and the gasoline service station to the South-West.
 - (5) the noise nuisance arising from the proximity of the hill on Sperling Avenue and to traffic volumes on Loughheed Highway, and the desirability of avoiding vehicular access to either of these two streets.
- (b) several attempts were made with the Planning Department to formulate a development plan for the site. This resulted in the conclusion being reached that any residential development of the land would be uneconomical due to:
 - (1) high development costs,
 - (2) depressed values of the final building sites,
 - (3) the inefficient use of the transmission line area,
 - (4) the fact that nearly all the housing units would be badly afflicted by the traffic situation on Sperling Avenue and on Loughheed Highway.

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- (c) an application was then made for Multiple Family use of the property, with a view to producing primarily row housing without individual ownership of the units. The elimination of the need for a separate lot and public access road to each row house would permit considerably more flexibility in best using the land and in incorporating the power line area as useful open space.
- (d) a scheme was subsequently developed involving row housing according to the RMI regulations.
- (e) in the course of preparing this plan, it became apparent that even better housing results would be possible by using clusters of garden apartments under the Comprehensive Development zoning category.
- (f) the presentation this evening, which envisages either row housing under RMI regulations or garden apartment development under the Comprehensive Development section of the Zoning Law, illustrates the two concepts.
- (g) the applicant refers the garden apartment type of development because:
 - (1) such a development, with a density of ten units per acre, would result in the type of garden apartment environment that is sorely lacking in today's housing market.
 - (2) the use of the tract in this fashion is generally consistent with the understood planning objective of the Corporation; i.e., that all land north of the Loughheed Highway be used for residential purposes with a graceful transition between single family use along Broadway and a more intensive housing use along Loughheed Highway.
- (h) in the face of the problems inherent in developing the subject property, there is no real valid planning reason for discriminating between this property and land a few hundred feet to the East where conditions of topography, severance by the Power Line and ownership division are probably less critical in their effect on development.
- (i) if not developed in the manner desired by the applicant, the land would likely be subjected to piece-meal unproductive development since there is multiple ownership of all the parcels involved.
- (j) from a design and lay-out viewpoint, the establishment of garden apartment clusters on both sides of the Power Line will allow for the:
 - (1) orientation and designing of all units to take advantage of the view and to minimize noise nuisances from both Sperling Avenue and Loughheed Highway,
 - (2) use of the area occupied by the Power Line as a common garden playground and car parking area, rather than it lying idle as a sterilized buffer strip,
 - (3) preservation of existing tree groups and the utilization of them as screens and noise baffles.
- (k) single family residences along Broadway would not be detrimentally affected inasmuch as all the houses would overlook the garden apartment clusters and will be some distance removed from them.

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- (l) the view of the tract from both Sperling Avenue and from Loughheed Highway would be more attractive than if single family use ~~is~~ developed.
- (m) public access to properties to the East would be provided so that their development potential is enhanced and a continuous local street system is possible to achieve.

Mr. Wood concluded by urging that favourable consideration be given the rezoning of the property to Comprehensive Development District in order to allow for the development of the garden apartment concept.

At the request of the Chairman, the Planning Director stated that his Department does not support the Comprehensive Development District concept for the site in question.

He reviewed the report which his Department submitted to Council on the subject matter, adding that the future road pattern for the area takes into account the existence of the Power Line easement.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN HERCIER:

"That there be no change in the current proposal to rezone the property in question to Residential District One (R1) and Multiple Family Residential District One (RM1)."

IN FAVOUR - MAYOR EMMOTT, ALDERMEN LORIMER, HERCIER AND McLEAN.

AGAINST - ALDERMEN HERD, CORSBIE, DRUMMOND, BLAIR AND DAILY

NOTICE LOST

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:

"That the question of the future use of the land involved be tabled until the July 8th meeting and the Planning Department report then on the points where the opinion of that Department differs from that of Burrard Brokerage Company Ltd. in regard to the development of the property, on the understanding that this will not prejudice the position of the applicant insofar as the time aspect of the application is concerned."

