

APRIL 8, 1968

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C., on Monday, April 8, 1968, at 7 p.m.

PRESENT: Mayor A. H. Emmott in the Chair;
Aldermen Blair, Dailly, Drummond,
Herd, Lorimer, McLearn and Mercier

ABSENT: Alderman Corsbie

STAFF PRESENT: Planning Director
Municipal Engineer
Municipal Manager
Assistant Municipal Manager
Municipal Clerk
Deputy Clerk

During the preceding week, the Provincial Legislature adopted amendments to the Municipal Act including an amendment which dispensed with the individual titles for elected representatives according to classification of municipality and introducing the titles "Mayor" and "Alderman", covering the Chief Executive of a municipality and other members of the Council respectively, irrespective of the classification of the municipality.

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Reverend Dr. U. Laite delivered the Opening Prayer preceded by a moment of silence in commemoration of the death of the late DR. MARTIN LUTHER KING, who was a prominent Negro Leader in the United States. Dr. King was assassinated on Thursday, April 4, 1968.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:
"That leave of absence be granted to Alderman Corsbie."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
"That the Minutes of the Council meetings of March 11th, 18th and 25th, and April 1st, and Minutes of the Public Hearing held March 18th, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

Delegation

Mr. Alexander Kennedy re Imperial Street from Willingdon Avenue to Royal Oak Avenue

It was reported that Item #7 of the Manager's Report No. 25, 1968, presented a report of the Municipal Planner on the petition of property owners for rezoning of property along the South side of Imperial Street between Willingdon and Royal Oak Avenues.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN HERD:
"That the hearing of the Delegation headed by Mr. Alexander Kennedy be deferred pending consideration of Item #7 of the Manager's Report."

CARRIED UNANIMOUSLY

C o r r e s p o n d e n c e

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That the Original Communications be received."

CARRIED UNANIMOUSLY

Secretary, North Burnaby Little League, wrote requesting permission to hold their Annual Decal Day drive for funds on Saturday, May 4th or Saturday, May 18th.

The South Burnaby Branch No.83 Legion wrote requesting permission for the Royal Canadian Air Cadet Squadron #637 to hold their annual Tag Day on Friday evening and all day Saturday, April 26th and 27th.

The Vancouver Ladies' Pipe Band wrote requesting permission to hold a Tag Day on June 1st in aid of their organization.

Bethel No. 15, International Order of Job's Daughters, wrote requesting permission to hold a Peanut Drive in Burnaby on May 14th, 15th and 16th.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the permission sought by the North Burnaby Little League, Royal Canadian Air Squadron No. 637, The Vancouver Ladies' Pipe Band and Bethel No. 15 of the International Order of Job's Daughters, for various financial campaigns on the respective dates applied for, be granted."

CARRIED UNANIMOUSLY

Mrs. Nora Thompson wrote requesting information on what steps should be taken to obtain a building permit to allow her to build on her property on Monroe Street legally described: E½ of Lot 13, Block 29, D.L. 13, Plan 3046.

North Burnaby Commerce & Community Bureau wrote expressing concern with the delay in completion of street widening and redevelopment programme for the 3800 and 3900 Blocks Hastings Street, and requesting a report on the current status of the programme.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:
"That the letters from Mrs. Nora Thompson and from the North Burnaby Commerce and Community Bureau be laid over for consideration with the appropriate items in the Manager's Report to be dealt with later in this Agenda."

CARRIED UNANIMOUSLY

Superintendent of Motor Vehicles, Victoria, wrote concerning this Corporation's request that emphasis be placed on the fact that the motor vehicle driver on the right has the right-of-way, advising that instructions had gone forward to the Branches' Chief Examiner to look into the matter and see what steps might be taken to provide more emphasis on this as well as other questions raised pertaining to drivers' rights and responsibilities.

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It was suggested that the investigation should go deeper than a search into the possibility of an emphasis being placed on the drivers' rights. Some review should be made of the circumstances of various intersections in the municipality, particularly at through streets. Mention was made of a 'hump' across the intersecting road painted yellow to remind the motorist that he is entering a through street.

