

SEPTEMBER 3, 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, September 3, 1968, at 7 p.m.

PRESENT: Mayor Emmott in the Chair;
Aldermen Blair (8:20 p.m.),
Corstie, Dailly, Drummond,
Herd, Lorimer, Mercier and
McLean

HIS WORSHIP, MAYOR EMMOTT, presented Lieutenant Stanley Wilson of the Burnaby Fire Department with his Diploma for having passed the examination of the Institute of Fire Engineers.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:

"That the Minutes of the meeting held on August 5, 1968 and the Public Hearing on August 19, 1968, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Secretary, North Burnaby Little League, re grant
- (b) Mr. J. E. Rattenberry, B.C.L.S., re application for employment

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That a representative from the North Burnaby Little League be granted permission to speak and the request of Mr. Rattenberry be deferred until the "In Camera" session later in the evening."

CARRIED UNANIMOUSLY

- (a) Mr. Espien appeared on behalf of the North Burnaby Little League and outlined the feats of the Senior All Star Team from the League that travelled to Eastern Canada to participate in the Canadian Baseball Championships.

He pointed out that, during the course of their travels, all members of the team and their escorts publicized the Municipality as much as possible.

He also mentioned that some of the parents of the boys involved contributed to the expenses incurred by those on the team.

He added that:

- (i) the team won the Western Canadian Championship but lost in the Canadian Championship Play-off at Port Arthur on the week-end of August 10, 1968;
- (ii) this was the first year the team was inaugurated;
- (iii) all of the members of the team established a reputation of behaviour and sportsmanship which was not only a credit to them but to the Municipality they represented;

- (iv) the team was particularly complimented by the Mayor of Port Arthur who assured them that he would write to the Council of Burnaby to convey his feelings;
- (v) quite extensive newspaper coverage was given the entire month, and a good deal of that made reference to the North Burnaby Little League Team;
- (vi) the expenses of travelling to participate in the Canadian Championships were quite considerable, with the result the budget of the North Burnaby Little League was strained. A statement of expenses and disbursements was being presented to illustrate the situation in that regard.

Mr. Esplen concluded by respectfully requesting that Council grant the North Burnaby Little League the sum of \$1,000.00 to help defray some of the expenses which were incurred when the Senior All Star Team from the League travelled to Eastern Canada to participate in the Canadian Baseball Championships.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN McLEAN:

"That Council express its appreciation to the members of the Senior All Star Team from the North Burnaby Little League for the manner in which they conducted themselves while in the East; and further, the request for \$1,000.00 be referred to the Grants and Publicity Committee for consideration and recommendation."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DAILLY:

"That all of the below listed Original Communications be received."

CARRIED UNANIMOUSLY

His Worship, Mayor Thomas J. Campbell of the City of Vancouver, submitted a letter inviting the Council and appropriate officials from the Municipality to attend a luncheon meeting on September 27th in the Hotel Vancouver at 12 Noon to discuss the question of amalgamating Vancouver and Burnaby with his Council and officials from the City.

His Worship, Mayor Emmott, stated that, as a result of discussing the matter with Mayor Campbell, it had been decided to change the date of the luncheon meeting to Wednesday, October 2, 1968.

Municipal Manager mentioned that it was hoped to have a report from the Administrations of both the City and Burnaby for the respective Special Committees of each dealing with the matter of amalgamation in time for the October 2nd meeting.

He indicated that, if that was possible, he would furnish each member of Council with a copy of the report prior to that October meeting.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:

"That the invitation extended by His Worship, Mayor Thomas J. Campbell, to meet on the matter of amalgamating Vancouver and Burnaby, for the date indicated by His Worship, Mayor Emmott, be accepted."

CARRIED UNANIMOUSLY

Mr. A. Shaw submitted a letter appealing a decision to not approve a subdivision of property owned by him and described as Lot "H", except Explanatory Plan 28069, D.L. 138, Plan 12221, due to it not being possible to adequately serve the land with a water supply.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That action on this matter be deferred until receipt of item #7 of the Municipal Manager's report later this evening."

CARRIED UNANIMOUSLY

Mr. Thomas Farrington wrote to:

- (a) commend Council for the programme it embarked upon this year to pave virtually all the streets in the municipality which had a gravel surface;
- (b) indicate that he supports an amalgamation of Burnaby with Vancouver.

Mr. H. Kerfoot submitted a letter lodging a complaint regarding air pollution in his area, which is in the 3700 Block Irwin Street.

During consideration of the subject of the letter from Mr. Kerfoot, it was mentioned that the industry to which he alluded as being suspected of causing the pollution was supposed to have instituted measures some time ago to reduce emissions of fly ash and other objectionable material into the air.

A suggestion was made that the B.C. Research Council should be requested to provide a set of standards for municipalities to follow in endeavouring to reduce the incidence of air pollution, with particular emphasis on the feasibility and method of control.

Another suggestion was made that the Provincial Government should be asked to compel the entire lumber industry to take steps to curb air pollution caused by the operations of the industry.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN LORIMER:
"That:

- (a) the Chief Public Health Inspector be asked to ascertain the situation in regard to the assurances which were given by the industry alluded to in the letter from Mr. Kerfoot to control as much as possible the emissions which were causing the nuisance described in the letter from Mr. Kerfoot;
- (b) the Municipal Solicitor advise as to the powers of the Municipality under its Air Pollution Control By-Law."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN DAILY:
"That the Board of the Greater Vancouver Regional District be asked to accept air pollution control as a function of the Regional District."

IN FAVOUR -- ALDERMEN DRUMMOND,
DAILY, McLEAN &
MAYOR EMMOTT

AGAINST -- ALDERMEN CORSBIE,
HERD, LORIMER &
MERCIER

MOTION NEGATIVED

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Director, The Burnaby Ladies' Pipe Band, wrote to request permission to hold a Tag Day on September 13th and, possibly, 14, 1968, for the purpose of raising funds for uniforms.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That permission be granted to the Band to conduct its campaign on either of the two dates mentioned."

CARRIED UNANIMOUSLY

Guardian, Bethel #22, International Order of Job's Daughters, submitted a letter seeking permission to hold a Candy Drive on September 9th to 11, 1968 inclusive.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN HERD:
"That permission be granted to the Order to conduct its campaign on the dates indicated."