CARRIED

AGAINST - ALDERMAN McLEAN

MUNICIPAL CLERK pointed out that, in view of the action just taken by Council, the property owners abutting the subject site would not be notified of the Public Hearing that is to be held on July 9th to receive representations in connection with a proposal to rezone the property to R1 and RM1.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That all of the below listed correspondence be received."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

The following is a synopsis of:

- (a) those letters embraced by the foregoing resolution:
- (b) the decisions of Council regarding these items and other matters that arose during consideration of the correspondence.

July/2/1968

Mr. Philip D. Darter submitted a letter expressing appreciation for the traffic control measures that were instituted on streets in the Sullivan Heights area on April 9, 1968.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:

"That a copy of the letter from Mr. Darter be forwarded to the Traffic Safety Committee for its information; and further, the Committee be commended for the action which it recommended for the streets in the Sullivan Heights Area and for the manner in which it subsequently considered representations that were made in regard to the matter."

CARRIED UNANIMOUSLY

Mrs. M. Vick wrote to commend municipal staff for the treatment she has received when contacting them on a variety of matters over the past twelve years.

Mr. W. R. Kaye submitted a letter expressing appreciation for the manner in which a potential problem caused by a ditch being constructed too close to his retaining wall was rectified.

Mr. Kaye also made reference to other matters of municipal involvement in his letter.

Mr. Alex J. Thompson submitted a letter criticising the report received by Council last May in connection with the storm drainage situation in the "Ashworth Street" area as being a fabrication designed to mislead the members of Council.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN McLEAH:

"That action on the substance of the letter from Mr. Thompson be deferred until July 8th in order to allow each member of Council an opportunity to thoroughly examine the claims made by Mr. Thompson; and further, the Municipal Manager provide Council with particulars pertaining to the matter at hand at that time."

CARRIED UNANIMOUSLY

Executive Director, Lower Mainland Regional Planning Board, submitted a circular letter relating to applications by the Districts of Surrey and Maple Ridge for amendments to the Official Regional Plan.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:

"That consideration of the matters mentioned in the letter from the Lower Mainland Regional Planning Board be deferred until receipt of Item 13 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

Mr. R. C. Schofield wrote requesting that time be made available by Council for a delegate to speak on the question of sidewalks being provided on Canada Way.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That action on the subject of the letter from Mr. Schofield be deferred until receipt of Item 14 of the Municipal Manager's Report later this evening; and further, Mr. Schofield be granted permission to speak at that time."

CARRIED UNANIMOUSLY

July/2/1968

Mr. Peter K. Godin, Pacific District Sales Office, Dow Chemical of Canada Ltd., submitted a letter:

- (a) advising that the Company is proposing to arrange a one-day Seminar on the matter of pollution abatement,
- (b) enquiring as to Council's reaction to this proposal and requesting that, if it is favourable, the Council indicate when and where it would like the Seminar held and how many might be attending.

MOVED BY ALDERMAN HERCIER, SECONDED BY ALDERMAN BLAIR:
"That Dow Chemical of Canada Ltd. be advised that:

- (a) the Council endorses the proposal regarding the Seminar,
- (b) the Council has no preference as to when the Seminar is held but trusts it will be arranged at some location in the Lower Mainland Area where it will be most convenient for all representatives of local government in this area,
- (c) information concerning the number that can be expected to attend the Seminar on behalf of the municipality will be conveyed after an indication is received as to when and where the Seminar will be held."

CARRIED UNANIMOUSLY

Deputy Provincial Secretary wrote to forward a copy of a Minute, approved by the Lieutenant-Governor in Council on June 25, 1968, establishing the salary payable by Burnaby to Harvey Charles Jessop as Magistrate and Judge of the Family and Children's Court at \$17,500.00 per annum, effective August 1, 1968.

A suggestion was made, during consideration of the subject of the letter from the Deputy Provincial Secretary, that a resolution should be submitted for consideration by the U.B.C.M. at its Convention this September on the question of the apportionment of costs between the Provincial Government and municipalities pertaining to the Administration of Justice.

Alderman McLean, who made the suggestion, was directed to prepare such a resolution and, at the same time, contact the Executive-Director of the Union of B. C. Municipalities to determine whether another municipality might be proposing a resolution similar to the one he suggested.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DRUMMOND:
"That the Council now resolve itself into a Committee of the Whole."