The Traffic Safety Committee was asked to look into these matters in conjunction with the Engineering Department.

Minister of Municipal Affairs wrote advising of the Annual Conference of the Municipal Officers' Association of British Columbia to be held in Victoria on Wednesday, Thursday and Friday, May 22nd, 23rd and 24th. The Minister extended an invitation to as many members of the staff as are able to attend.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:

"That the Municipal Manager be authorized to delegate members of the staff to attend this Conference as is deemed appropriate."

CARRIED UNANIMOUSLY

Branch #13, O.A.P.O., wrote extending an invitation to a member of the Council to attend the May meeting of their Branch to discuss the future use of municipal property at Edmonds and Kingsway proposed for low cost housing purposes.

The Manager reported that it would be about the middle of May before the composite report would be presented by Mr. Peter Smith, Architect, and the Planning Director on the condition of the old Municipal Hall and the possible future use of the property as a site for low cost housing for senior citizens.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That the Branch #13, Old-Age Pensioners' Organization, be advised that it would be in the best interests of all concerned to delay further discussion on this property pending the report of the Architect and Planning Director being presented to the Council, and suggest that a representative attend the June meeting of the Branch rather than the May meeting as requested."

CARRIED UNANIMOUSLY

Some concern was expressed over the delay in the receipt of approvals from the Department of Municipal Affairs for the low cost housing sites in Burnaby.

The Planning Director advised having held meetings with officials of Central Mortgage and Housing Corporation re the acceptance of the three Burnaby sites, and that in this respect progress was being made.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LORIMER:

"That a letter be forwarded to the Minister of Municipal Affairs asking that immediate action be taken with respect to the application by this Corporation for approval of low cost housing proposals advanced by this Municipality and that the Central Mortgage and Housing Corporation be advised of the Council's action."

CARRIED UNANIMOUSLY

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Mr. Thomas Farrington wrote expressing his concern over the increasing problem of overnight parking of automobiles on public roads and suggesting that regulations be imposed over a period of time which would progressively correct this problem.

It was suggested that the writer be advised of the terms of "Burnaby Zoning By-Law 1965" with respect to the provision of off-street parking in Multiple Family areas; and further, that many of the problems to which reference has been made were created before the passage of the 1965 By-law and retroactive action in these instances cannot be taken.

Reference was made to regulations in the City of Winnipeg where overnight parking is prohibited except that visitors can, by contacting the Police Department, obtain permission to park on the streets for a period of three days. It was suggested that this proposal be referred to the Traffic Safety Committee for study.

Municipal Manager, District of Coquitlam, wrote inviting a representative Committee of Burnaby Council to meet with a representative group from Coquitlam's Council to discuss problems relating to the improvement of the North Road.

The Municipal Manager advised having met with the Deputy Minister of Highways and information had been received that, subject to the release of funds by the Treasury Board and reconfirmation of estimates of construction, the Provincial Government was prepared to implement plans for improvements to North Road without delay. The first stage of development would extend from Lougheed Highway to Cameron Road. It was pointed out that, originally, it was anticipated the improvements to this portion of the Road would be completed by this time and that the second phase of the improvements would be receiving active consideration. However, because of the failure of the Shopping Centre development at North Road and Lougheed to proceed and the difficulties encountered by the Coquitlam municipality in financing their share of the cost, delays had occurred.

The Mayor suggested that, since Alderman Lorimer was proceeding on holidays, the development of new estimates of costs for North Road improvements and the matter of a meeting with the Coquitlam Council be left in his hands, pending Alderman Lorimer's return.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That the Mayor be asked to meet with the Department of Highways and the District of Coquitlam to discuss the Improvements to North Road with emphasis on the first stage between the Lougheed Highway and Cameron Road and that discussions also include the second phase between Cameron Road and Clarke Road."

CARRIED UNANIMOUSLY

It was suggested that meetings should be held with the Coquitlam Council with regard to many items of importance concerning both municipalities which relate to the North Road.

