

DECEMBER 10, 1962

An Adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, December 10, 1962 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors Blair, Clark,
Edwards, Harper, Hicks, Kalyk
and MacSorley

Reeve Emmott introduced the Boy Scouts Honour Patrol for the month of November, mentioning that these boys would be receiving Seals in recognition of having attained this achievement. He welcomed the boys and introduced them to the members of the Administrative staff of the Corporation.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR CLARK:

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

CARRIED UNANIMOUSLY

President, B. C. Area, Institute of Traffic Engineers, submitted a letter expressing appreciation to Council for permitting his Organization to hold a Municipal Signs and Markings Clinic in the Municipal Hall as a part of the 1962 B. C. Safety Council Conference.

Mr. J. T. Birovesku submitted a letter expressing an opinion with respect to the matter of City Status for this Municipality. He also lodged a complaint regarding nuisances being caused him as a result of a marauding dog and a condition involving the use of his property as a "neighbourhood nuisance ground".

MOVED BY COUNCILLOR KALYK,
SECONDED BY COUNCILLOR MacSORLEY:

"That the matters under complaint be referred to the Municipal Manager for investigation and report."

CARRIED UNANIMOUSLY

Acting Secretary, Gilmore Avenue School P.T.A., submitted a copy of a letter addressed to the B. C. Hydro and Power Authority urging that immediate action be taken to relocate the high tension wires in front of Gilmore Avenue School.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR BLAIR:

"That this matter be referred to the 1963 Public Utilities Committee."

CARRIED UNANIMOUSLY

Executive Director, Lower Mainland Regional Planning Board of B. C., submitted a letter and a compilation of public reactions to a report entitled: "Land for Farming", asking that Council express its views on the contents of this report by January 15, 1963, if possible.

MOVED BY COUNCILLOR KALYK,
SECONDED BY COUNCILLOR HARPER:

"That this request be referred to the
1963 Council."

CARRIED UNANIMOUSLY

Advice was received that a general meeting of the North Fraser Highway Association would be held in Mission on Tuesday, December 11th, in the Bellevue Hotel commencing at 6:30 p.m.

Councillor MacSorley indicated that he might possibly attend this meeting.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR BLAIR:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 68, 1962

- (1) Easement - South 10 feet of Lot "H", Block "C", D. L. 150, Plan T5057 (Coatham).

The Manager submitted a report recommending that Council authorize the acquisition of the above described easement, which is required in connection with Phase 3 of the South Slope Sewer Project, for a consideration of \$32.00 plus restoration of the easement area.

He also recommended that Council authorize the execution of any necessary documents.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR HICKS:

"That the recommendations of the Manager
be adopted."

CARRIED UNANIMOUSLY

- (2) Lots 17 and 18, D. L. 135, Plan 3234 (Gray).

The Manager reported that the above described property has been acquired for \$33,750.00. He pointed out that since 1960 the Corporation has had the use of the right-of-way through the property and the taxes on this right-of-way for the year in question plus the two subsequent ones is \$280.39.

He recommended that this tax amount of \$280.39 be paid to the owner, the above noted.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(3) Street Light - Dead End of Dawson Street West of Woolwich Avenue.

The Manager submitted a report in response to a request of Council for information regarding the proposed installation of a street light at the above noted location and also the erection of a barricade at the dead end of Dawson Street behind the shopping centre, advising that the light has not been installed because there is no B. C. Hydro Pole or service lines on this portion of the street. He added that the light could be installed by the erection of a pole and the procurement of an aerial easement over private property. He advised that the owner of the property from which the easement is required is not receptive to granting it.

The Manager also reported that the Municipal Engineer has ordered the installation of a checker-board sign at the dead end of Dawson Street.

MOVED BY COUNCILLOR BLAIR,
SECONDED BY COUNCILLOR MacSORLEY:

"That the report of the Municipal Manager
be received."

CARRIED UNANIMOUSLY

(4) Sunnyslope Kennels.

The Manager reported that he had received a telephone call from Mr. W. J. Scratchley of the Southern Slope Motel protesting permission being granted to Sunnyslope Kennels for the construction of additional buildings until effective action is taken to eliminate the nuisance caused by dogs barking from the Kennels.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR CLARK:

"That the report be received and the protest mentioned therein be brought forward when consideration is being given to the Amendments to Burnaby Town Planning By-law 1948 and Burnaby Kennel Regulation By-law 1960."