CARRIED UNANIMOUSLY

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TABLED ITEM

The following matter was then lifted from the table:

Empress Avenue North from Stanley Street

Mrs. J. L. Gladson appeared and stated that an approach had been made to the owners of the two properties from which portions would be required for the widening of Empress Avenue North from Stanley Street and it had been determined that they would grant their portion to the municipality for road purposes if assurance was received that they would not be required to assume any costs relating to the construction of the road after the land was dedicated for that purpose.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN DAILLY:

"That, before considering a formal approach to the two owners alluded to by Mrs. Gladson along the lines suggested by her, the following information be obtained from the Municipal Manager:

- (a) an estimate of the cost of widening Empress Avenue by using the land that would be acquired for road purposes.
- (b) the value of the land to be acquired in the event the municipality was required to expropriate for road purposes."

CARRIED UNANIMOUSLY

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R E P O R T

MUNICIPAL MANAGER submitted Report No. 43, 1968 on the matters listed below as Items (1) to (14), either providing the information shown or recommending the courses of action indicated for the reasons given:

(14) Sidewalks - Canada Way

It has only been possible to produce a rough picture on the question involving the provision of sidewalks on Canada Way.

The following figures indicate the magnitude of the cost involved:

- (a) There is a total of 41,550 lineal feet on the entire length of Canada Way which will not have sidewalks after the present reconstruction programme is completed
 - (b) the estimated cost of completely providing sidewalks along both sides of the entire length of Canada Way is \$459,600.00
 - (c) the estimated cost of providing street lighting, which should precede the sidewalks, is 39,600.00
- | | |
|-------|----------------------|
| TOTAL | <u>\$ 499,200.00</u> |
|-------|----------------------|
- (d) estimated cost of constructing a sidewalk on the North side of Canada Way between Clayton Avenue and Hayfield Street is 44,800.00
 - (e) estimated cost of constructing a sidewalk on the South side of Canada Way between Rugby Street and Imperial Street is 25,400.00
 - (f) the estimated cost of constructing a sidewalk on Canada Way in the vicinity of Douglas Road School is 13,600.00
 - (g) the estimated cost of installing streets lights in the same area, which should precede the sidewalks, is 8,000.00

It was recommended that funds be made available immediately from the Capital Works Reserve for items (d), (f) and (g).

Mr. Schofield then spoke and, in response to a question posed by him, was advised that any sidewalk which was in existence on Canada Way before the street was recently reconstructed will be replaced. It was pointed out that this work will be done in addition to that recommended by the Municipal Manager.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

ALDERMAN BLAIR suggested that a cost estimate be obtained for the following works:

- (a) a sidewalk on the South side of Canada Way between Horley Street and Imperial Street.
- (b) the reclearing of the Sixth Street road allowance where a walkway was built a few years ago, including a possible extension of this facility.
- (c) the construction of a sidewalk on Horley Street between Canada Way and Gordon Avenue.

It was understood by Council that the cost estimate suggested by Alderman Blair would be supplied to Council.

(1) Claim - Richert Construction Ltd. (1635 Holdom Avenue)

It was recommended that Council authorize the payment of \$217.50 to Richert Construction Ltd, as settlement in full of a claim for costs incurred by that Company in installing a sewer connection to premises known as 1635 Holdom Avenue because of the circumstances outlined in his report.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN DRUMMOND:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(2) Supplementary Business Tax Assessment Roll

The first Supplementary Business Tax Assessment Roll has now been completed and assessment notices have been mailed.

The Roll is comprised of 191 accounts indicating a total annual rental value of \$481,310.00. Rental value for the portion of the year remaining is \$436,732.00, which will produce a revenue of \$28,387.00. When licence credits are deducted, the additional revenue receivable for 1968 is estimated at approximately \$22,000.00.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN McLEAH:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(3) Easement - (a) Lot "A" N $\frac{1}{2}$ except Expt. Plan 16862, Block 8, D.L. 80
Plan 4954
(b) Lot "A" S $\frac{1}{2}$, Block 8, D.L. 80, Plan 4954

It was recommended that Council authorize:

- (a) the acquisition of easements over portions of the above described properties, for sewer installation purposes, in order to finalize a subdivision.
- (b) the execution of the documents attending this transaction.