CARRIED UNANIMOUSLY

Racing Secretary, Vancouver Bicycle Club, submitted a letter requesting permission to hold the Pacific Coast 25-Mile Time Trial Championships on September 8th commencing at 8 a.m. at the Texaco Oil Refinery on Barnet Highway and, after leaving the municipality at Port Moody, returning via the same route to the Refinery.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN DAILLY:
"That permission be granted to the Club to conduct its Time Trial Championships along that part of the route outlined in the letter that lies in Burnaby, subject to:

- (a) the approval of the R.C.M.P.,
- (b) the Provincial Department of Highways having no objection to the use of Barnet Highway, which is an arterial Highway coming within the jurisdiction of that Department."

CARRIED UNANIMOUSLY

Administrator, CKNW Orphans' Christmas Fund, wrote requesting permission to hold the Annual CKNW Orphans' Fund Tag Day on December 14, 1968.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That permission be granted to the CKNW Orphans' Christmas Fund to conduct its campaign on the date mentioned."

CARRIED UNANIMOUSLY

Secretary, Burnaby Minor Hockey Association, wrote requesting permission to hold a Tag Day on September 27th commencing at 6 p.m. and all day on September 28, 1968, at various locations in the municipality.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That permission be granted to the Association to conduct its campaign at the times mentioned and at those locations indicated in its letter where streets are to be used for the solicitations."

CARRIED UNANIMOUSLY

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Mr. W. H. L. Rogers submitted a letter expressing appreciation for the installation by the Municipality of a storm sewer in the 6500 Block Marlborough Avenue and conveying the same sentiments to the Engineering Department for its co-operation during the installation.

Miss Joanne Stagliano submitted a letter expressing appreciation to the Council for the monetary contribution that was given to her to assist in travelling with the Girl Guide Association to Dunnville, Ontario.

Associate Secretary, Board of Evangelism and Social Service, The United Church of Canada, wrote acknowledging, with appreciation, the grant in the amount of \$6,976.15 which the Corporation gave to the Church to cover taxes for the current year on the property of the United Church Home for Girls on Sussex Avenue.

President, The Burnaby Young Men's Christian Association, wrote to thank the Council for its grant in the amount of \$20,000.00 to the Capital Funds Campaign of the Y.M.C.A.'s of Burnaby and Greater Vancouver for the building programme planned by the Burnaby Association.

Mayor H. Reed, The Corporation of the City of Fort William, Ontario, submitted a letter commending the members of the Little League Baseball Team that participated in the Canadian Championships.

Pipe Major, Vancouver Ladies' Pipe Band, wrote to express appreciation to Council for allowing the Band to conduct a Tag Day in Burnaby on June 28, 1968.

President, United Community Services of the Greater Vancouver Area, submitted a circular letter and an attachment containing the responses of municipalities embraced by the Fraser-Burrard Regional District on the question of whether public housing should be accepted as a function of the Regional District.

Mr. A. Brown-John wrote to:

- (a) advise that all contentious matters between Lenkurt Electric Company Limited and himself regarding the relationship between that Company's proposed development and his property have been satisfactorily resolved;
- (b) express thanks to Council for the consideration which has been shown him in connection with the matter.

President, Big Brothers of British Columbia, submitted a letter advising that Big Brothers of British Columbia now have a part-time skilled Counsellor who is:

- (a) supervising active Big Brother - Little Brother relationships in the municipality;
- (b) proceeding with a vigorous educational and informative programme aimed at obtaining the direct involvement and participation of other professional and lay groups, plus individual citizens, in the programme of services the organization offers.

Executive Director, Lower Mainland Regional Planning Board, submitted a circular letter advising of the general results of the Public Hearing that was held on August 28th relative to a proposal to establish a railway route through the Fraser Valley to serve the port facility at Roberts Bank.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:

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

CARRIED UNANIMOUSLY

R E P O R T S

HIS WORSHIP, MAYOR EMMOTT, submitted a report recommending that Alderman D. M. Mercier be appointed as Acting Mayor during the months of September and October, 1968.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:
"That the recommendation of His Worship be adopted."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR EMMOTT, submitted a report recommending that:

- (a) the resignation of Mrs. J. P. McCafferty from the Library Board be accepted, with regret;
- (b) Mrs. R. G. Greaves, 3869 Dubois Street, Burnaby 1, B.C., be appointed to replace Mrs. McCafferty.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That the recommendations of the Mayor be adopted."

CARRIED UNANIMOUSLY

* * *

T A B L E D M A T T E R S

The following matters were then lifted from the table:

(a) Action Line Housing Site - Irmin Street:

- (i) Lots 1 to 6 inclusive, Block 32, D.L. 97, Plan 1312
 - (ii) Lots 7 to 9 inclusive, Block 33, D.L. 97, Plan 1312
- REZONING REFERENCE #67/68

When it was stated that the Action Line Housing Committee may be withdrawing from the scheme planned for the above site, the Planning Director replied that the report item of the Manager deals only with a consolidation of the properties concerned, something which would be required irrespective of the outcome of the proposal of the Action Line Housing Committee.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LORIMER:
"That authority be granted to execute the documents required to effect the consolidation of the above described properties."

CARRIED UNANIMOUSLY

(b) Rezoning Reference #64/68 - 6745 and 6785 Canada Way

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CORSBIE:
"That action on this item be deferred until receipt of item #13 of the Municipal Manager's report later this evening."

CARRIED UNANIMOUSLY

(c) Proposed Lane between Rosewood and Wedgewood Streets from Canada Way to Sixth Street

The following wrote requesting an audience with Council on this matter:

- (a) Mr. and Mrs. G. Gibb
- (b) Mr. G. H. Dowding of Dowding,
Deverell, Harrop & Wood,
Barristers and Solicitors

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN MERCIER:
"That the delegations be heard."

CARRIED UNANIMOUSLY

Mr. Gibb then spoke and made reference to the points in his letter regarding the subject matter, as follows:

- (i) A tenant in their home must, because of the lack of a lane, park his car on the street.

This action by the tenant violates the Traffic By-Law and therefore the tenant could have his car impounded.

This tenant is in an untenable position because he has no other place to park his car.

- (ii) A child could be injured or killed because of the presence of parked cars on the street.
- (iii) Some of the affected residents have signed the petition supporting the construction of a lane and some of the same people have also signed the petition opposed to this construction.
- (iv) If there is concern regarding the volume and speed of traffic using the lane, if it is created, this could be overcome by designating the lane for one-way movements only.

It would seem, however, that the anticipated problem of allowing traffic to enter and leave Canada Way at the point where a lane would be constructed is not too serious because Building Permits have recently been issued for residential development on Canada Way in the same general location with each of these homes having access onto Canada Way.