CARRIED UNANIMOUSLY

(5) Christmas Bonus.

The Manager reported that, as in past years, the Provincial Government has authorized a Christmas Bonus for Social Assistance recipients in the amount of \$2.00 for a single adult

person and \$5.00 for a family unit. He pointed out that the total cost of this bonus is approximately \$3,100.00 and the disbursement would be on the usual 90/10 cost sharing basis.

The Manager recommended that Council approve the authorized Christmas bonus.

MOVED BY COUNCILLOR KALYK,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(6) Proposed Purchase of Two Back-Hoes (Winter Works Incentive Programme)

The Manager submitted a report advising that the two winter works projects which were submitted have been approved with a modification thereto respecting the staff on which recovery may be claimed. He advised that discussions have been held with representatives of the National Employment Service and the Department of Labour, with the result he was requested to re-submit the two projects in amended form and also submit the Parkcrest Sewer project. He pointed out that the problem which has arisen developed because Burnaby has accepted a 12 month construction season as opposed to a summer construction season with regular seasonal layoffs. He reported that additional information was required in conjunction with the projects mentioned relative to the comparative employment picture of our labour force both prior to and subsequent to the inception of the winter works programme.

The Manager reported that in anticipation of an extended works programme involving Municipal forces, tenders were called for the replacement of two back-hoes. He advised that until the future of our participation in the winter works programme with Municipal forces is resolved, it is considered imprudent to proceed further with the plan of replacing the two back-hoes.

Manager recommended that the tenders submitted for the sale to the Corporation of the two back-hoes be rejected on the ground just mentioned.

MOVED BY COUNCILLOR BLAIR,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(7) Burke - Chaffey School and Park Site.

The Manager reported that a Property Negotiator for the Corporation, Mr. Parker McCarthy, has informed him that he has been successful in acquiring three blocks in the proposed school site in the above noted area. He added that no attempt has yet been made to acquire the area designated for park purposes nor the lane - walkway and access road to the combined sites, adding that these acquisitions are Municipal responsibility insofar as payment is concerned.

The Manager reported that Mr. McCarthy has supplied the following estimate of the costs involved in acquiring the lands negotiated by him:

Land Acquisition	40,810.00
Survey Charges	2,500.00
Negotiation Fees	<u>1,500.00</u>
	\$ 44,810.00

He pointed out that this cost is apportioned between Parks Acquisition and Corporation Acquisition on the following basis:

Parks Acquisition	\$ 17,800.00
Corporation Land Acquisition	<u>27,010.00</u>
	\$ 44,810.00

The Manager advised that the Parks and Recreation Commission has requested that Council purchase the land for the combined school park site as it becomes available, on the understanding that the Commission would bear that portion chargeable to the Parks Acquisition Fund.

He added that in accordance with practice and the procedures established between Mr. McCarthy and the Burnaby School Board, it is proposed to provide Mr. McCarthy with a \$1,000.00 Imprest Fund to facilitate negotiations.

MOVED BY COUNCILLOR HICKS,
SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Manager be adopted."

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR KALYK:

"That this matter be tabled until later in the evening when the "In Camera" session is held."

CARRIED UNANIMOUSLY

(8) Proposed Rezoning of Lots 2 to 8 inclusive, Block 2, D. L. 205.

The Manager submitted a report of the Planning Director in connection with the above noted rezoning, as follows:

The Planning Director reported that on February 12, 1962, the Council gave initial readings to an Amendment to Burnaby Town Planning By-law 1948 to rezone the above described property, which is located on the South side of Hastings Street and extends

from Fell Avenue westward a distance of 1,086 feet, from Commercial and Residential Two-Family to Residential Multiple Family Type III.

He pointed out that the applicants at the time the rezoning was being considered proposed a development encompassing the entire tract which would comprize a total of 200 units in three basic types of dwelling units, together with a small commercial centre. In addition, the applicants tentatively undertook to:

- (1) Complete the necessary lane allowance on the west boundary of the site
- (2) Dedicate the north 20 feet of the property for the widening of Hastings Street
- (3) Consolidate the properties into one parcel
- (4) Pay the sum of \$4,675.00 to cover the cost of extending the sanitary sewer.