It was pointed out that there is no consideration payable by the Corporation for this easement.

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

CARRIED UNANIMOUSLY

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(4) Sewer Construction In Easement (Killip)

The following was submitted in response to the points made by Mr. and Mrs. A. C. Killip in the letter which they submitted to Council on June 24, 1968:

- (a) As regards the remark that Mr. Savchenko's attitude was very poor, Mr. Savchenko was sent to the property as one able to make certain Engineering decisions on the site, such as matters of location and depth of sewer. He declined to be drawn into a discussion regarding consideration or special conditions to be attached to easement acquisitions as this matter, the responsibility of the Land Department which was dealing with the matter. This reluctance to become drawn into discussion in any area beyond his responsibility probably resulted in the misunderstanding regarding attitude.
- (b) With respect to the claim that Mr. Porter ignored requests to investigate problems relating to wet spots on the property and damage to a fence, Mr. Porter visited the property, noted the two problems and asked that a claim be submitted to cover the cost of repairing the fence. Regarding the wet spots, it was contended that the construction of sewers does not create wet spots, but rather it tends to minimize wet conditions on the ground. The ground in this location has always been excessively wet and the situation about which the Killip's complained has not arisen because of sewer construction.
- (c) The project was constructed by Fownes Construction, and supervised by arrangement with Associated Engineering Services Ltd. Final release has not been issued on the contract because of difficult construction further above which has resulted from similar wet conditions on Berkeley Street and on Morley Street. The following matters arising from the Killip letter, which relate to the contractor and to the supervision of the contract, have been referred to Associated Engineering Services Ltd.:
 - (i) The complaint that the easement area was never rolled; the resulting grass not satisfactory; and pockets of hardpan still remaining.
 - (ii) The indifferent attitude of the contractor.
 - (iii) The condition in which the road was left.

The new claim for \$25.00 will be referred to the contractor because he is the responsible authority.

- (d) Concerning the accusation that Mr. Carter of the Lands Department did not endeavour to answer questions posed by the Killips at the time of the initial contact, these questions involved reasons why certain letters from the Killips to the Corporation had not been answered. Mr. Carter would be unable to answer this type of question but, on following up with the Engineering Department, he was informed that the Killip's letter had been suitably answered by telephone.
- (e) The Lands Department is always interested in any restoration requirement for an easement acquisition. In this case, that Department offered the opinion that more than adequate care was exercised by the contractor and the Engineering staff during the construction of the sewer in the easement and in the subsequent restoration of the area. The Land Department, which agrees to many conditions regarding easement acquisitions, is not easily pleased and is sometimes critical of both construction and restoration.

- (f) The Municipal Clerk's part of the entire proceedings was only as an intermediary. The accusation that "Expropriation rather than discussion was the course of action taken by the Municipal Clerk" is completely unfounded because this is not the function of the Clerk. Examination showed the normal sequence regarding actions required of the Municipal Clerk, except in one instance where there is an unexplained difference of six days between the transmission of a Council decision to the Engineer and to the Killip's.
- (g) Expropriation proceedings in connection with the sewer construction programme are taken to protect the contract and to enable the physical work to proceed on schedule. Without expropriation it is doubtful whether many contracts could have been undertaken.
- (h) The claim of the Killip's for \$326,50 is still unsettled and is in the hands of the Municipal Solicitor.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN McLEAH:
 "That the report of the Manager be received."

CARRIED UNANIMOUSLY

ALDERMAN BLAIR LEFT THE MEETING.