U.B.C.M. submitted a formal Notice of the 1968 Annual Convention to be held in the City of Vancouver on September 18th, 19th and 20th.

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MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN HERD:

"That the Council now resolve into a Committee of the Whole at 7:30 p.m."

CARRIED UNANIMOUSLY

TABLED ITEMS

(a) Request for consideration of support from Council on slide conditions from Mr. R. Hassard, 4761 McKee Place

The Manager reported having met once with Mr. Hassard since the last meeting and that the information required by Council was not yet ready.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That this item be tabled to Tuesday, April 16, 1968."

CARRIED UNANIMOUSLY

(b) Mr. Klenner's property (Item 9, Manager's Report No. 23, 1968)

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:
"That this item be tabled for a further period of one week in the absence of Alderman Corsbie because of his particular knowledge of this matter."

CARRIED UNANIMOUSLY

* * *

MAYOR EMMOTT reported on his trip to Victoria last week accompanied by the Manager with regard to the proposed amendments to the Municipal Act and with particular reference to new subdivision legislation. The Bill (Bill 97) had received one or two readings and it was important that the views of this municipality be made known with respect to the legislation which, as drafted, would be harmful. It had been anticipated that the servicing requirements would be extended by the new legislation; however, it was discovered that the legislation covering the extended services applied only to those properties of five acres or more and the servicing requirements below this dimension would be considerably less than requirements presently imposed in this municipality. Approximately 90% of the land open to subdivision in Burnaby would be less than five acres in extent and the new legislation could cost Burnaby approximately \$500,000.00 a year. Rather than attempt to introduce changes to the Bill at this stage, it was decided better to extract the new subdivision legislation from the Bill.

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ALDERMAN MERCIER RE "COMMERCIAL GARBAGE DISPOSAL"

Alderman Mercier referred to Item #20 of the Municipal Manager's Report No. 17, 1968 dealing with the purchase of new garbage disposal equipment at a cost of \$86,000.00 to handle certain commercial garbage pickups.

At the time, there was not a full realization of the situation with regard to the services supplied by commercial concerns and there was some doubt in Alderman Mercier's mind whether or not this Corporation could improve on the charges for commercial garbage pickups offered by commercial concern. It was contended that:

- (i) municipal equipment would be needed as evidence the tender call;
- (ii) there would be less revenue from dump charges by commercial firms;
- (iii) the municipal dump would fill more quickly as private concerns have other dumping locations.

- (iv) it is estimated two trucks or more are needed for commercial garbage pickup with crews for the trucks and an additional man at the dump to distribute the load.

Alderman Murcier suggested that some justification should be shown that this Corporation can pick up commercial garbage for a cheaper amount than the commercial firms. Concrete facts and figures on administration, pay-roll, and the possibility of labour disputes which could tie up the system, figures in terms of the cost of the citizens' subsidy borne by the Corporation by public operation over commercial operation were requested.

The Manager advised that complete figures and information would be brought forward at the time tenders are received for the equipment to be purchased for the proposed municipal commercial garbage operation.

* * *

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LORIMER:

"That a Public Hearing be held on April 22nd, 1968, at 6:30 p.m. to hear representations for or against the rezoning of property covered by Rezoning Application No. 7/68."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER -- REPORT NO. 25, 1968

- (1) Burnaby Temporary Borrowing By-Law No. 5322

The Manager recommended that this By-Law be passed to authorize the borrowing of \$1,600,000.00 from the Royal Bank of Canada at a financing interest rate of 7%, the loan to be made on or about the 6th May and repayment to be completed by July 5th, 1968. The loan would be made as needed, not to exceed the \$1,600,000.00, and as a safety precaution the interest rate in the By-law is shown at a maximum of 7½%.

