

OCTOBER 7, 1968

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

PRESENT:

Mayor A. H. Emmott;
Aldermen Blair, Corsbie,
Drummond, Herd, Lorimer,
McLean and Mercier;

ABSENT:

Alderman Dailly;

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:

"That all of the below listed original communications be received."

CARRIED UNANIMOUSLY

President, Vancouver Junior Chamber of Commerce, submitted a letter suggesting that the members of Council and staff from the Planning Department would be interested in attending an exhibit at the Vancouver Public Library on October 15th at 12:00 noon, followed by a luncheon in the Social Suite in the Hotel Vancouver, relating to a Programme entitled "City to Live In" which has been developed to promote the planned growth and improvement of Vancouver.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That as many members of Council as possible endeavor to attend both the official opening of the exhibit in the Vancouver Public Library and the luncheon at the Hotel Vancouver; and further, the Planning Director be authorized to delegate such members of his staff as he deems necessary to attend the function."

CARRIED UNANIMOUSLY

Mr. Henry H. Rosenthal, Social Science Programs, Department of Extension, University of British Columbia, forwarded a copy of a letter addressed to the City of Langley to which was attached a questionnaire relating to a proposed seminar for Regional Municipal Associations.

Municipal Clerk pointed out that he had sent the members of Council a letter under date of October 3, 1968 containing the questions that the University wished answered in connection with the proposed seminar.

As a result of a poll being taken, the Council directed that the following answers be provided to the questions:

- (a) the City of Port Coquitlam is an acceptable location for the proposed seminar.
- (b) Burnaby will support the seminar being held in conjunction with the annual meeting of the Lower Mainland Municipal Association.

Oct/7/1968

- (c) Durnaby is also interested in assisting to cover the cost of the seminar through the payment of registration fees by the Council representatives.

Each member of Council was asked to indicate his choice of topics to be discussed at the seminar on the form that was provided, and to so notify the Department of Extension of the University of British Columbia.

Reference RZ #92/68

Oak Investments Ltd., the applicant for the rezoning of:

"all of Lot 1, Lot 2N $\frac{1}{2}$, Lot 4H $\frac{1}{2}$, Lot 5N $\frac{1}{2}$, and Parcel "A", Explanatory Plan 8842, S.D. 6/7, all of Block 34, D.L. 34, Plan 1355"

to Multiple Family Residential District Three (R13), submitted a letter indicating that the Company could not accept the recommendation of the Planning Department, which was to approve for further consideration the rezoning of all the parcels except the Parcel "A", Explanatory Plan 8842 mentioned above to the category indicated, and would therefore need to withdraw the application.

In its letter, Oak Investments Ltd. pointed out that:

- (a) an enormous amount of time and effort has been spent to nurture the proposed development to this stage.
- (b) the initial attempt to consolidate the entire block and resubdivide it into four parcels as a comprehensive development, thereby allowing the servicing costs to be spread over all the property, was unsuccessful because a few property owners failed to co-operate.
- (c) the development on the South-West corner of the block had progressed to the point where the builder could not wait any longer.
- (d) because of that situation, alternative individual sites for development were discussed with the Planning Department.
- (e) a proposal to consolidate the central portion consisting of approximately 230 feet of frontage on Gardis Street as a first stage was rejected and it was suggested that a site equal in size to the one on the South side of the block be assembled.
- (f) It was indicated by the Planning Department that, when that occurred, consideration would be given to the use of the remaining two lots as a site for apartment development.
- (g) in these discussions, it was drawn to the attention of the Planning Director that the property at the North-East corner of the block was impossible to obtain at the price demanded by the owner. In that regard, the owner was asking \$65,000.00.
- (h) to obtain an additional fifty feet of property to create a full site, it would have been necessary to pay another \$35,000.00.
- (i) the combined assessment values on the two parcels is only \$33,305.00, which illustrates the inflated price that was being sought by the owners.
- (j) Oak Investments Ltd. was successful in assembling the site suggested by the Planning Director and proceeded to assemble the next site, as also suggested by him.