- (5) Section 712 - Subdivision Reference No. 104/67
Portion of Lot 121, D.L. 132, Plan 1493

It was recommended that the requirements of Section 712(1) of the Municipal Act, as it pertains to a subdivision of the above described property, be waived.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN LORNIER:
 "That the owner of D.L. 132, Lot 121, Plan 1493 be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described as shown on a survey plan prepared by Alan J. Tollyday B. C. Land Surveyor and sworn the 26th day of June, 1968"

CARRIED UNANIMOUSLY

- (6) Subdivision Reference No. 104/67
Lakedale Avenue

It was recommended that Council authorize an expenditure of \$4,320.00 as its share of the cost of providing concrete curb sidewalks five feet wide on the street(s) to be created by the above subdivision and that this be done in accordance with the policy governing the construction of sidewalks in subdivisions.

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

CARRIED UNANIMOUSLY

ALDERMAN BLAIR RETURNED TO THE MEETING.

- (7) Living Accommodation in Basements

The Planning Director has submitted a report on the above matter, as follows:

- (a) The possible effect of the present Zoning regulations governing living accommodation in basements (Section 6.9 of the Zoning By-law), as related to one of the recommended

regulations dealing with the conversion of existing single-family dwellings for two family occupancy, has been examined.

- (b) This particular regulation requires that at least thirty percent of the perimeter of a dwelling unit in a basement be external wall all above grade.
- (c) Further examination has revealed that this requirement would preclude the conversion of a substantial number of older single-family dwellings to two family use because many of these houses have basements which, although suitable for conversion, are partly below grade for the entire perimeter of the building.

It was recommended that, in order to make conversions possible in cases such as those mentioned and still maintain a good standard of development, Section 6.9 be amended so as to read:

"No dwelling unit or housekeeping unit shall be permitted in any basement unless at least 30 percent of the perimeter of such dwelling unit or housekeeping unit is external wall not more than 18 inches below the grade of the adjoining ground as determined by the Chief Building Inspector."

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DAILLY:

"That the proposed amendment to Section 6.9 of the Zoning By-law, as detailed above, be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

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HIS WORSHIP, MAYOR EMMOTT, suggested that the term "Single-Family Dwelling" in the following proposed amendment to Clause 1 of Section 6.11 of the Zoning By-law will obviously preclude consideration being given the conversion of any other type of structure for two family use:

"Where a lot in an R5 District with an area of not less than 5,400 square feet and a width of not less than 45 feet was occupied by a single-family dwelling on or before June 7, 1965, such dwelling may be converted for two-family use, subject to the provisions of Section 6.5 and 6.9 of this By-law."

He pointed out that the Public Hearing on this proposed amendment is being held on July 9, 1968.

His Worship suggested that, because it was not intended that conversions be restricted to existing single-family units, the term "Single-Family Dwelling" should be changed to "building". He added that the word "dwelling" that appears after "such" in the proposed amendment should also be changed to "building".

His Worship indicated that, if Council agrees, the change in the wording can be effected when the By-law covering the amendment is being considered.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That Council concur with the proposal advanced by His Worship, Mayor Emmott, regarding the proposed amendment to Clause 1 of Section 6.11 of the Zoning By-law, which is as outlined above."

CARRIED UNANIMOUSLY

(3) Estimates

Submitted, for approval, was the Municipal Engineer's Special Estimates of Work in the total amount of \$113,197.00.

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MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN BLAIR:
"That these estimates be approved."

CARRIED UNANIMOUSLY

(9) Revenue & Expenditures

Submitted, for approval, was the Municipal Treasurer's report covering Revenue and Expenditures for the period between January 1, 1968 and June 9, 1968.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN BLAIR:
"That the Statements of the Municipal Treasurer be approved."

CARRIED UNANIMOUSLY

(10) Monthly Report of Building Department

Submitted, for information, was the report of the Chief Building Inspector covering the operations of his Department during the period between May 20, 1968 and June 14, 1968.

(11) Monthly Report of Health Department

Submitted, for information, was a report of the Medical Health Officer covering the activities of his Department during the month of May 1968.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN BLAIR:
"That the above two reports be received."

CARRIED UNANIMOUSLY

(12) Proposed Abandonment of James Street East of Olive Avenue
REFERENCE REZONING #3/68

In recent weeks, the Council has been considering the problem of either a full or partial closure of James Street East of Olive Avenue in conjunction with a proposal to rezone adjacent property for Multiple Family use.

This closure was not one of the prerequisites to the rezoning proposal.