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

CARRIED UNANIMOUSLY

- (2) Edward J. O'Connor

Edward J. O'Connor applied to subdivide Pcl. "A", Expl. Plan 14640, Blocks 9 and 16 of the West one-half of Lot 119, Plan 206. The property is located on Gilmore Avenue. As a condition of approval, Mr. O'Connor agreed to pay the costs up to a maximum of \$7,000. for the construction of a 6-inch water main on Gilmore Avenue connecting to and from Dawson Street South for a distance up to a maximum of 600 feet.

His covenant to pay this amount has been secured by a mortgage against the property and by his own personal bond. The mortgage in favour of the Municipality has been registered in the Land Registry Office under No. 359350-C on August 6, 1964.

Mr. O'Connor is to pay the amount of constructing the main when the same is constructed by the Municipality but in any event not before two years and not later than ten years from February 17, 1964. However, in the event that Mr. O'Connor sells or agrees to sell the property in question, the cost of constructing the water main will immediately become payable.

It is provided in Mortgage No. 359350-C that it is subject to a mortgage granted to the Standard Oil Company of British Columbia Limited and it is further provided that Mr. O'Connor may at any time place a new first mortgage in substitution for the Standard Oil Company mortgage to secure a sum not in excess of \$30,000.

Mr. O'Connor has now applied to British Acceptance Corporation Limited to borrow the sum of \$40,000. on the security of the same property described in the Mortgage No. 359350-C. To do this it would be necessary for the Corporation of Burnaby to enter into an agreement giving the British Acceptance Corporation Limited priority over Burnaby's charge for a mortgage of \$40,000.

Your Municipal Manager is of the opinion that Burnaby's interest in its mortgage must definitely be protected as there is developable property in the area and there is no doubt the water main will be required at some time in the future, likely before the ten-year termination date.

The Corporation's position would not be adversely affected, however, by extending the \$30,000. limitation to \$40,000. and it is so recommended.

It is further recommended that Council authorize the execution of the Agreement between the Corporation and British Acceptance Corporation Limited granting to British Acceptance Corporation Limited priority over Burnaby's interest in the lands and premises by virtue of Mortgage No. 359350-C, for a mortgage to be obtained by British Acceptance Corporation Limited for an advance to Mr. O'Connor of \$40,000.

If approved by Council, the letter of transmittal of the documents will make it quite clear that this new mortgage is to be in substitution for the Standard Oil mortgage and not in addition to it.

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

CARRIED UNANIMOUSLY

(3) Antenna Controls

The Manger submitted a report of the Municipal Planner on this subject following an earlier report when two points were raised which required further clarification:

- (i) The question as to whether or not the provisions of the Radio Act adequately covered the potential hazard occasioned by the proximity of electrical or other wires to antennae and the danger of accidents arising from the possible instability of antenna structures.
- (ii) Because of topographical conditions in the municipality, a more flexible approach to height limitations was suggested in order to recognize situations where severe distinctions in the elevation of land and buildings occur.

The report indicated that the Radio Act provided adequate standards to ensure antenna structures of sufficient strength reducing the danger of accidents occurring from possible instability.

Regarding the second point, research had shown that the positioning of transmitting and receiving antennae was important and there were extreme variations in the requirements as between one area and another. It was suggested that the establishment of one height limitation of 50 feet above ground level, whether or not an antenna is located on a building, would provide a suitable standard. A greater height of say 75 or 100 feet would create possible visual nuisance or hazard

in residentially zoned areas. It was recommended that:

- (i) the addition of a clause to the height exemption regulation of the Zoning By-law (Section 6.4),
 e.g. "Notwithstanding Clause (1), aeriels, antennae and masts may only be erected in an A, R or RM District as a non-commercial accessory to a residential use building. Such structures shall be limited to a height of 50 feet above ground level."
- (ii) the addition of antennae to the uses permitted in the P2 (Administration and Assembly) District as a means of allowing for this type of installation as a principal use on a lot;
- (iii) the addition of Schedule 1 of the Radio Act to the Building By-Law to permit the enforcement of structural sufficiency regulations for antennae,

be made.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
 "That the recommendations of the Planner be adopted, and that the proposed amendment to the Zoning By-Law incorporating these recommendations be referred to a Public Hearing."