Oct/7/1968

- (k) in the report of the Planning Department on the rezoning application at hand, mention is made that by including the Parcel "A" described above, the remainder of the block would be of an unacceptable size to accommodate apartment development. In actuality, the size of this remaining property is 21,780 square feet, which is considerably larger than the minimum standards required by the Zoning By-law and larger than two other sites that were approved for R13 rezoning at the Council Meeting on September 30th (Reference RZ's #90/68 and 87/68).
- (l) the recommendation of the Planning Department to omit the Parcel "A" in question from the current application to enable it to be added to other property whose purchase cannot be economically justified at this time creates another problem. In that regard, the two homes on these other properties are in a reasonably good condition and have some years left in their life whereas the building on the Parcel "A" is in such a condition that it will not be economically feasible to maintain it for very much longer as a place of habitation.
- (m) this Parcel "A" is of such size that twenty suites could be built on the property.
- (n) to omit this lot from the current development would leave an unsightly parcel which would certainly not enhance the surrounding area.
- (o) as regards the prerequisites recommended by the Planning Department concerning servicing costs, Oak Investments Ltd. was not informed at the time discussions were held with the Planning Department that there was apt to be a change in the policy respecting such costs. Since this type of expense is a decisive factor in assembling land for redevelopment, the impact of the prerequisites in question has an adverse effect on the plan of the developer.
- (p) the construction of apartments on the site to the South is commencing and will likely be completed long before development can proceed on the property that is the subject of the current application.

Oak Investments Ltd. concluded by respectfully requesting that Council reconsider the rezoning application with a view to approving the original proposal (which included Parcel "A") without the additional financial burden associated with the cost of servicing the site so that the project may proceed in a manner that is deemed reasonable.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSDIE:

"That the action taken by Council on September 30th respecting the application to rezone the property covered by Rezoning Reference #92/68 be amended by including in the resolution to approve the proposal for further consideration land described as Parcel "A", Explanatory Plan 8042, S.D. 6/7, Block 24, D.L. 34, Plan 1355, and this total proposal be advanced to the Public Hearing that is being held on October 22, 1968."

CARRIED

AGAINST -- ALDERMAN McLEAN AND
BLAIR

Oct/7/1968

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That there be no change in the prerequisites which were established by Council on September 30th in connection with the foregoing rezoning proposal, except that the number "5" in the first one be amended to read "6" in view of the fact that that number of parcels are now involved in the rezoning proposal."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN HERD:

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

CARRIED UNANIMOUSLY

The following matters were then lifted from the table:

- (1) Report of Planning Department entitled "Concept of a Comprehensive Apartment Development in the Loughheed Highway - North Road Area"

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LORIMER:

"That the report mentioned above be referred to the Advisory Planning Commission for consideration and advice."

CARRIED UNANIMOUSLY

- (2) The following applications for rezoning, which were tabled pending a decision on the above "Concept" Report:

- (a) Reference RZ #46/68(a)

FROM RESIDENTIAL DISTRICT ONE (R1)
TO COMPREHENSIVE DEVELOPMENT DISTRICT (C0)

Lot "E", Block 5, D.L. 4, Plan 18398

(Located on the South side of Loughheed Highway between Keswick Avenue and Bell Avenue)

- (b) Reference RZ #58/68(a)

FROM SMALL HOLDINGS DISTRICT (A2) TO SERVICE COMMERCIAL DISTRICT (C4)

(i) Lot 3 except the Easterly 75 feet, S.D. "D", Block 2/3, D.L. 2, Plan 11564

(ii) the West 135 feet of Lot 9, D.L. 2, Plan 26955 except for an area of 300 square feet at its North-Easterly corner

(The above are located between the Loughheed Highway and the Rochester Street road allowance in the area West of North Road. The precise locations and dimensions of the parcels affected may be viewed on a map held in the Office of the Municipal Clerk)

Retail Development Co-Ordinator, Home Oil Distributors Ltd., submitted a letter indicating that:

- (1) Vancouver A. & W. Drive-Ins Ltd. has withdrawn its application to rezone the above described properties to Service Commercial District (C4), and Home Oil Distributors Ltd. has assumed the option on these properties.