Mr. Dowding then spoke on behalf of the 23 opposed to the construction of the lane.

The following are the points made by Mr. Dowding in his presentation:

- (i) The matter of building this lane began in April of last year and, after due deliberation, the Council resolved, in September 1967, to not proceed with the project.
- (ii) The proponents of the lane construction subsequently revived the matter, despite the fact that the majority considered it to be a fait accompli.

These 23 people are annoyed because they were not notified in advance that Council was reconsidering the matter of building the lane.

- (iii) The Municipality has many other lane projects that could be built for the amount of money required to construct the one now under consideration. In those instances, the property owners involved desire a lane.
- (iv) It should be remembered that the Municipality will likely need to expropriate land to create the lane allowance between Rosewood and Wedgewood Streets.

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- (v) The existing lane is a defacto one.
- (vi) Those two property owners who want the lane had no rear access when they purchased their properties.
- (vii) The existence of a lane on a map does not make it axiomatic that the allowance will be built.
- (viii) It is the consensus of opinion that it would be a nuisance and a hazard to have a lane built.
- (ix) If the Municipality did not cause or condone the drainage problem which is alleged to exist at the rear of the properties on Wedgewood and Rosewood Streets, then it could not be held liable in the event of flooding.

ALDERMAN BLAIR ARRIVED AT THE MEETING.

At this juncture, His Worship, Mayor Emmott, reviewed the matter under consideration from the municipal standpoint. In that regard, he pointed out that:

- (i) The Municipality had accepted money on a number of occasions in the past for the construction of this lane;
- (ii) building this lane would resolve a drainage problem that exists;
- (iii) it would also provide rear access to properties which presently do not have that.

Municipal Manager stated that it has been estimated to cost \$8,700.00 to construct the lane to a paved standard and to provide drainage facilities in conjunction therewith.

He added that it was anticipated to cost an additional \$3,000.00 to acquire land for lane purposes on the alignment that was originally proposed if the acquisitions were made by normal means and not by expropriation. He also mentioned that there is approximately \$700.00 on deposit for the lane, which means that the least amount for which it could be built is \$11,000.00.

When an enquiry was made regarding the drainage situation in the area, the Municipal Engineer stated that the Municipality could obtain an easement to handle storm drainage waters.

Other points made during discussion were:

- (a) The Approving Officer has, by design, encouraged the idea that a lane was to be created by demanding land for lane purposes when processing applications to subdivide the properties in the area involved.
- (b) Many persons who purchased property since the lane allowance was begun saw that there was an intention to create a lane at some time in the future.
- (c) Because the lane would be paved, there would be no appreciable amount of dust.
- (d) The speed limit in lanes is 15 m.p.h.
- (e) There are only two homes which would likely use the lane.
- (f) It is unlikely any trucks would use the lane.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LORIMER:
"That the action taken by Council on May 13, 1968 in connection with the subject of constructing a lane between Rosewood Street and Wedgewood Street from Canada Way to Sixth Street, as shown below in excerpt form, be rescinded:

"PROPOSED LANE BETWEEN ROSEWOOD STREET AND WEDGEWOOD STREET
FROM CANADA WAY TO SIXTH STREET

It was pointed out during discussion that a lane precisely between Canada Way and Sixth Street may not be the most desirable alignment because:

- (a) ingress and egress to the lane at both Canada Way and Sixth Street will likely cause traffic problems;
- (b) there are a number of buildings situated on the area that would be acquired for the lane;

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That a lane between Rosewood Street and Wedgewood Street approximately from Canada Way to Sixth Street be constructed but, because of the two points just enumerated, a report first be submitted indicating the alignment that is considered most desirable for a lane to serve all of the properties involved and which reflects the special circumstances outlined above; and further, that an estimate of the cost of acquiring land for the lane, and later constructing it to a paved standard in the selected right-of-way, be provided."

CARRIED

AGAINST -- ALDERMEN MERCIER,
HERD AND CORSBIE

* * *

R E P O R T S

GRANTS COMMITTEE submitted a report recommending that Council authorize a grant in the amount of \$500.00 to the Burnaby Fire Department Band to enable it to participate in the forthcoming Dominion Fire Chief's Convention being held in Kelowna.

The Committee pointed out that such funds would normally have been available from other sources, such as programme advertising, but the recent postal strike had a marked effect on the availability of such funds.

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

CARRIED UNANIMOUSLY

GRANTS COMMITTEE submitted a further report recommending that the sum of \$10,000.00 be transferred from the Contingency Account to the Grants Fund because the general upward revision of grants to various organizations, plus the unanticipated additional assistance required to make a grant in lieu of taxation to the United Church Home for Girls, has depleted the Fund.

HIS WORSHIP, MAYOR EMMOTT, pointed out that, since preparing the report on the foregoing matter, he had determined that there is no need to replenish the Grants Fund in the manner recommended.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN MERCIER:
"That the report of the Committee concerning the matter of replenishing the Grants Fund be withdrawn."

HIS WORSHIP DECLARED A RECESS AT 8:50 P.M.

THE COMMITTEE RECONVENED AT 9:00 P.M.

ALDERMAN LORIHIER WAS ABSENT.

ADVISORY PLANNING COMMISSION submitted a report dealing with its examination of the "Brentwood Town Centre Study 1968" that was prepared by Ehling and Brockington, Architects, advising as follows:

- (a) the Commission considers the plan that is described in Brentwood Town Centre Study as being good but, although appreciating the aims and ultimate objectives, concern is felt that adherence to the rigid form of development proposed in the report would be impracticable because other plans, equal or superior in benefit to the municipality, would be precluded.
- (b) a fulcrum is required to actuate development of the area in the fashion envisaged by the Study.

The Commission concluded by recommending that Council immediately consider rezoning a portion of the study area for high density use in accordance with the plan outlined in the Brentwood Town Centre Study 1968.

The Commission also indicated that it concurred with the fourth and fifth recommendations in the report, which were that:

- (1) a study of present parking standards which apply to high density "town centre areas" be undertaken with the object of reviewing possible methods of encouraging a higher concentration of development through the provision of communal or group parking facilities at key locations.
- (2) a study be undertaken of the traffic patterns in the immediate vicinity in relation to the development of the proposed town centre complex.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:

"That the report of the Advisory Planning Commission be received."