The Planning Director advised that finalization of the Amendment By-law was deferred at the request of the applicants, and some time ago the original option arrangements on the easterly three parcels lapsed. He added that the original applicants have recently transferred their interest in the westerly five parcels (totalling 5.96 acres) to another firm who now desires Council to complete the By-law. The Planning Director advised that this new firm has undertaken to:

- (a) Develop the site by building a 123 apartment unit in three storey buildings, enclosing a large (180' x 440') inner open space, and providing parking for 123 cars. (This is in accord with Residential Multiple Family Type III standards).
- (b) Dedicate the westerly 10 feet of the site for lane widening purposes.
- (c) Dedicate the north 20 feet of the site for the widening of Hastings Street.
- (d) Dedicate the south 33 feet of the site for a future local road, if required.
- (e) Consolidate the property now controlled by them.
- (f) Pay approximately \$9,075.00 for sewer extension costs to provide a pumping connection on Hastings Street.
- (g) Construct the westerly lane and southerly road, if required, to service the site (this could cost as much as \$8,100.00).
- (h) Collect storm drainage within the site and conduct it to a watercourse on an easement across Lot 5 or, alternatively, if site grades permit pipe the drainage to the flume on Holdom Avenue.

The Planning Director also reported that the current applicants have supplied statements from the two owners of the three parcels included in the Amendment By-law, but not included in the present proposal, signifying their concurrence with the completion of the By-law.

The Planning Director pointed out that the above eight under-

takings mean that the proposal meets the minimum requirements of the Town Planning By-law, future contiguous road and lane development will not be prejudiced by the development itself, and servicing and drainage needs precipitated by the development would be met by the developer. He pointed out that the proposal differs from that originally planned since:

- (a) The present site occupies only 60% of that originally proposed and the number of living units is correspondingly reduced.
- (b) The remaining three parcels to the east are excluded and therefore the southerly road allowance (the projection of Frances Street) would need to be acquired by the Corporation in the future.
- (c) The character of the current development is quite different from the original one.

He also pointed out that not only is the small "project shopping centre" eliminated but also the scheme is no longer of the "garden - apartment" type in the opinion of the officials of the Corporation. Instead, it is typical of many three-storey family apartment projects of moderate quality even though the density is within the By-law standard. The Planning Director advised that he was bringing this aspect to the attention of Council because of the apprehension of his Department over the apparent trend in rental accommodation and its concern that such accommodation could become prematurely obsolete.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR HARPER:

"That the report of the Planning Director be received and the subject matter of it referred to the Policy Committee for further study."

CARRIED UNANIMOUSLY

(9) Application for Welfare Institutions Licence (Elphinstone - 3732 Marine Drive).

The Manager reported that an application has been received from the above noted person for a Welfare Institutions Licence to give personal care, room and board to aged persons at the location noted in caption, which is the south side of Marine Drive approximately 150 feet east of Boundary Road.

The Manager advised that the premises have been inspected and it has been recommended that a licence be granted for the care of not more than four aged persons, subject to the following conditions:

- (a) That both the front and rear doors of the building open out.
- (b) That the bath-tub in the dwelling be re-installed in the bathroom on the main floor.
- (c) That the two compartment sink in the kitchen be renewed.

- (d) That all interior rooms be redecorated.
- (e) That no habitation be permitted in either the attic or the basement of the dwelling.
- (f) That a small dry chemical or CO² fire extinguisher be provided in the kitchen area.
- (g) That all foundation drains be installed or renewed in order to correct the water seepage problem which exists in the basement.
- (h) That all alterations to the building conform to all pertinent Municipal regulations.

He added that the property is presently served by a septic tank and that any nuisance arising from the use of this method of waste disposal may result in the licence being revoked.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(10) Application for a Pool Hall Licence (Lexier - 4521 Kingsway)

The Manager reported that an application has been received from the above noted person for a licence to operate a Pool Hall at the location noted in caption.