- (2) The Department of Highways is prepared to approve a number of uses for the land that are regarded as being compatible with the traffic characteristics of Loughheed Highway, and Home Oil Distributors Ltd. is developing a written undertaking for that Department to assure it that the Company will not develop facilities on this property which will be incompatible with the traffic situation.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LORIMER:
 "That the above two rezoning applications be held in abeyance until a report is received from the Advisory Planning Commission on the aforementioned "Concept" report."

CARRIED UNANIMOUSLY

(3) Dog Pound

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
 "That consideration of this matter be deferred until receipt of Item 11 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

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R E P O R T

MUNICIPAL MANAGER submitted report No. 64, 1968 on the matters listed below as items (1) to (15), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Local Improvement Financing By-law 1968

From time to time, it is necessary to pass a By-law to permit approved Local Improvement works to be financed by the Corporation's Revolving Fund.

Such works totalling \$911,530.00 in cost are now underway and a By-law to authorize the financing of these works is being prepared.

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

CARRIED UNANIMOUSLY

(2) Group Homes

A report from the Planning Department regarding the above subject is being submitted.

That report contained the following information:

- (a) The Group Home is a relatively new concept in the field of child welfare and provision for such development does not appear to be fully covered by the present zoning regulations.
- (b) The Group Home, an agency-operated establishment providing care for a small number of children in a family-type setting, forms a part of the welfare services in a community.
- (c) Emphasis is placed on meeting the specialized needs of adolescents, severely neglected or deprived children, and on the treatment of disturbed children, through the use of the family-type setting.

- (d) Group Home children are not unduly retarded, nor so severely disturbed, that placement in an institution is necessary. Such children attend public schools and are capable of being integrated into the community.
- (e) Within each Group Home a resident "mother" and "father" care for the children assigned to them. These "parents", who are carefully selected for this work, are salaried agency employees.
- (f) The optimum number of children in group home care seems to be six or eight. Fewer than six do not really become a viable group and also make the cost of the operation quite prohibitive. Eight children are considered to be the maximum number that can be effectively handled by the "parents".
- (g) The establishment of Group Homes is subject to the approval of the Provincial Department of Social Welfare.
- (h) The Group Home is desirably located within a detached single family type of house in a residential environment. This permits the children to be more easily integrated into the community and avoids the segregation and differentiation inherent in the placement of a child in an institution. A Group Home is not regarded as an institution, but rather as a "home" where the children are raised under as normal an environment as possible.
- (i) Under the present zoning regulations, a total of up to four foster children are permitted in a single dwelling unit as a "home occupation" within any of the residential district categories. Where the number of foster children exceeds four, the use is considered to be a "children's institution", which is permitted in Community Institutional Districts (P5). Because of the special nature of this zone, rezoning would be required in the majority of cases where five to eight children would be in residence in a Group Home.
- (j) It could be said that the present need to rezone property for Group Home development lends an unrealistic "institutional" connotation to this type of use which is essentially residential in character. It would also have the tendency to arouse opposition among the neighbouring residents who are unaware of the nature of the Group Home Programme. The publicity arising from such opposition could seriously impair the success of a particular Group Home Project before it even begun.
- (k) Apart from these possible problems, there appears to be a definite need to fill the gap between the "four foster children per dwelling unit" regulation and the larger "childrens institution" type of use in the P5 zones.
- (l) There is little doubt that the Group Home is a residential-type of use. Indeed, a residential environment is an essential element to the success of the Group Home Programme.
- (m) There would be little difference in density between the Group Home with a "mother", "father" and five to eight children and the number of persons occupying two units of the average duplex.
- (n) A Group Home would be no more detrimental in a two-family area than a small rest home (which are permitted in R4 and R5 zones), or a boarding house for up to five boarders (this is permitted in R5 zones).