CARRIED UNANIMOUSLY

ALDERMAN LORIHIER RETURNED TO THE MEETING.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That Council accept the principles outlined in the report prepared by Ehling and Brockington, Architects, relating to the Study that was made in connection with the Brentwood Town Centre, on the understanding that these principles are to merely serve as a general long-range guide for anyone wishing to develop land in the area embraced by the Study."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR ENMOTT, stated that he and the Planning Director had met recently with a representative of Overweitea Limited regarding its desire to develop land in the municipality.

He pointed out that, insofar as ^{future development of} the area embraced by the Brentwood Town Centre is concerned, this would require the co-operation of all owners in that area before any development of the type indicated in the Brentwood Town Centre Study could commence.

His Worship then mentioned that discussion took place on the matter of Overweitea Limited constructing a discount food store on property at Beresford Street and Gillroy Avenue that was the subject of a rezoning application some months ago.

He indicated that Council, at that time, rejected the applicat on.

His Worship recommended that Council reinstitute consideration of rezoning that property at Beresford Street and Gilley Avenue for the purpose desired by Overwaita Limited.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LORIMER:
"That the recommendation of His Worship be adopted."

CARRIED UNANIMOUSLY

* * *

MUNICIPAL MANAGER submitted Report No. 54, 1968 on the matters listed below as Items (1) to (19), either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Easement - Portion of Lot "E", Expt. Plan 29572, D.L.'s 69/70, Plan 23177
COPLEY SANITARY SEWER AREA NO. 2

It was recommended that Council authorize:

- (a) the acquisition of an easement, which is required for the future extension of the Copley Sanitary Sewer System, over a portion of the above described property for a consideration of \$1.00 plus restoration of the easement area.
- (b) the execution of the agreement formalizing this acquisition.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

- (2) Social Service Per Capita Costs

Statistics were being submitted to indicate that, because of a change in the policy of the Provincial Government respecting per capita costs for Social Services, it is expected that the expenditures of the Corporation for 1968 will exceed by \$99,500.00 the amount provided in the current year's budget for Social Services.

It was added that this is due to that Government determining that, effective June 1, 1968, supplementary allowances would be issued for children whose parents are in receipt of Social Assistance.

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

CARRIED UNANIMOUSLY

- (3) Easement Cancellation - Lots 157 and 164, D.L. 80, Subdivision Reference #26/68

A subdivision of the property covered by the above reference number necessitated an easement being acquired for sewer purposes over the Lots 157 and 164 described, which are located at Monarch Street and Eglinton Avenue.

A subdivisn of adjacent property was subsequently approved, and this has eliminated the need for the easement over Lots 157 and 164 because it is now possible to provide a preferable route for the sewer.

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Inasmuch as the easements over the two lots mentioned are now redundant, it was recommended that the easements be cancelled.

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

CARRIED UNANIMOUSLY

(4) Contract - Trygve N. Wenn Jr. - Golf Professional

The Parks and Recreation Commission has approved a form of contract with Trygve N. Wenn Jr. respecting his appointment as a Professional at the Burnaby Mountain Golf Course.

The most pertinent conditions in this Contract are:

- (a) the term is between March 1, 1968 and December 31, 1970
- (b) Mr. Wenn will be paid \$700.00 per month until the pro shop is open for business, and thereafter \$500.00 per month.

If, between March 1, 1968 and April 1, 1969, the Golf Course is closed to public play, the \$700.00 rate will be applicable for the period of the closure.
- (c) Mr. Wenn will be entitled to give instructions and to charge for same, and to sell, repair and maintain golf equipment for his revenue at fees and prices to be approved by the Corporation.

When the gross sum from these efforts exceeds \$24,000.00 in a calendar year, the Corporation will deduct from the monthly remuneration 7.5% of such sum in excess of \$24,000.00.
- (d) Mr. Wenn will be responsible for:
 - (i) providing his own telephone,
 - (ii) providing all furnishings, machinery and equipment in the pro shop,
 - (iii) operating the pro shop from sun-up to sun-down,
 - (iv) establishing and conducting junior golf and public golf clinics and programmes,
 - (v) carrying C.P.L. and P.D. insurance of \$500,000.00,
 - (vi) carrying Auto Insurance for P.L. and P.D. of \$500,000.00 inclusive on owned, non-owned or hired vehicles,
- (e) the contract can be terminated on 30 days written notice by the Corporation.

It was recommended that Council authorize the execution of the agreement with Mr. Wenn Jr.

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During consideration of the report from the Manager, it was mentioned in Council that the Parks and Recreation Commission had, around April or May this year, given its approval of the contract.

Some concern was expressed at the length of time it took to present the contract to Council.

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

CARRIED

AGAINST -- ALDERMAN BLAIR

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN MERCIER:
"That the Municipal Manager determine from the Municipal Solicitor why it took so long to prepare the Contract with Mr. Wenn Jr. and to present it to Council for approval."

CARRIED UNANIMOUSLY

- (5) Lot 1, Block "K", D.L. 59, Plan 20581
SUBDIVISION REFERENCE NO. 211/68

It was recommended that Council waive the provisions of Section 712(1) of the Municipal Act in respect of a subdivision involving the captioned property in order that the subdivider can be exempted from being required to provide the amount of land prescribed by that Section as a highway.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That the owner of D.L. 59, Parcel "K", Lot 1, Plan 20581 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 Donald S. Black and sworn the 31st day of July, 1968."

CARRIED UNANIMOUSLY

- (6) Easements - Still Creek at Willingdon Avenue
(a) Block 1, part on Plan 24749, Block "A", D.L. 70,
(b) Lot 4, part on Plan 24749, Block "D", D.L. 70,

It was recommended that Council grant the Greater Vancouver Sewerage and Drainage District drainage easements over portions of the above described properties for the purpose of allowing the District to maintain and operate Still Creek.

These easements will replace the one which contained Still Creek in its former location prior to the diversion of the Creek following the construction of the Freeway.

No consideration is payable for the new easements.

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

CARRIED UNANIMOUSLY

- (7) (a) Lot "H" except Explanatory Plan 28069, D.L. 138, Plan 12221
(SHAW)
SUBDIVISION REFERENCE NO. 139/68
(b) Water Supply - West side of Burnaby Mountain

Mr. A. Shaw has written to Council to protest a decision of the Municipal Engineer that a proposed subdivision of the above described property cannot adequately be served with water,

In defense of this decision, it was pointed out that:

- (a) if the watermain to the West was extended to serve the property proposed to be subdivided, the municipality would in effect be guaranteeing continuous and satisfactory water supply.

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This cannot be done and therefore the subdivision application should not be approved.