Readings of the amendment to the Zoning By-law covering the rezoning have been held in abeyance pending the resolution of the James Street closure matter.

The applicant for the rezoning has not indicated that he wishes to proceed with the matter without obtaining any portion of James Street.

It was recommended that the Planning Department be authorized to inform the applicant that, if the four prerequisites established by Council in connection with the rezoning proposal are satisfied, the By-law will be returned to Council for further and final readings.

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

CARRIED UNANIMOUSLY

(13) Proposed Amendment to Official Regional Plan

The Planning Director has reported on the two proposed amendments to the Official Regional Plan, which were the subject of a letter from the Lower Mainland Regional Planning Board earlier this evening, indicating that the Planning Department has no objection to either one.

The Planning Director pointed out that the following was a summary of the two proposed amendments:

- (a) Application #4 - 1968 - This is a step to overcome difficulties with the boundary of an Industrial Area in Surrey and to make compatible the Regional Plan and the Surrey Community Plan as regards boundary definitions.
- (b) Application #5 - 1968 - This is an adjustment of the boundary of an urban area to incorporate additional land capable of being serviced under the current stage of the Maple Ridge Sewerage Programme.

The Planning Director recommended that Council approve the two proposed amendments.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAH:

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

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted a special report dealing with the problems involved in providing storm drainage facilities to the "Fisher" property on Gilpin Street.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN CORSDIE:

"That this report be tabled until the July 8th meeting in order that each member of Council can have an opportunity of studying it."

CARRIED UNANIMOUSLY

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HIS WORSHIP, MAYOR EMMOTT submitted a report advising that the Municipal Act has been amended to increase the size of the Board of Variance (formerly known as the Zoning Board of Appeal), with the result the Council is now allowed to appoint an additional representative.

He recommended that Mr. James Carlberg, 6350 Malvern Avenue, Burnaby 1, B. C., Architect, be appointed to this new position with the Board of Variance.

MOVED BY ALDERMAN McLEAH, SECONDED BY ALDERMAN HERD:

"That the recommendation of Mayor Emmott be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAH:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

MOVED BY ALDERMAN McLEAH, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

B Y - L A W S

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILY:

"That leave be given to introduce:

"BURNADY DEDENTURE BY-LAW 1968" (#5354)

"BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 22, 1968" (#5310)

"BURNADY SEWERAGE AND DRAINAGE FINANCING BY-LAW 1964, AMENDMENT BY-LAW 1968" (#5356)

"BURNADY SEWERAGE AND DRAINAGE FINANCING BY-LAW NO. 2, 1966, AMENDMENT BY-LAW 1968" (#5357)

and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILY:

"That the By-laws be now read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILY:

"That the Council do now resolve into a Committee of the Whole to consider and report on the By-laws."

CARRIED UNANIMOUSLY

BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 22, 1968" provides for the following

Reference RZ #25/68

Section 3 - Definitions

It is proposed to amend the definition of "Lot Line, Front" to read as follows:

"Lot Line, Front" means the boundary line of the lot and the street on which the lot abuts. In the case of a corner lot, a lot line abutting a street shall be considered a front lot line if the adjacent lots front on the same street, except that only one front lot line need be provided. In the case of a through lot, the lot lines abutting two parallel or approximately parallel streets shall both be considered as front lot lines."

Municipal Clerk stated that the Planning Department had reported that this By-law could now proceed.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILY:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILY:

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

CARRIED UNANIMOUSLY

July 2, 1968

MOVED BY ALDERMAN HERR, SECONDED BY ALDERMAN DAILY:

"That:

"BURLIADY DECENTURE BY-LAW 1960"

"BURLIADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 22, 1960"

"BURLIADY SEWERAGE AND DRAINAGE FINANCING BY-LAW 1964, AMENDMENT BY-LAW 1960"

"BURLIADY SEWERAGE AND DRAINAGE FINANCING BY-LAW NO. 2, 1966, AMENDMENT BY-LAW 1960"

be now read a Third Time."

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MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"That BURLIADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1960" be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"That BURLIADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1960" (#5296) (RZ #10/63) be now finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

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