Oct/7/1960

- (o) On the other hand, such a use would not be as compatible, in terms of density, in districts that are zoned exclusively for single family development. Even though large families may occupy some of the dwellings in such areas, the average family size (four persons) is considerably below the numbers that would be accommodated in a Group Home.
- (p) It is desirable, from a planning point of view, for Group Home development in two-family zones that a limitation be placed on the number of children accommodated. Eight has been suggested as the desirable number because it is also the number that can be reasonably tended by two adult members of the Home. Such a limitation would also serve to maintain densities at levels consistent with those currently prevailing in two-family zones. The maintenance of a reasonably sized lot area is also considered necessary to meet the needs of the Group Home residents.
- (q) Larger Group Home developments, which are more institutional in character, would continue to be covered under the Community Institutional (P5) zones.

The Planning Department concuded by recommending the following amendments to the Zoning By-law to permit the development of Group Homes:

- (1) The addition to Section 3 of the definition:

"Group Home" means a home, approved as a Group Home by the Child Welfare Division, Department of Social Welfare of the Province of British Columbia, which provides care, food and lodging for children living apart from their parents or guardians in a family type setting under the guidance and supervision of Group Home parents who are employed by the Social Service Department of the Corporation.

(The requirement for Department of Social Welfare approval and for having the Group Home parents" designated as employees of the Social Service Department will ensure the maintenance of basic controls over Group Home development.)

- (2) The including of Group Homes as a permitted use in R4 Two-Family Districts under Section 104.1.

"Group Homes for not more than 3 children, when situated in a single family dwelling on a lot with an area of not less than 8,600 square feet".

(This is the same lot area requirement which applies to two-family dwellings, as well as to rest homes for up to five patients, in the R4 Two-Family District.)

- (3) The including of group homes as a permitted use in R5 Two-Family Districts under Section 105.0:

"Group Homes for not more than eight children, when situated in a single family dwelling on a lot with an area of not less than 7200 square feet".

(In the R5 Two-Family Residential District, 7200 square feet is the minimum lot area standard for two-family dwellings, rest homes for not more than five patients, and boarding houses for up to five boarders - uses of similar densities to the Group Homes).

(4) The including of Group Homes as a permitted use in R6 Districts under Section 106.1:

"Group Homes for not more than eight children, when situated in a single family dwelling on a lot with an area of not less than 7200 square feet".

(The including of Group Homes in the R6 Zone would maintain the conformity which exists with the present regulations of permitting R5 uses in R6 Districts, subject to the standards which apply in the former zoning category).

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It was suggested in Council during consideration that, because the proposed definition of "Group Home" will ensure that full control over the establishment of such a facility will be in the hands of established authorities (Social Service Department of the Corporation and the Provincial Department of Social Welfare), there should be no need to include in the specification proposed for Group Homes in R4, R5 or R6 Districts reference to the maximum number of children that can be accommodated in such a home.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CORSBIE:

"That the report of the Planning Department on Group Homes be referred back to reflect the situation outlined above and to make concomitant changes in the proposal recommended by the Department in its report as deemed necessary to recognize the elimination of the numerical limitation which has been mentioned."

CARRIED UNANIMOUSLY

(3) Annual Conference of the National Recreation and Park Association

The Parks and Recreation Commission has authorized the following personnel to attend the annual conference of the above Association in Seattle Washington between October 13th and 17, 1968:

- (a) Mr. G. Squire - Recreation Director
- (b) Mrs. E. V. Sonley - Supervisor of Playgrounds and Recreation Centres

The total estimated cost of these two attending the Conference is \$360.00.

The Council is required to authorize employees attending Conferences outside of the Province.

MOVED BY ALDERMAN HERCIER, SECONDED BY ALDERMAN BLAIR:

"That one of the two persons mentioned in the report of the Manager be authorized to attend the Annual Conference of the National Recreation and Park Association in Seattle, Washington, between October 13th and 17, 1968, with the matter of selecting this person being left to the discretion of the Parks and Recreation Commission."

CARRIED

AGAINST -- ALDERMAN CORSBIE AND HERD

(4) Directional Signs

On July 22, 1968, the Council decided to not establish a general policy for the erection of directional signs indicating the location of major recreational and municipal facilities but indicated that special situations would be considered as they arose.