- (b) The existing watermain in front of a portion of Mr. Shaw's property is at an elevation of approximately 530 feet.

The most Eastern of the lots proposed to be created is at an elevation of approximately 550 feet, and this height is considered critical insofar as the supply of water is concerned.

The matter of improving the water supply system on the Western side of Burnaby Mountain is being given consideration for inclusion in the upcoming Five Year Capital Works Programme.

In all likelihood, this Programme will include Phase I of a new pumping system that is required for this part of Burnaby.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CORSBIE:

"That the views expressed in the report of the Manager be endorsed and Mr. Shaw be advised that Council cannot grant his appeal for the reasons set out in that report; and further, all other property owners in the same area be notified that their applications to subdivide cannot be approved due to the lack of an adequate water supply."

CARRIED UNANIMOUSLY

(8) Annual Meeting - Northwest Mosquito and Vector Control Association

It was recommended that Council authorize the Chief Public Health Inspector to attend the eighth annual meeting of the Northwest Mosquito and Vector Control Association in Walla Walla, Washington between September 17th and 19, 1968 inclusive.

The prime function and purpose of the Association is to create closer co-operation amongst its members and to allow for the dissemination of mutually beneficial information relative to the control of disease-carrying insects and small mammals which are detrimental to public health.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted, with it being understood that the Chief Public Health Inspector will provide the liaison with the Health Department, Alderman D. M. Mercier, with a synopsis of the proceedings of the meeting when he returns from it."

CARRIED UNANIMOUSLY

(9) 'Camrose Park' Subdivision proposal in D.L. 59

A report of the Planning Director outlining the framework of an Agreement between the Corporation and North American Contractors Ltd. regarding development of the above area on a co-operative basis, was being submitted.

The report of the Planning Director on this matter advised as follows:

- (a) The Council recently rezoned the area bounded by Broadway, the Lake City Industrial Park, Lougheed Highway and Phillips Avenue to permit residential development.

- (b) An overall plan of development has been prepared for the area, within which North American Contractors Limited proposes to develop approximately 27 acres.

The municipality owns 19 acres in that area.

- (c) The first stages of the development by the Company has been approved, and access to the subdivision is being provided from Loughheed Highway via Greenwood Street.
- (d) It is, however, a condition of further approvals that access be provided from either Phillips Avenue or Broadway.
- (e) The access to Phillips Avenue has to be provided through private property, whose owners are not interested in subdivision, while access to Broadway can be gained over municipally-owned property.
- (f) The Company has proposed that the municipality enter into an agreement with the Company under which all municipal holdings in the area would be subdivided and serviced.
- (g) By including the construction of Camrose Avenue in the first stage of such a development, satisfactory access from Broadway would be provided to the area.
- (h) The Planning Department agrees with the proposal and has developed the following jointly with the developer:

- (i) essentially, North American Contractors Limited would service the entire area, including the municipal land, and be paid for their services in land, leaving the municipality with serviced lots for sale.
- (ii) an agreement would be reached on the value of the raw land in the area (say, \$10,500.00 per acre); the total cost of servicing would be obtained and apportioned between municipal and privately-owned land.
- (iii) the municipality would then pay for its share of the servicing on the basis of the raw land value.

For example, if \$3000.00 was the raw land value of a lot (3.5 lots per acre) and \$4,500.00 was the servicing cost, and 50 lots were created, the developer would receive 30 lots and pay for servicing 50; the municipality would retain 20 serviced lots for sale.

- (j) The Municipal Solicitor has indicated that such an arrangement could be entered into.

The Planning Director concluded by recommending that Council approve in principle the proposal outlined above and authorize his Department to discuss the matter in detail with the proposed developer, plus appropriate departments of the Corporation, in order that a complete submission can be presented to Council.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the Planning Department provide additional information as to the nature of the development planned for the "Camrose Park" area, including the mechanics related thereto, and also offer any alternative proposals that may be considered acceptable for a development of the type envisaged."

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MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILY:
"That the meeting continue past the hour" of 10:00 p.m.

CARRIED UNANIMOUSLY

- (10) Rezoning Application No. 56/68
(a) Lot 3, S.D. "D", Blocks 2/3, D.L. 2, Plan 11564
(b) Lot 9, D.L. 2, Plan 26955

A report of the Planning Department on a proposal to rezone the above described properties to Service Commercial District (C4) was being submitted.

The report of the Planning Department indicated the following on this proposal:

- (a) During June 1968, the Council adopted a recommendation of the Planning Department to consider development proposals for land on the South side of Lougheed Highway in the vicinity of the Lougheed Mall.
- (b) The majority of these proposals were for apartment development and the Department was authorized to work with the applicants in preparing suitable plans of development.
- (c) It was pointed out at that time that one of the applications (No. 56/68) was to rezone the subject property to permit the construction of an A. & W. Drive-Ins Restaurant, and that it was unlikely this application would be recommended by the Department.
- (d) Following considerable work and discussions with the various applicants, the Planning Department, in a report dated August 5, 1968, recommended that Council reject the application of the A. & W. Drive-Ins because of the anticipated detrimental effect it would have on proposed apartment development and upon the arterial function of Lougheed Highway.
- (e) This report of the Department was tabled and, as is required by the Controlled Access Highway Act, the Department of Highways for the Province was advised of the proposed rezoning.
- (f) Section 4(2) of this Act requires the approval of the Minister of Highways of any zoning change within one half-mile radius of a controlled access highway.
- (g) The Planning Department has now been advised, in a letter dated August 23, 1968, that the Approving Officer for the Department of Highways will not approve the proposed zoning change.
- (h) Although Council has forwarded the application to a Public Hearing, no further action should be taken on the proposed rezoning.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CORSBIE:
"That the applicant for the rezoning of the subject properties, Vancouver A. & W. Drive-ins Limited, be given an opportunity to appeal the decision of the Approving Officer for the Department of Highways and, until the outcome of this appeal is known, further action on the rezoning proposal be deferred."

CARRIED UNANIMOUSLY

(II) Proposed Land Assembly Project - Moscrop Street between Willingdon Avenue and Royal Oak Avenue

A submission prepared by the Planning Department dealing with the above land assembly proposal, which involves land in D.L.'s 33 and 02, was being presented.