He recommended that the licence be granted, subject to the following alterations to the building being undertaken:

- (a) The installation of adequate mechanical ventilation.
- (b) The provision of two toilets and two washbasins for female clientele, the washbasins to have hot and cold running water.
- (c) The provision of one additional washbasin in the existing male toilet room, and the provision of hot and cold running water to both basins in this room.
- (d) The provision of one slop-sink for janitorial use.
- (e) The installation of an adequate and automatic hot water system.
- (f) The repair of floors and walls, where necessary, and the re-decoration of the interior.
- (g) The repairing or renewing of the existing sky-lights.
- (h) The provision of an additional sink with hot and cold running water for servicing and cleaning food vending machines, if they are installed, with the installation to be subject to the approval of the Health Department.
- (i) The provision of a means of egress which satisfies the Provincial Fire Marshall.

- (j) The provision of all alterations and installations in accordance with building, plumbing, electrical, fire and health regulations.

The Manager added that it will also be necessary for the applicant to file proper plans with the Building Department showing the alterations and to obtain the necessary permits prior to commencing renovations.

MOVED BY COUNCILLOR BLAIR,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (11) "Burnaby Expropriation By-law No. 4, 1962".

The Manager reported that the above noted By-law is for the purpose of obtaining drainage easements over the "Hopper" property and that it is now necessary for Council to pass the following resolution pursuant to expropriation proceedings:

"RESOLVED: That Plans and Specifications of the work or undertaking pursuant to 'Burnaby Expropriation By-law No. 4, 1962', being By-law No. 4426, be filed with the Municipal Clerk as required under Section 483 of the Municipal Act".

The Manager recommended that Council pass this Resolution.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (12) Easement - Former Hardwick Street Allowance (B. C. Hydro and Power Authority).

The Manager reported that the creation of the Clifton G. Brown Memorial Swimming Pool site required the consolidation of all properties north of Sprott Street, east of Auckland Avenue, south of Laurel Street, and west of Sperling Avenue plus the cancellation of a portion of Fulwell, Hardwick, and Woodsworth Streets in that area. He pointed out that an electric power line was located on the portion of Hardwick Street which is now cancelled and, in order to accommodate this line, it is now necessary to grant the B. C. Hydro and Power Authority an easement over that former portion of Hardwick Street lying between Auckland Avenue and Sperling Avenue.

The Manager recommended that an easement be granted to the Authority over the former Hardwick Street allowance now forming part of the Swimming Pool site, as outlined on a plan prepared by F. C. Underhill, B.C.L.S. dated July 30, 1962, and that Council authorize the execution of the necessary documents.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(13) Easement - Portion of Parcel 1, Reference Plan 10317,
S.D. "B", Block 47, D. L. 151, Plan 1437 (Benoit).

The Manager recommended that Council authorize the acquisition of an easement over that portion of the above described property shown outlined in Red on right-of-way plan No. 24953 for a consideration of \$1.00 plus restoration of the easement area. He added that this easement is required in connection with Phase 3 of the South Slope Sewer project.

The Manager also recommended that Council authorize the execution of any necessary documents.

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendations of the Manager
be adopted."

CARRIED UNANIMOUSLY

(14) Application for Welfare Institutions Licence (Watson -
7877 Kingsway).

The Manager reported that an application has been received from the above noted person for a Welfare Institutions Licence to give personal care, room and board to aged persons at the address noted in caption.

He recommended that a licence be granted for the care of not more than 13 aged persons, subject to the following conditions:

- (a) That the window on the north wall of the front bedroom of the dwelling be made to open.
- (b) That the curtains used for separation in the men's bedroom on the main floor be flame-proofed.
- (c) That the catch restricting the opening of the window in the bedroom occupied by an attendant on the third floor be removed.
- (d) That the floors and all furniture be thoroughly cleaned.

MOVED BY COUNCILLOR KALYK,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(15) Election Results.