The Parks and Recreation Commission wishes to have signs erected indicating the location of major recreation facilities. The Commission also feels that "Recreational Complex" names should be used rather than the individual names of the facility.

As examples, "Burnaby Central Sports Complex" would identify the area which contains the C. G. Brown Pool, the Municipal Ice Rink and the new sports field West of Burnaby Lake; "Century Gardens" would include the James Cowan Memorial Hall and the Art Gallery.

The Commission is requesting that directional signs reading "Burnaby Central Sports Complex" and "Century Gardens" be installed at the locations shown on a map that is available at this meeting

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN McLEAN:
"That the request of the Parks and Recreation Commission to erect directional signs reading "Burnaby Central Sports Complex" and "Century Gardens" at the location shown on the plan presented this evening be granted."

CARRIED

AGAINST --ALDERMAN HERD

(5) Subdivision Reference #292/67
Lakedale Avenue

It was being recommended that Council authorize an expenditure of \$3,570.00 as its share of the cost of providing a concrete curb sidewalk five feet wide on the streets created by the subdivision referred to in caption.

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

CARRIED UNANIMOUSLY

(6) No. 2 Supplementary Business Tax Assessment Roll

The second 1968 Supplementary Business Tax Assessment Roll consists of 100 accounts with a total rental value of \$590,130.00.

Rental value for the portion of 1968 remaining is \$304,326.00, and the tax amounts to \$19,781.00.

With the abatement of license fees, the net additional revenue for 1968 will be approximately \$17,740.00.

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

CARRIED UNANIMOUSLY

(7) Subdivision References 224/67 and 273/67

The servicing of a subdivision to be created under Subdivision Reference No. 273/67 will provide benefit to municipally-owned property.

The subdivider has asked that the Benevolent Subdivider Policy of the Corporation be applied in this Instance.

It was being recommended that this Policy be applied in the case of Subdivision Reference No. 273/67 and that the Corporation contribute \$2,880.00 as its share of the servicing costs which are deemed applicable to the municipal property involved.

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

CARRIED UNANIMOUSLY

(8) 6060 Clinton Street (MILLER)

The Council previously considered a request from Mr. P. Miller to abandon the lane allowance adjacent to Lot "J", Block 28, D.L. 159.

The Corporation was prepared to consider an exchange of lane allowances but Mr. Miller was unable to acquire the necessary land from the adjacent Lot "K" to be used for lane purposes.

Mr. Miller advises that this acquisition is now possible and the following proposal is therefore being advanced for the approval of Council:

- (a) The South 10 feet of Mr. Miller's property (Lot "J") and the one to the East (Lot "K") will be dedicated for lane purposes.
- (b) In exchange for this, the Corporation will convey to Mr. Miller a portion of the North-South lane abutting the Westerly side of his property which is equal in area to that dedicated by him from the Southern part of his property.
- (c) He will purchase from the Corporation the remainder of that North-South lane allowance for an amount that is mutually acceptable to him and the Corporation.

(It is understood that the owner of the property to the West of the North-South lane (Lot 8) has no desire to acquire any of that lane allowance and is prepared to allow Mr. Miller to purchase the remainder of it that was mentioned earlier.)

- (d) Mr. Miller will arrange to construct the new East-West lane allowance abutting the Scuti side of his property and the one to the East to the standard required by the municipality.

The foregoing proposal is to be undertaken at no expense to the Corporation.

If the proposal is accepted by Mr. Miller, a By-law will be presented to Council to effect the exchange of the lane allowances involved.

This By-law will be followed by the preparation of a subdivision plan, and the costs of both the By-law and the plan are to be assumed by Mr. Miller.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That the proposal outlined in the report of the Municipal Manager be endorsed."

CARRIED UNANIMOUSLY

(9) Maintenance Paving Programme

An appropriation of \$437,000.00 was provided for the Maintenance Paving Programme.

During the course of construction, many requests for paving were received and granted. The result was that, at the conclusion, it was found there was insufficient money to complete the unpaved streets in the approved programme.

8.55 miles of gravelled roads were paved as a result of these requests. The paving of these streets, however, produced a saving of approximately \$9,500 in Dust Palliation costs.