The following is the substance of the submission from the Planning Department which, if accepted, will constitute the application of Council to the Provincial Government for the development of the land involved as a Land Assembly Project under Section 35A of the National Housing Act:

- (a) The site is located at the foot of the Southern slope of the Central Valley Area of the municipality with good access via Willingdon Avenue or Royal Oak Avenue to the Southern sector of Burnaby, or via Willingdon Avenue or Gilpin Street to the Northern part of Burnaby.
- (b) The project involves an area of 114.69 acres, of which approximately 73 are owned by the municipality.
- (c) That portion of the site immediately adjacent to the intersection of Moscrop Street and Willingdon Avenue is owned by the Provincial Government.
- (d) A Motor Vehicle Testing Station is planned for the land at the North-West corner of Sussex Avenue and Moscrop Street.
- (e) Existing community facilities in the area, including schools and parks, are within easy access. In that regard:
 - (i) Moscrop Junior Secondary School is located at Moscrop Street and Willingdon Avenue.
 - (ii) The elementary level is served by the Chaffey-Burke Elementary School, about half a mile distant, and the Marlborough Elementary School approximately 3/4 of a mile away.
 - (iii) At present the Senior Secondary students are enrolled at Burnaby South Senior High School.
 - (iv) A Senior Secondary School has been proposed for the Moscrop-Willingdon Area.
 - (v) Park facilities in the area are rather limited. The portion of land within the boundaries of the Project area that is dedicated for park purposes is only partially developed, and that part is used generally as a playing field.
 - (vi) The Deer Lake recreational area is not too far away, as is Central Park.
- (f) A map accompanying the application shows the existing land use and the extent of water, sewer and gas services to the site.
- (g) The area is presently zoned as Residential District Four (R4), for two family dwellings, although most of the development nearby is Single Family in character.
- (h) Housing costs in the area surrounding the Project site range from between \$11,000.00 to \$30,000.00, although the average is approximately \$23,000.00.

- (i) Two appendices provide assessed values of individual lots and their improvements within the proposed boundaries of the Project area.
- (j) Another accompaniment indicates the street alignments that have been proposed, as well as land uses, for the area.
- (k) As requested by the Director of Housing and Urban Renewal for B. C., the following is being provided as background material:
 - (i) Burnaby, as an expanding suburb in the Vancouver Metropolitan Region, has experienced an average annual rate of population increase over the 1946/1966 period of 9.8 percent.
 - (ii) The average annual percentage increase between 1961 and 1966 was 2.2 percent, which in part reflects the trend toward infilling of residential areas as available land for major development decreased.
 - (iii) Growth characteristics reveal that, over the period between 1941 and 1966, the rate of natural increase as a whole for Burnaby was greater than the net migration rate.
 - (iv) An accompanying table shows the population at Census Years since 1946 and indicates population projections up to 1986.
 - (v) In the immediate future (up to 1973), the net migration rates are expected to increase again as the population ages and the birth rate decreases, and there is an increase in dwelling unit construction in the municipality.
 - (vi) Approximately 12,000 acres, or 50% of the area of the municipality, is zoned for residential use.
 - (vii) Industrially-zoned land accounts for 22% of the total area, while 35% of 1,969 acres of this zoned land is used for non-industrial purposes.
 - (viii) Approximately one-half is peat land in the Central Valley and Big Bend sections of the municipality where types of industries are limited to those which do not require heavy site loading.
 - (ix) An estimated 60% of the total area of the municipality is served with sewers, although this represents service to approximately 50% of the population.
 - (x) Labour force and labour force participation rate data between 1951 and 1961 indicate the increasing participation of females in the labour force, which generally reflects an urbanizing community.
 - (xi) While the total population increased by 63% during the 1951 - 61 period, the number of females employed increased by 89%.
 - (xii) There has been an extensive amount of subdividing of acreage and small holdings, although a substantial amount of acreage is still available.

- (xiii) A good 50 foot lot sells for approximately \$6,500.00 or more; 60 to 70 foot lots for \$8,500.00 and up.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN HERD:

"That the submission from the Planning Department be received and be referred to the Housing Committee for consideration and advice."

CARRIED UNANIMOUSLY

(12) Rezoning Application #143/66

- (a) Lot 1, Except Ref. Plans 6379/6173, Block 10, D.L. 136, Plan 3053
- (b) Lot 15; S.D. 2/5, Block 10; D.L. 136, Plan 4417
- (c) Lot 16, S.D. 4/5, Block 10, D.L. 136, Plan 4417
- (d) Lots 17 and 18, S.D. 2/5, Block 10, D.L. 136, Plan 4417
- (e) Lot 2; Except Ref. Plan 22122, Block 10, D.L. 136, Plan 4417
- (f) Lot 3; S.D. 2/5, Block 10; D.L. 136, Plan 4417
- (g) Lot 4, Block 10, D.L. 136, Plan 4417
- (h) D.L. 137, Except Part on By-law 42665 and Except Plan 21410, Plan 3073

WESTERN PACIFIC PROJECTS LTD.

The Planning Department has submitted a report on a proposal to rezone the above described properties to Comprehensive Development District (CD).

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

- (a) The By-law covering this rezoning proposal has had two readings, and further ones are awaiting the satisfaction of the prerequisites which Council established in connection with the matter.
- (b) Since the By-law had its two readings on January 23, 1967, the municipality, the School Board and the developers have been gradually working toward the satisfaction of these conditions and are now in the final stages of implementing the land exchanges and road dedications that are part of the proposal.
- (c) The development planned, however, has been completely changed as a result of further review by the developers.
- (d) In general, these plans provide for a condominium rather than a rental project, with densities ranging from 21 units to 76 units per acre rather than the original densities which ranged from 14 to 47 units per acre.
- (e) Though the floor area ratio has increased, by varying degrees at different ends of the site, the total ratio for the project (.810) is in accordance with the medium density designation established by Council in the Apartment Study.
- (f) The residual land value, which is owing to the Corporation as a result of the land exchange, will probably be increased since it was based upon an assumed overall density of 22 suites per acre, whereas this density is now proposed to be 29 suites per acre.
- (g) The revised scheme has been reviewed in detail by the Planning Department and a design evaluation was presented to the developers in order to resolve those aspects of the scheme which were considered undesirable. These items were primarily ones involving the retention of areas of natural landscape and the avoidance of uniformity by the provision of more varied types of accommodation and building design.

(h) No basic changes in concept were accepted by the developers, although the following points on which agreement was reached will serve to improve the scheme;

(i) Many of the detail items will be resolved during the "working drawing" stages, particularly where landscaping is a key element.

In this respect, the landscape plan is of major importance and it should be available in detail before preliminary plan approval is issued.