The Manager submitted a report of the Returning Officer relative to the Election held on December 6th prepared in

accordance with Section 106 of the Municipal Act, as follows:

TO WHOM IT MAY CONCERN:

In accordance with the provisions of Section 104 of the 'Municipal Act' I give below the results of the votes taken and the number of votes cast for each candidate:

COUNCILLORS:

ARMSTRONG, F. Allan	1,991	
CAFFERKY, Emmet	6,254	
DAILLY, James	3,247	
DRUMMOND, John Douglas	7,067	
EDWARDS, James Henry	3,394	
ERICKSON, Carl Arvid	2,267	
HANSEN, Arne Paul	2,251	
HERD, David Mowat	2,202	
HICKS, Russell Ernest	3,239	
MacSORLEY, Charles W.	6,896	
MURPHY, R. B. (Pat)	1,733	
PRITCHETT, Harold	1,082	
SAVAGE, Ian	450	
WELLS, Arnold Charles	<u>4,775</u>	
Rejected and Blank	<u>186</u>	47,034

SCHOOL TRUSTEES:

BEAMISH, Ludjow W.	7,214	
BURKE, William Herbert	2,598	
DAILLY, Eileen Elizabeth	6,325	
GODFREY, Marie	1,707	
JACKSON, Gordon R.	2,814	
LAWSON, William A.	1,848	
MURNANE, Clifford James	2,516	
ROBERTSON, W. Alex	4,628	
SMITH, George R.	<u>4,831</u>	
Rejected and Blank	<u>360</u>	34,841

AND I HEREBY proclaim to be elected the persons having the highest number of votes for the various offices as above set out and shown as follows:

COUNCILLORS: (For term ending December 31st, 1964)

	<u>Majority</u>
CAFFERKY, Emmet	1,479
DRUMMOND, John Douglas	171
MacSORLEY, Charles W.	642
WELLS, Arnold	1,318

SCHOOL TRUSTEES: (For term ending December 31st, 1964)

BEAMISH, Ludlow W.	889
DAILLY, Eileen Elizabeth	1,494
SMITH, George R.	203

GIVEN under my hand at Burnaby, B. C. this 10th day of December, A.D., 1962.

(SIGNED) J. H. Shaw
John H. Shaw,
RETURNING OFFICER

THE CORPORATION OF THE DISTRICT OF DURNABY

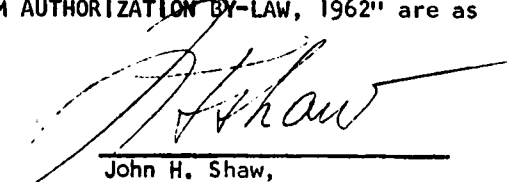
MUNICIPAL ELECTION --- DECEMBER 6TH, 1962

"BURNABY REFERENDUM AUTHORIZATION BY-LAW 1962"

	<u>IN FAVOUR</u>	<u>AGAINST</u>	<u>REJECTED</u>	<u>BLANK</u>
Advanced Poll	2	3	0	0
1. Gilmore Avenue School	151	514	6	4
2. Burnaby Heights High School	94	279	9	4
3. Capitol Hill School	106	310	6	5
4. Westridge School	140	238	3	3
5. Kitchener Street School	139	438	10	9
6. Alpha Junior High School	72	262	2	4
7. Drentwood Park School	146	227	3	0
8. Lochdale School	121	282	11	3
9. Sperling Avenue School	110	205	0	0
10. Lyndhurst School	50	144	3	0
11. Schou Street School	34	41	0	0
12. Cascade Neights School	161	236	13	2
13. Douglas Road School	90	225	5	3
14. Burnaby Municipal Hall	48	99	2	3
15. Seaforth School	64	164	3	3
16. Inman Avenue School	147	324	2	1
17. Marlborough Avenue School	103	281	3	9
18. Windsor School	268	498	10	1
19. Morley Street School	254	445	2	0
20. Burnaby Lawn Bowling Clubhouse	128	304	13	9
21. Jubilee Labour Hall	118	355	11	0
22. Suncrest School	183	349	6	0
23. Nelson Avenue School	139	360	5	5
24. Clinton Street School	188	400	7	6
25. Civil Defence Building	68	187	0	0
26. Stride Avenue School	53	132	2	0
27. Edmonds School	133	294	10	3
28. Second Street School	163	368	3	6
29. Armstrong Avenue School	87	124	3	1
30. Riverway West School	66	116	3	0
31. Glenwood School	67	99	4	2
32. Riverside School	15	31	0	3
	<u>3,708</u>	<u>8,334</u>	<u>160</u>	<u>90</u>

Three-fifths required -- 7,225

JOHN H. SHAW, Returning Officer, do solemnly take oath and say that the votes for and against "BURNABY REFERENDUM AUTHORIZATION BY-LAW, 1962" are as shown on the foregoing statement.