It is considered desirable to not only complete the original Maintenance Paving Programme but to also do the streets on Burnaby Mountain which had been omitted on the basis of priority.

It will cost an additional \$7,000.00 to do all this work.

It was recommended that Work Order No. 2-001 be increased by \$7,000.00 to provide funds for the additional work mentioned above.

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

CARRIED UNANIMOUSLY

(10) Allowances

The Municipal Treasurer's Report covering applications under Section 411 of the Municipal Act for allowances of percentage additions in the total amount of \$40.58 was being submitted.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:
"That the allowances listed in the report of the Treasurer be approved."

CARRIED UNANIMOUSLY

(12) Proposed Local Improvement - Frances Street between Delta Avenue and Holdom Avenue

A Local Improvement Project has been approved for the paving to a width of 28 feet plus concrete curb sidewalks five feet wide on both sides of the above portion of Frances Street.

The actual construction of the work has not yet been authorized by Council.

The estimated cost of the Project is \$82,800.00.

A twenty foot pavement strip was constructed this year as part of the Maintenance Paving Programme.

Because of drainage problems, the Engineer wishes to complete the Local Improvement. This would also allow for the release of \$21,518.06 that was spent on the interim paving work.

It was being recommended that Council authorize the construction of the Local Improvement work recited above, at an estimated cost of \$82,800.00, thereby releasing \$21,518.06 for other Maintenance Paving Projects.

At the present time, the Regional District is attempting to borrow \$1,075,000.00 for Local Improvements and \$899,831.00 for sewer works for this municipality.

If this is achieved, it will be possible to examine the question of undertaking the balance of the Local Improvement Programme plus a new programme for sanitary sewers and drainage facilities.

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

CARRIED UNANIMOUSLY

(11) Dog Pound

The four major requirements in the selection of a site for the proposed new Dog Pound are:

- (a) A location not in conflict with future development plans or proposals.
- (b) Compatibility with existing development in the area.
- (c) A central location which is presently accessible.
- (d) Availability of sewer and water services.
- (e) Proper zoning.

Adverting to the fifth requirement, the present Zoning By-law does not refer to a Dog Pound; therefore, it will be necessary to classify the Pound as a kennel and rezone the site selected to Agricultural District (A1).

Since the Agricultural use of land in the municipality cannot be considered other than an Interim use in most cases because of the urban nature of Burnaby, it is most difficult to properly relate point (a) above with any degree of assurance.

It is well known that the selection of a site for a Dog Pound would be a contentious issue.

By choosing the site previously recommended on Sperling Avenue, it was considered that all the first four points above would be satisfied to the greatest degree possible.

This opinion is not shared by either the Planning Department or by the Parks and Recreation Commission.

It is pointed out that the Vancouver Animal Shelter is in China Creek Park and the West Vancouver Shelter is in Ambleside Park.

There is a move afoot to displace the West Vancouver Shelter but this is because of the need for the area for some other purpose, not because of the operation of the Animal Shelter per se.

One major factor which must not be overlooked is the question of compatibility with existing development in the area. Where there are dogs, there is bound to be some barking so a site should not be selected where there will be criticisms from this cause.

Arguments which have been advanced against the Sperling Avenue site are:

- (i) The establishment of the Dog Pound would be an infringement on the available parking area.

NOTE: The land required consists of about 1/2 acre. In recent years, the "Armoury" site in that area has been released and the Corporation has obtained the "Downs and Williams" site by exchange and payment. All of this has produced a larger recreational area.

- (ii) The Dog Pound use would be incompatible with neighbouring development.

NOTE: Zoos are quite an acceptable Park use.

- (iii) Animals would be destroyed on the premises.

NOTE: This will not necessarily be the case but it cannot be overlooked as a possibility. The same thing occurs in every Veterinary Hospital.

Additionally, the new Shelter would use the most humane method available and the building would be designed to avoid offending anyone in the handling of the animals alive or dead.

The Municipal Manager strongly favours the establishment of a new Animal shelter on Sperling Avenue on a portion of the area consolidated for parking.