CARRIED UNANIMOUSLY

It was decided that this item be put to Public Hearing on April 22nd at 6:30 p.m.

(4) Acquisition of Easements - Subdivision Reference #292/67

It was recommended that authority be granted to acquire easements for sewer purposes over:

- (a) Lot "B", Block 2, D.L's 57/58, Sketch 12655, and Lot 3, Part South of Highway, Block 3, D.L's 57/58, Plan 3058 from Central Excavating Ltd., 4717 Kingsway, Burnaby 1.
- (b) E½ of Lot "B", Block 2, D.L's 57/58, Plan 3058 from William Frank Bird and Florence Gertrude Baird, 8233 Government Street, Burnaby 2,

and that the Reeve and Clerk be authorized to execute the easement documents on behalf of the Corporation.

(5) Acquisition of Easements - Subdivision Reference #231/67

The Manager recommended that easements be acquired over a portion of a subdivision of Lot 3, part of Lot 4 and Lot 5 of Blocks 10 and 11, Plan 6346; Parcel "C", Ref. Plan 13011 of Block 9, Plan 3795; and remaining portion of Block 9, Plan 3795, D.L. 59, from North American Contractors Limited, Vancouver. The easements were required for sewer purposes.

(6) Acquisition of Easements - Subdivision Reference #209/67

The Manager recommended that authority be granted to acquire easements over:

- (a) The North 170.39' of Lot 7 (exc. the North 80 feet) D.L.43, Plan 3227, from Charles D. Finlayson and Barbara R. Finlayson, 3530 Phillips Avenue, Burnaby 2.

- (b) The North 75' of Pcl. "B" (Expl. Plan 12229) of Lot 7, D.L. 43, Plan 3227, from Orval E. Wright and Dorothy M. Wright, 3550 Phillips Avenue, Burnaby 2.
- (c) Lot "B" (except the North 175', Expl. Plan 12229, D.L. 43, from Jagat S. Parmar, 3570 Phillips Avenue, Burnaby 2.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN HERD:
"That the recommendations of the Manager concerning the acquisition of easements for subdivision references Nos. 292/67, 231/67 and 209/67, be adopted."

CARRIED UNANIMOUSLY

(7) Petition for Proposed Extension of Apartment Area South of Imperial Street

The letter from Mr. Alexander Kennedy representing residents along the South side of Imperial Street between Patterson Avenue and Royal Oak Avenue was brought forward together with the request of Mr. Kennedy to speak to the report of the Planner.

The Planner's Report dated April 5, 1968, was read and provided background information as a result of the petition having been received in May of 1966 and a decision having been made in August 1965 to not change the existing zoning on the South side of Imperial Street. Statistical information was given on the residential character of the area interspersed with some commercial and industrial zoning.

Under the "Observations" contained in the report, the Planner noted that the residential character of the area was being maintained by the residents as evidenced by the improvement and property maintenance of a high standard.

Imperial Street was considered to be the best possible separation between the apartment area to the North and low density housing on the South side.

The absence of a continuous lane parallel to the South side of Imperial Street created difficulty in the determination of a line of demarcation between single family dwellings and apartments. A lane is considered a weak separation in any event.

Some redevelopment in the form of duplex dwellings has taken place in the area.

There is ample land zoned for apartment purposes in the municipality at the present time - sufficient for at least 22 years at the present rate of development. The extension of apartments to the South of Imperial Street would establish pressures for similar extensions in other areas and could undo the good that flowed from Council adoption of the Apartment Study.

A considerable amount of land is available for apartment development within the nearby Maywood area.

The Planner recommended that, in view of the foregoing considerations and guide plan provided by the Apartment Study, the Council reaffirm its earlier policy decision to retain Imperial Street as the boundary between apartment development and low density residential housing in the area between Patterson Avenue and Royal Oak Avenue.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DRUMMOND:
"That the delegation be heard."