(ii) The entrance driveways, which provide direct access to individual parking stalls, present a problem which needs to be resolved.

In this respect, the driveways are to be treated as boulevarded streets with sidewalks and providing access to screened parking and serving to provide some separation between the various parts of the scheme.

(iii) The density proposed is generally within the medium density range established for the area, although the density of the Southern part is slightly higher than the low density initially required.

In this regard, some of the buildings (appropriately located) will be reduced to two stories in height in order to provide:

(a) A density slightly closer to the initial proposal.

(b) A greater variety in building type and accommodation.

(c) An improved three-dimensional appearance;

(d) Improved access to the surrounding gardens for a greater number of families.

(iv) The project will be developed as a whole, including the high-rise buildings at the North end of the site, and the developers have agreed that the programme presented will reflect this concept.

(v) Areas of natural landscape will be retained in their undisturbed state.

(i) As a result of the evaluation of the revised plans, the conclusion was reached that the plans were sufficiently altered from the original proposal that a new Public Hearing should be held.

(j) One of the prime requirements of Comprehensive Development zoning is that specific plans and building programmes become a part of the By-law.

The Planning Department concluded by recommending that the revised proposal of Western Pacific Projects Limited be advanced to a Public Hearing and that the plans reflecting the five points listed above be presented to the Hearing, with final reading of the By-law to be subject to all those prerequisites which were applicable at the outset.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DAILLY:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(13) Rezoning Reference No. 64/68

- (a) Lots 1 and 2, Block 3, D.L. 91, Plan 2297
- (b) Lots 19 and 20, Block 2, D.L. 91, Plan 534

The above property, which is located on the West side of Canada Way between Ulster Street and Formby Street, is the subject of an application to rezone from Residential District Five (R5) to Gasoline Service Station District (C6).

The Council did not accept a recommendation from the Planning Department to not approve this application and, subsequent to that decision, a further report was submitted containing prerequisites to the rezoning proposal.

Before giving the application further consideration, the Council asked for an opinion on the anticipated effect of the prerequisites.

In that regard, the Planning Director has reported that:

- (a) The prerequisites are not unusually harsh and have been agreed to in principle by the applicant.
- (b) The applicant has submitted a letter stating his intention to remove the existing structures from the property within six months of the rezoning being effected and to build a new modern service station on the site.
- (c) As a result of concern being expressed as to whether the various road and lane dedications would leave an adequate site for development, it has been determined that the area required for the service station is 12,000 square feet whereas the area of the site following the deduction of the land for the dedications will be more than 21,000 square feet.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That the report of the Manager be received and the applicant for the subject rezoning not be required to dedicate the Westerly 20 feet of Lots 19 and 20 for lane purposes but instead provide an adequate buffer on this territory in order to screen, as best as possible, the neighbouring residential development from that planned on the site."

CARRIED UNANIMOUSLY

(14) Subdivision Reference No. 155/68 - D.L. 132

It was recommended that Council waive the requirements of Section 712(1) of the Municipal Act in respect of a subdivision involving property covered by the above reference number (Block 124, D.L. 132, Plan 1493) in order to exempt the subdivider from being required to provide the amount of land prescribed by that Section as a highway.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That the owner of Block 124, D.L. 132, 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 Edmund T. Wong, B. C. Land Surveyor and sworn the 26th day of August, 1968."

CARRIED UNANIMOUSLY

(15) Estimates

It was recommended that the Municipal Engineer's Special Estimates of Work in the total amount of \$22,925.00 be approved.

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

CARRIED UNANIMOUSLY

(16) Social Service Department

A report of the Social Service Administrator indicating Social Allowance Disbursements and Caseloads for select months in 1968, as compared to the same months in 1967, was being submitted.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:
"That the report be received."

CARRIED UNANIMOUSLY

(17) Burnaby Business Tax By-law 1965, Amendment By-law 1968 #5398

This Amendment By-law deletes a Schedule of Exemption from the Business Tax By-law.

In previous years, the Municipal Act allowed municipalities to exempt any class of business from the business tax. As a result, a number of businesses in the municipality were made exempt.

1968 Amendments to the Municipal Act repealed the section which gave Councils permission to exempt classes of business and added a section making it mandatory to exempt residential or transient living accommodation and farming

In view of that, there is no need to specify the exemptions in a schedule to the By-law.

While the full effect of the new legislation is not yet determined, the present indication is that it will have a substantial effect on private hospitals, nursing homes, and kindergartens operated for profit, but will not appreciably affect most other businesses that were listed in the Schedule of Exemptions because they are still either exempt or are very small operations, or do not come within the classification of a business.

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

CARRIED UNANIMOUSLY

(18) Complaint - Sewer Installation - (Parsons)

Mr. W. C. Parsons of 7826 Morley Street complained to Council on July 22, 1968 of the deplorable condition of Morley Street as a result of a sewer installation.

The specific complaints were that:

- (a) The Contractor attempted to do the work with minimum equipment and crew.
- (b) Two inches of dust lay in front of Mr. Parsons property.

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- (c) The gasoline water pumps that were used started at 7:00 a.m. and were left until they ran out of fuel late at night.
- (d) At one time, access to Mr. Parsons' property was denied for a week.

Mr. Parsons suggested that:

- (a) The Corporation ensure that the contractor will assign enough men and equipment to the job to complete it in a reasonable time.
- (b) The Corporation provide that work must be completed in one area before commencing elsewhere.

Mr. Parsons also claimed the loss of a 20-year old Maple and a 10-year old Hawthorne tree and he expects at least six months relief from street improvement taxes.

Associated Engineering Services was asked to report on the contents of the letter from Mr. Parsons and to discuss with the contractor (Fownes Construction Company) the problems of dust, noise and the removal of trees.

The postal strike caused a delay in communications.

Associated Engineering Services Ltd. now reports that most of the items listed in Mr. Parsons letter are of past interest because construction on Morley Street has been completed and the contractor is not working in the area any more.

The trees mentioned by Mr. Parsons stood on the boulevard well within the right-of-way of the street and were therefore not the property of the adjacent landowner.

The Municipal Engineer points out that the sewer work on Morley Street was the most difficult installation in the entire sewer programme and the time taken was due to the exceedingly difficult underground conditions.

No relief can be granted from any portion of the "Street Improvement" tax.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:

"That Council concur with the conclusions reached as a result of investigating the complaints of Mr. Parsons, as they are detailed in the report of the Municipal Manager."