The reason for the positive recommendation to Council for the Derraby-Norland site was because of the opposition to the "Sperling" site.

It is, of course, possible to select other sites for the consideration of Council but all would have some drawback when weighed against the controlling factors.

It was drawn to the attention of Council that a spokesman for the Parks and Recreation Commission, Mrs. Doreen Lawson, was present and wished an audience with Council on the subject of the report from the Manager.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That Mrs. Lawson be heard."

CARRIED UNANIMOUSLY

Mrs. Lawson then stated the following in her presentation in connection with the question of Council establishing a new Dog Pound on the East side of Sperling Avenue in the Central Valley:

- (1) The Parks and Recreation Commission is unanimously opposed to a Dog Pound being located there because it is the Burnaby Central Sports Complex area. This is, and will be, an outstanding recreational area.
- (2) In addition, the area has great significance in terms of regional recreation development.
- (3) This type of use is ideal for the type of land (peat) that is there.
- (4) The relocation of the main route through the area (Sperling Avenue) to Kensington Avenue was, in part, designed to accommodate future recreational plans for the area.
- (5) The Commission was not too pleased with the Pumping Station being located on the East side of Sperling Avenue, although this is not regarded as being too serious.

- (6) There are playing fields around the Pumping Station and walkways to the North along Still Creek.
- (7) A Dog Pound and park uses are incompatible.
- (8) The analogy in the report of the Manager to zoos is not an apt one because zoos are intended to display animals for the entertainment of the public whereas this is not the reason for having a Dog Pound.
- (9) The location proposed by the Municipal Manager is in conflict with existing and future Parks and Recreational uses in the area.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:
 "That Council reconsider the Motion introduced on September 30, 1968 respecting the selection of the Barnly-Norland site as the area for a Dog Pound."

CARRIED

AGAINST -- ALDERMEN HERD, MERCIER, AND McLEAN

The Council then endeavoured to determine precisely the site on Sperling Avenue the Municipal Manager was supporting. He was not present at the meeting and the answer to this question could not be provided, although it was presumed by Council that he was referring to the area North of the Sewage Pumping Station.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
 "That the Municipal Manager examine the area North of the Sewage Pumping Station on Sperling Avenue for the purpose of clearly indicating to Council the location he favours for the new Dog Pound, with it being pointed out to him that the site should be on the East side of Sperling Avenue somewhere between the Sewage Pumping Station and land that is as close to Still Creek as footings for the building will allow."

CARRIED

AGAINST- ALDERMAN CORSBIE, LORIMER AND BLAIR

(13) Lane North from Price Street West of Smith Avenue

A Work Order to construct this lane was issued on May 8, 1967 after being approved by Council.

When construction commenced, a delegation appeared before Council protesting the opening of the lane.

As a result, the limits of the work to be done were altered so that approximately 240 feet of the lane was left unconstructed.

The estimated cost of completing this work is \$3,000.00.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN BLAIR:
 "That Council reaffirm its decision to only construct that portion of the lane North from Price Street West of Smith Avenue a distance of approximately 100 feet Northward from Price Street rather than the entire length of the lane because the majority of the owners whose properties abut the lane allowance do not want it built further than it is now."

CARRIED UNANIMOUSLY

- (14) (a) Lot 11, S.D. 1, Blocks 1 and 2, D.L. 207, Plan 4032
 - (b) Parcel "A", Ref. Pl. 11756, R.S.D. 1, S.D. "A" and "D",
Blocks 1 and 2, D.L. 207, Plans 4141 and 5923
- REZONING APPLICATION NO. 59/68

The Planning Department has reported as follows on the above rezoning application:

- (a) The Council is considering an application to rezone the above described properties, and an intervening lane allowance, for apartment purposes.
- (b) At the Public Hearing which was held on this proposal, Standard Oil Company of British Columbia Limited indicated it wishes to purchase the most Westerly of the two lots for use in conjunction with a service station on adjoining property.
- (c) Subsequently, the Company approached the Planning Department to determine whether a compromise was possible.
- (d) This produced a scheme whereby the Westerly 31 feet of Lot 11 could be developed for service station purposes. The remainder of that Lot 11 plus the unopened lane allowance and the Parcel "A" in question could be used for apartment purposes.