CARRIED UNANIMOUSLY

Mr. Kennedy submitted that only 50% of the land on the South side of Imperial Street between Patterson and Royal Oak carried a residential zoning. There was a commercial zone and a manufacturing zone forming the other 50%. It was felt an apartment zone along Imperial Street would form a noise barrier for the residential neighbourhoods to the South. Of the five duplexes situated in the subject area, three had signed the petition for apartment zoning. The spokesman disputed the school enrolment figures as brought down by the Planner advising that statistics actually indicated the apartment zoning in the Maywood area did not increase school enrolments. From a transitional viewpoint, it was pointed out that 90% of the land South of Imperial Street to Victory Street was zoned R5 which includes duplexes. It was felt the strength of the argument of transitional development for the South side of Imperial Street was increased by virtue of the R5 zoning. No new single family homes have been built in the area of recent years and there was no incentive for people in the area West of Dunblane to build residences in view of the Industrial and commercial character of the zoning. The traffic situation on Imperial also was instrumental in discouraging incentive for development or redevelopment of single family homes. The area to the North of Imperial Street referred to in the Planner's report was not affected by traffic as is the area directly fronting on Imperial Street.

In countering the argument concerning the lack of lanes at the rear of properties fronting on Imperial Street, it was submitted there were three blocks of lanes and two blocks of railway tracks which could form a barrier. Mention was made of the work yard at Patterson and Imperial operated by the cemetery which was considered to be objectionable.

In summary, Mr. Kennedy submitted that:

- (i) The valuation of properties along the South side of Imperial Street could not be preserved because of the arterial nature of the street.
- (ii) The boundary line for the Multiple Family zoning should be at the back of the properties fronting the South side of Imperial Street.
- (iii) The residents wished to know at this time whether or not rezoning could take place so that future plans can be made accordingly.

Concern was expressed over the attitude of the people South to Victory Street toward an apartment development as proposed and it was suggested that perhaps a public meeting could be held for the purpose of gathering an opinion of these residents toward such rezoning proposal.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Planner as contained in his report of April 5th be tabled."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:
"That arrangements be made to invite those residents of the area between Imperial Street and Victory Street and between Patterson Avenue and Royal Oak Avenue to attend a public meeting for the purpose of obtaining their reaction to a proposal for the rezoning of property along the South side of Imperial Street between Patterson Avenue and Royal Oak Avenue."

CARRIED -- ALD. BLAIR AGAINST

COUNCILLOR DRUMMOND WITHDREW FROM THE MEETING.

(8) Lane North of Kingsway and the West of Chaffey Avenue

The Manager recommended that a truncation be acquired for \$1.00 plus the construction of a culvert estimated at a cost of \$24.00 from the rear of Lot 17, Block 1, D.L.'s 151/3, Plan 1662 for improvement of the above mentioned lane.

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

CARRIED UNANIMOUSLY

(9) Tenders for the supply and delivery of gravel, sand and aggregates

The Manager recommended that the tender submitted by Deeks, McBride Limited be accepted for the supply of these materials. The successful tenderer to:

- (a) enter into a contract for the municipality, terms and conditions thereof to be similar to the present contract;
- (b) submit a delivered price for each of the 12 zones, for each of the 14 items; also required for each item is a price per ton loaded at the stock pile;
- (c) the contract would be for a period of one year, to commence during the month of April, 1968.

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

CARRIED UNANIMOUSLY

(10) Hastings Street Redevelopment Project No. 1

The Manager gave a short report on the status of this project indicating Expropriation Notices had been served on all the owners of the balance of eight properties. An arbitration proceeding had been conducted as a result of the demand of one owner for costs in addition to the Corporation's value for the property and the arbitrator had found in favour of the Corporation. In the event that negotiations on the remaining properties failed, it was intended to initiate arbitration proceedings so that the project can be brought to an effective conclusion.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN HERD:
"That the report be concurred in and that the North Burnaby Commerce and Community Bureau be so advised."