John H. Shaw,
RETURNING OFFICER

WORN BEFORE me at Burnaby, B. C.
this 10th day of December, A. D. 1962.

Commissioner for taking affidavits
within the Province of British Columbia.

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR HICKS:

"That the reports of the Returning
Officer be received."

CARRIED UNANIMOUSLY

(16) Supplementary 1962 Local Improvement Initiative Sidewalk
Construction Programme.

The Manager submitted a report of the Municipal Clerk setting
out objections received against those projects covered by the
above noted programme, as follows: _____

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STREET	FROM	TO	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT	NO. OF OBJECTIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS ASSESSMENT
7. East side of 19th Street	Stride Ave.	Byrne Rd.	8	5	1	\$ 21,620.	\$ 10,810.	\$ 3,075.
8. West side of McDonald Ave.	Cambridge St.	The Lane North of Cambridge St.	1	1	1	2,325.	1,163.	2,325.
9. West side of McDonald Ave.	Oxford St.	The Lane North of Oxford St.	1	1	0	2,350.	1,175.	0
B. <u>SIX FOOT SIDEWALKS</u>								
10. Both sides of Hastings St.	Springer Ave.	Delta Ave.	16	9	13	69,735.	34,868.	55,095.
11. North side of Capitol Dr.	Hastings St.	Hythe Ave.	1	1	1	2,485.	1,243.	2,485.
C.(1) <u>FIVE FOOT CONCRETE CURB SIDEWALK PLUS 18 FEET OF ASPHALTIC PAVEMENT</u>								
12. West side of Duncan Ave.	151.12' South of Hastings Street	Union St.	6	4	0	11,765.	5,883.	0
(2) <u>CONCRETE CURB PLUS 18 FEET OF ASPHALTIC PAVEMENT</u>								
13. East side of Duncan Ave.	Hastings St.	Union St.	2	2	0	4,810.	2,405.	0

STREET	FROM	TO	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT	NO. OF OBJECTIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS ASSESSMENT
14. West side of Duncan Ave.	Hastings St.	South a distance of 151.12'	1	1	0	\$ 9,120.	\$ 4,560.	\$ 0
<u>D. FIVE FOOT CONCRETE CURB SIDEWALKS PLUS FOUR FEET OF ASPHALTIC ROAD WIDENING</u>								
15. East side of * Delta Ave.	Albert St.	Empire Dr.	12	7	7	19,640.	9,820.	11,120.
16. South side of * Edinburgh St.	Esmond Ave.	Gilmore	26	14	21	63,010.	31,505.	51,615.
17. Both sides of 11th Ave.	1st St.	4th St.	53	27	12	107,940.	53,970.	26,600.
18. North side of 15th Ave.	2nd St.	4th St.	17	9	7	29,895.	14,948.	11,835.
19. South side of * 15th Ave.	2nd St.	4th St.	17	9	13	36,210.	18,105.	28,465.
20. Both sides of 1st Street	16th Ave.	17th Ave.	4	3	0	7,650.	3,825.	0
21. Both sides of 14th Avenue	Cumberland	Wright St.	22	12	1	40,955.	20,478.	3,040.
22. Both sides of 14th Avenue	Wright St.	Newcombe	14	8	0	31,870.	15,935.	0
23. Both sides of McDonald Ave.	Yale St.	Trinity	4	3	2	9,375.	4,688.	4,675.