The Planning Department concluded by recommending that Council accept the proposal detailed under (d) above.

It was added that appropriate legislation designed to effect the proposal will be presented to Council if the scheme is acceptable.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:

"That the proposal outlined in the report of the Planning Department be endorsed."

CARRIED UNANIMOUSLY

- (15) Land Exchange - Lakewood Village Project (Western Pacific Projects)
REZONING APPLICATION NO. 143/66

In April, 1967 the Council approved a proposal whereby the Corporation would exchange 4.35 acres of municipal land in D.L. 136 for 3.69 acres owned by Western Pacific Projects Limited. The difference of .66 acres was to be paid for at the rate of thirty cents per square foot. It was also understood that this rate could be revised upward in the event the density of the proposed development for the land increased.

This has occurred and the Land Agent considers the value of the land involved has increased from thirty cents to 39.6 cents per square foot.

The Company involved has, by letter, agreed to this higher rate.

It was being recommended that Council accept the sum of \$11,395.00 for the .66 acres mentioned above.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Manager be adopted."

CARRIED

AGAINST -- ALDERMEN MERCIER
McLEAN, AND LORIMER

ALDERMAN BLAIR requested that Council authorize Mr. J. J. Kaller of the Engineering Department and himself to tour a number of cities in the United States to determine first hand the methods employed for the disposal of refuse.

He indicated the various places in the United States where they would travel and mentioned that the anticipated cost of both going would be between \$2,500.00 and \$3,000.00.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CORSBIE:
"That Mr. J. J. Kaller of the Engineering Department and Alderman W. A. Blair be authorized to make the tour outlined this evening by Alderman Blair for the purpose indicated."

IN FAVOUR - ALDERMAN BLAIR AND
CORSBIE

AGAINST - ALDERMAN HERD,
DRUMMOND, McLEAN,
MERCIER AND LORIMER

MOTION LOST

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

Burnaby Local Improvement Financing By-law 1968 was withdrawn.

ALDERMAN LORIMER LEFT THE MEETING.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That leave be given to introduce "BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 4, 1968" #5410 and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD., SECONDED BY ALDERMAN BLAIR:
"That "BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 4, 1968" be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That the Council do now resolve into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 57, 1968" #5403."

CARRIED UNANIMOUSLY

This By-law provides for the following rezoning:

Reference RZ #72/68

FROM MANUFACTURING DISTRICT (M1) TO GENERAL INDUSTRIAL DISTRICT (I2)

- (I) Lot "A", Blocks 11/12, D.L. 40, Plan 14281
- (II) Lot 1, Block 10, D.L. 40, Plan 3048

(8150 Winston Street - Located on the South side of Winston Street from a point approximately 1193 feet East of Piper Avenue Eastward a distance of 1169 feet and extending South to the Right-of-way of the Great Northern Railway)

Municipal Clerk stated that the Planning Department had written to indicate that the only prerequisite which it felt should be established in connection with this rezoning proposal was that the two parcels be consolidated into one site.

ALDERMAN LORIMER RETURNED TO THE MEETING.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That "Burnaby Zoning By-law 1965, Amendment By-law No. 57, 1968" be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

Oct/7/1968

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:

"That:

- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 56, 1968" RZ 58/66(b)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1968" RZ 86/67
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1967" .
- "BURNABY ROAD CLOSING BY-LAW NO. 7, 1968"
- "BURNABY ROAD CLOSING BY-LAW NO. 8, 1968"

be now reconsidered."

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:

"That:

- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 56, 1968" #5402
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1968" #5202
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1967" #5072
- "BURNABY ROAD CLOSING BY-LAW NO. 7, 1968" #5407
- "BURNABY ROAD CLOSING BY-LAW NO. 8, 1968" #5408

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

ALL THE BY-LAWS WERE CARRIED UNANIMOUSLY, EXCEPT FOR "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1968" WHICH ALDERMAN LORIMER VOTED AGAINST.