CARRIED UNANIMOUSLY

(11) Request of Mrs. Nora Thompson

The Manager wrote in reference to a letter from Mrs. Thompson requesting information on a building permit for construction of the East half of Lot 13, Block 29, D.L. 13, Plan 3046, advising that the issuance of a building permit was in violation of Section 7.4(1) of Zoning By-Law No. 4742 in that the property, while served by sanitary sewer, was not served with municipal water nor storm sewer, nor a road built to the standards of this Corporation.

The development of the property was queried in relation to the other properties surrounding including the municipal ownership of such surrounding properties and the possible need for resubdivision in the area.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN BLAIR:
"That this matter be tabled for a period of one week pending further information on the status of surrounding properties and the future subdivision pattern for the area."

CARRIED UNANIMOUSLY

(12) Tenders for construction of Alaska and Sumas Streets

The Manager submitted a recommendation that the tender submitted by Sutherland Construction Company Limited be accepted for work to be executed under contract for road construction, storm drainage and sanitary sewers on Alaska and Sumas Streets to include asphaltic pavements, Portland cement concrete curb and gutters, separated 22-foot pavements with 5-foot median strip, 36-foot wide pavement and a 14-foot lane pavement, together with the storm drainage and sanitary sewers.

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

CARRIED UNANIMOUSLY

COUNCILLOR LORIMER LEFT THE COUNCIL CHAMBER.

(13) Alaska Street between Willingdon and Alpha Avenues

The Corporation requires a portion of the B.C. Hydro right-of-way between Willingdon and Alpha Avenues for the construction of Alaska Street.

An agreement to acquire the right-of-way has been negotiated with B.C. Hydro which provides that:

- (a) Hydro agrees to convey the lands required to Burnaby after the survey work has been completed by Burnaby;
- (b) the value of the property is to be negotiated or settled by arbitration;
- (c) Burnaby will pay Hydro \$1,700.00 for the relocation of four poles supporting Hydro's 60 kv transmission line;
- (d) Hydro can continue to use the right-of-way for its transmission lines;
- (e) Burnaby to dedicate the right-of-way acquired for highway purposes.

The Manager recommended that the Reeve and Clerk be authorized to execute the agreement.

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

CARRIED UNANIMOUSLY

(14) Stanley Street Sewer Project - FOWNES CONSTRUCTION CO. LTD.

Fownes Construction Co. Ltd. has requested a delay for the completion of sanitary sewer construction on Morley and Berkley Streets.

Work was started on these streets but because of the excessively high ground, water table and very unstable sand and silt sub-surface conditions, it was necessary to stop construction because large sections of the roadway and buildings on abutting properties may have been in danger.

(14) Cont'd:

There are 25 properties that will not be serviced in time for including in the 1968 tax roll. The loss of tax revenue for 1968 will be \$525.00.

The estimated value of the uncompleted part of the construction is \$18,000.00. At the present time, the holdback on the contract is \$14,033.39.

The Winter Works guarantee on the project was \$56,000.00. Up to February 16, 1968, the Winter Works' payroll was \$68,028.30 being \$12,000.00 in excess of the guarantee.

It is recommended that the contract be extended from March 31st to July 31st and that the holdback not be released until completion of the entire project. It is also recommended that the contractor not be penalized for the revenue loss of \$525.00.

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

CARRIED UNANIMOUSLY

(15) Tenders - Street Lighting - Alaska Street

The Manager recommended that the low tender submitted by Norburn Electric Limited, for the sum of \$11,085.67 covering installation of 26 ornamental street lights on Alpha Avenue and Alaska Street be accepted.

(16) Supply of Ornamental Street Light Poles

The Manager recommended that the low tender submitted by Lincoln Steel Products Limited covering the supply of 250 - 30-foot and 50 - 25-foot Ornamental Street Light Poles be accepted. (Tender amount: 30-foot poles - \$92.36 each; 25-foot poles - \$83.85 each).

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the recommendations contained under Items (15) and (16) of the Municipal Manager's report, be adopted."

CARRIED UNANIMOUSLY

(17) Estimates

The Manager recommended approval of the Engineer's Special Estimates in the total amount of \$29,759.85.