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	STREET	FROM	TO	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT	NO. OF OBJECTIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS ASSESSMENT
Page 348	24. Both sides of * McDonald Ave.	Edinburgh	Yale St.	4	3	3	\$ 9,375.	\$ 4,688.	\$ 7,050.
	25. Both sides of Rosser Ave.	Albert St.	Pandora	4	3	2	10,650.	5,325.	5,280.
	26. East side of * Rosser Ave.	Dundas St.	Cambridge	4	3	3	9,145.	4,573.	6,115.
	27. Both sides of * Rosser Avenue	Cambridge	Eton St.	4	3	3	9,680.	4,840.	7,275.
	28. East side of * Rosser Ave.	Pandora St.	Dundas St.	4	3	4	9,720.	4,860.	9,720.
	29. West side of * Rosser Ave.	Dundas St.	Triumph St.	2	2	2	4,285.	2,143.	4,285.
	30. Both sides of 7th Street	Graham Ave.	13th Ave.	12	7	4	26,675.	13,338.	7,775.
E. <u>FIVE FOOT CONCRETE CURB SIDEWALKS</u>									
	31. Both sides of 4th Street	16th Ave.	17th Ave.	10	6	1	12,715.	6,350.	1,885.
	32. Both sides of * 14th Avenue	Newcombe	1st St.	23	12	12	39,460.	19,730.	21,220.

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 SIDEWALK CONSTRUCTION PROGRAMME

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	STREET	FROM	TO	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT	NO. OF OBJECTIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS ASSESSMENT
33.	Both sides of 14th Ave.	1st St.	2nd St.	17	9	0	\$ 30,605.	\$ 15,303.	\$ 0
34.	Both sides of 17th Avenue	2nd St.	4th St.	37	19	0	61,950.	30,975.	0
35.	Both sides of 17th Avenue	1st Street	2nd St.	7	4	2	11,725.	5,863.	2,475.
36.	Both sides of Wright Street	13th Avenue	16th Ave.	19	10	0	36,910.	18,455.	0
37.	Both sides of Wright Street	12th Avenue	13th Ave.	4	3	0	9,040.	4,520.	0
37a.	Both sides of Eglinton Street	Mahon Avenue East a distance of 445'							
F. FIVE FOOT CONCRETE CURB SIDEWALKS PLUS 8 FEET OR MORE OF ASPHALTIC ROAD WIDENING									
38.	North side of Capitol Dr. *	Hythe Ave.	Empire Dr.	9	5	7	22,295.	11,148.	17,440.
39.	West side of Dow Avenue	Imperial St.	The B.C.H. & P.A. Right of-Way	10	6	0	77,780.	38,890.	0

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 INITIATIVE SIDEWALK CONSTRUCTION PROGRAMME

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STREET	FROM	TO	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT	NO. OF OBJECTIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS ASSESSMENT
40. Both sides of Halifax Street	Holdom Ave.	Howard Ave.	12	7	0	\$ 30,250.	\$ 15,125.	\$ 0
41. Both sides of * Hythe Ave.	Capitol Dr.	Dundas St.	48	25	28	89,105.	44,553.	53,345.
42. Both sides of * Oxford Street	Rosser Ave.	Willingdon	24	13	16	52,015.	26,008.	33,450.
<u>G. CONCRETE CURB WITH EIGHT FEET OR MORE OF ASPHALTIC ROAD WIDENING</u>								
43. East side of Dow Avenue	Imperial St.	The B.C.H. & P.A. Right-of-Way	9	5	0	51,575.	25,788.	0
44. Both sides of Ingleton Ave.	Albert St.	Dundas St.	11	6	0	39,770.	19,885.	0
<u>H. FIVE FOOT CONCRETE CURB SIDEWALKS PLUS 20 FEET OF ASPHALTIC PAVEMENT</u>								
45. Both sides of Union Street	Sperling Ave.	Duncan Ave.	15	8	0	28,360.	14,180.	0
46. Both sides of Watling Street	Nelson Ave.	Royal Oak Avenue	34	18	3	88,190.	44,095.	6,155.

Section 509(1) of the Municipal Act provides that where a majority of the owners representing at least one-half of the assessed value of the land liable to be specially charged petition the Council not to proceed with the work, the said work shall not be undertaken. As a majority of the owners under Project Numbers 2, 8, 10, 11, 15, 16, 19, 24, 26, 27, 28, 29, 32, 38, 41, 42 have signified their objection, Council is therefore estopped from proceeding with these works.