CARRIED UNANIMOUSLY

(19) Ravines -- Canada Water Conservation Assistance Act

The Assistant Deputy Minister of Lands, Forests and Water Resources has provided the following information respecting the captioned matter:

- (a) It would appear from examining the contour map that the Municipal Engineer forwarded showing the ravines on the South Slope that the problems are slopestabilization ones.
- (b) The Canada Water Conservation Assistance Act has been the source of funds for what have been designated as major river improvement projects.

- (c) Localized slope stability problems would not appear to qualify under those conditions.
- (d) The policy of the Federal Government regarding the provision of funds for water projects is undergoing some change and indications are that Federal money may only be available for very large scale river management problems; however, this is not yet a clearly established policy.
- (e) In the meantime, it may be considered that there are not funds available for the bank stabilization problems described in correspondence from Burnaby over the past few months.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:
 "That the report of the Manager be received."

CARRIED UNANIMOUSLY

* * *

A discussion took place on the matter of controlling traffic movements in the lane South of Brentlawn Drive between Beta Avenue and Delta Avenue.

The specific type of control suggested was the restriction of such movements to a one-way direction.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
 "That the proposal outlined above involving the lane South of Brentlawn Drive be referred to the Traffic Safety Committee for consideration and report."

CARRIED UNANIMOUSLY

* * *

ALDERMAN DAILLY enquired as to the effect the withdrawal by the Federal Government from the Winter Works Incentive Programme would have on Burnaby.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
 "That the Municipal Manager submit a report on the subject of the enquiry."

CARRIED UNANIMOUSLY

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

THE COUNCIL RECONVENED

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

* * *

B Y - L A W S

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
 "That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 17, 1968" #5396 be now reconsidered."

CARRIED UNANIMOUSLY

A. G. and I. Y. Paige submitted a letter requesting an opportunity to address Council in connection with the subject of this By-law.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
"That Mr. Paige be heard."

CARRIED UNANIMOUSLY

Mr. Paige appeared and stated that he only wanted an opportunity to address Council if Mrs. Clarke, who is opposed to the work which is the subject of the By-law, chose to make further representations to Council.

He indicated that, since Mrs. Clarke did not avail herself of that opportunity, there was no point in him making any additional representations.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 17, 1968" #5396 be now finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:
"That leave be given to introduce "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1968" #5394 and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

This By-law provides for the following rezoning:

Reference RZ #33/68

FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

- (a) Lot 8, Block 6, D.L. 29, Plan 3035
- (b) Lots 9, 10 and 11, Ex. E16½ feet, Block 6, D.L. 29, Plan 3035
(Vacant - Located on the South-West corner of Twelfth Avenue and Kingsway)

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:
"That the Committee do now rise and report progress on the By-law."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

* * *

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MOVED BY ALDERMAN LORIHAN, SECONDED BY ALDERMAN McLEAN:

"That leave be given to introduce:

"BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW NO. 1, (#5390) 1968"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 53, 1968" (#5395) and that it now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LORIHAN, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

ALDERMAN HERRIER LEFT THE MEETING.

MOVED BY ALDERMAN LORIHAN, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 53, 1968" #5395 provides for the following text amendment:

Reference REZONING #79/68

Living Accommodation In Basements

It is proposed to amend Section 6.9 of the By-law, which deals with the matter of living accommodation in basements, 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 LORIHAN, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

MOVED BY ALDERMAN LORIHAN, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LORIHAN, SECONDED BY ALDERMAN McLEAN:

"That:

"BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1968"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 53, 1968"

be now read a Third Time."

CARRIED UNANIMOUSLY

ALDERMAN McLEAN RETURNED TO THE MEETING.

* * *

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"That:

- "BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 3, 1968" (#5390)
- "BURNABY BUILDING BY-LAW 1964, AMENDMENT BY-LAW NO. 1, 1968" (#5391)
- "BURNABY ROAD CLOSING BY-LAW NO. 5, 1968" (#5393)
- "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 7, 1968" (#5392)
- "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 18, 1968" (#5397)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 16, 1968" (#5304)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 25, 1966" (#4963)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 20, 1968" (#5303)

be now reconsidered."

CARRIED UNANIMOUSLY

*

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 25, 1966" (#4963) provides for the following rezoning:

Reference RZ #73/65 & 79/65

FROM RESIDENTIAL DISTRICT FOUR (R4) TO
MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

- (a) Lots 2 and 3, Block 86, D.L. 127, Plan 4953
- (b) Approximately the Westerly part of Lot 6, Block 86, D.L. 127, Plan 4953

(The above described Lots 2 and 3 are located on the North side of Hastings Street from a point 66 feet East of Springer Avenue Eastward a distance of 132 feet. The portion of Lot 6 described extends Easterly on Capitol Drive from Springer Avenue approximately half way to Ranelagh Avenue)

Municipal Clerk stated that the Planning Director had advised that all of the prerequisites in connection with the rezoning proposal covered by "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 25, 1966" have now been satisfied.

He added that these items were:

- (a) That the properties involved be consolidated into one site.
- (b) That all existing structures on the site be removed within six months of the rezoning being effected.

He pointed out that these structures have already been removed.

*

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 20, 1968" (#5308) provides for the following rezoning:

Reference RZ #16/68

FROM SMALL HOLDINGS DISTRICT (A2) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RI3)

- (a) Lots 3/4, Block 4N $\frac{1}{2}$, D.L. 4, Plan 12174
- (b) Lot 4N $\frac{1}{2}$ Pt. Sketch 10507, D.L. 4, Plan 045 (9262 - 9334 Cameron Street - Located on the South side of Cameron Street from a point approximately 110 feet East of Bell Avenue Eastward a distance of 263 feet)

Municipal Clerk stated that the Planning Director had advised that all of the prerequisites in connection with the rezoning proposal covered by "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 20, 1968" have now been satisfied.

Sept/3/1963

He added that these items were detailed when the By-law received its Third Reading on August 5, 1963.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"That:

"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 3, 1963"

"BURNABY BUILDING BY-LAW 1964, AMENDMENT BY-LAW NO. 1, 1963"

"BURNABY ROAD CLOSING BY-LAW NO. 5, 1963"

"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 7, 1963"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 18, 1963"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 16, 1963"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 25, 1963"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 20, 1963"

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN CORSBIE:

"That plans and specifications of the work or undertaking pursuant to By-law No. 5392 be filed with the Municipal Clerk pursuant to Section 483 of the Municipal Act."

CARRIED UNANIMOUSLY