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

CARRIED UNANIMOUSLY

(18) Revenue and Expenditures

The Manager recommended that the Municipal Treasurer's report covering revenue and expenditures for the period January 1st to March 17th be approved.

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

CARRIED UNANIMOUSLY

- (19) Building Department Report for the period February 26th to March 22nd, 1968
- (20) Medical Health Department - Report of the activities of the Department for the month of February 1968
- (21) R.C.M.P. - Report of the Officer-in-Charge, Burnaby Detachment, R.C.M.P., for the month of March 1968

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
 "That the reports of the Building Department, Medical Health Department and R.C.M.P. be received."

CARRIED UNANIMOUSLY

- (22) Proposed reduction of road right-of-way, Rugby Street between Sperling Avenue and Chiselmhampton Street - S.D. Reference #32/68

The Manager recommended that the width of this section of Rugby Street be reduced from 66 feet to 56-foot wide right-of-way.

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

CARRIED UNANIMOUSLY

* * *

ALDERMAN McLEAN raised the question of whether or not an Appraiser could be employed to work on Saturdays to assist those home-owners where both the husband and wife are working through the week and to facilitate the assessment on their properties to be kept up to date. Present practices include the deposit of a card by an Appraiser advising that the assessment will be at a certain level which may not necessarily be correct.

The Manager undertook to investigate this suggestion.

* * *

ALDERMAN LORIMER returned to the Council Chamber.

HIS WORSHIP, THE MAYOR, recommended on behalf of the Grants Committee that the grant of \$500.00 be made to the Burnaby Junior Chamber of Commerce in support of their plans to stage the Miss Burnaby Pageant for 1968.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:
 "That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

BY - LAWS

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That leave be given to introduce:

- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 6, 1968" (#5312)
- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 7, 1968" (#5320)
- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 8, 1968" (#5323)
- "BURNABY TEMPORARY BORROWING BY-LAW 1968" (#5322)

and that they be now read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That:

- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 6, 1968"
- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 7, 1968"
- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 8, 1968" and
- "BURNABY TEMPORARY BORROWING BY-LAW 1968"

be now read a Third Time."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"That the Council now resolve into a Committee of the Whole to consider and report on the following By-Laws:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1968" (#5281)
(Rezoning Reference RZ #92/67(b) - The area roughly bounded by Loughheed Highway, Phillips Avenue, Eagle Creek Ravine and Broadway - FROM SMALL HOLDINGS DISTRICT (A2) TO RESIDENTIAL DISTRICT TWO (R2)

and

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1968" (#5294)
This By-Law provides for the following rezoning proposal:

Reference RZ #4/68 - FROM RESIDENTIAL DISTRICT FIVE (R5)
MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3):

- (I) Lots 26, 28 and 29, S.D. "B", Pt.Bik.47 & 49, D.L's 151/3, Plan 1936, and
- (II) Lot 27, Bik.49, D.L's 151/3, Plan 1936 (6687 and 6715 Silver Avenue, 4321 and 4329 Imperial Street)."

CARRIED UNANIMOUSLY

The Planning Director submitted a letter indicating that all the prerequisites in connection with Zoning Amendment By-Law No. 6, 1968 had been satisfied.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1968" and
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1968"

be now read a Third Time."

CARRIED UNANIMOUSLY

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

- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1968" (#5303)
(Reference RZ #11/68 - FROM C3 TO P8 - Bennett Street)
- "BURNABY ROAD DEDICATION BY-LAW NO. 1, 1968" (#5321)
- "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1968" (#5318)

be now reconsidered."

CARRIED UNANIMOUSLY

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

- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1968",
- "BURNABY ROAD DEDICATION BY-LAW NO. 1, 1968" and
- "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1968"

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:
"That plans and specifications of the work or undertaking pursuant to By-Law No. 5318 be filed with the Municipal Clerk pursuant to Section 483 of the Municipal Act."

CARRIED UNANIMOUSLY