I would point out that, in the case of Project #17 (both sides of 11th Avenue from 1st Street to 4th Street), a petition was received from a majority of the owners in the one block between 1st Street and 2nd Street. However, as can be seen from my report, this petition was not sufficient to defeat the entire project.

In the case of Project #25 (both sides of Rosser Avenue between Albert Street and Pandora Street), though my report indicates that two of the four owners objected to the proposed work, the petition which was received was also signed by one-half of the joint tenancy of one of the remaining owners and also by a party who claimed to be the owner of the fourth parcel.

The Manager drew attention to the fact that objections were received from a majority of the owners affected by Project Numbers 2, 8, 10, 11, 15, 16, 19, 24, 26, 27, 28, 29, 32, 38, 41, 42 and that therefore Council was estopped from proceeding with these Projects.

He also drew attention to the remarks of the Clerk in connection with Projects Number 17 and 25.

The Manager also advised that the Municipal Engineer has requested that Project #30 be deleted since it should have been initiated as a five foot curb sidewalk without paving or with 28 feet of paving.

MOVED BY COUNCILLOR HICKS,
SECONDED BY COUNCILLOR EDWARDS:

"That Project #17 be not deleted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR CLARK:

"That Project #25 be deleted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HICKS:

- (a) "That Project #30 (both sides of Seventh Street between Graham Avenue and 13th Avenue), as proposed under the Initiative Programme, be undertaken.
- (b) The Municipality accept the full cost of providing additional pavement between the four foot strips to be installed on the subject portion of Seventh Street."

CARRIED UNANIMOUSLY

(17) Cost Report - Supplementary 1962 Local Improvement Initiative Sidewalk Construction Programme.

The Manager submitted a report of the Municipal Engineer covering the costs of those projects under the above noted Programme which have not been estopped.

He recommended that Council authorize the preparation of the necessary Local Improvement By-laws for the surviving works.

MOVED BY COUNCILLOR BLAIR,
SECONDED BY COUNCILLOR HARPER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

Radio NW Limited submitted a letter indicating that it plans to record the singing of choirs from four Burnaby schools. The Company enquired as to whether the Reeve would like to extend greetings over the Station to Burnaby residents on Christmas Eve. It was added that the cost to the Corporation of the programme proposed is \$65.00.

It was noted by Council that the four Burnaby Schools represented by choirs were all from either South or Central Burnaby. The view was expressed that an attempt should be made to also use choirs from some of the North Burnaby schools.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That the proposal of Radio NW Limited be approved and an attempt made to also use choirs from some of the North Burnaby schools in the programme planned."

CARRIED UNANIMOUSLY

REPORT OF POLICY COMMITTEE

The Committee reported that it had further considered the latest application of B. C. Wrecking Co. Ltd. for permission under Section 13 of Burnaby Town Planning By-law to use land at 7450 Meadow Avenue as a Used Building Material Sales Yard.

The Committee advised that it had considered the statements of the President of the Company, Mr. D. Sandhaus, that he had operated his business at the subject location for some time. It was added that the Licence Department had indicated there has been material stored on the property in question but no evidence was adduced that a business was being conducted and therefore there was no need for a licence.

The Committee reported that, after deliberation, it reiterated the opinion previously expressed that storage businesses such as that proposed by B. C. Wrecking Co. Ltd. should be confined to that area in the vicinity of Willingdon Avenue and the Great Northern Railway right-of-way.

The Committee recommended that the previous action to deny the application of B. C. Wrecking Co. Ltd. for the use of land at 7450 Meadow Avenue as a Used Building Material Sales Yard be reaffirmed.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR CLARK:

"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HICKS:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR EDWARDS:

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

CARRIED UNANIMOUSLY

THE REEVE DECLARED A RECESS AT 9:00 P.M.

THE COUNCIL RECONVENED AT 9:15 P.M.

MOVED BY COUNCILLOR HICKS,
SECONDED BY COUNCILLOR BLAIR:

"That "BURNABY TOWN PLANNING BY-LAW 1948,
AMENDMENT BY-LAW NO. 25, 1962"
be now reconsidered."

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

FROM LIGHT INDUSTRIAL TO RESIDENTIAL TWO FAMILY

All that area bounded on the West by Merritt Avenue; on the North by the lane South of Kingsway between Merritt Avenue and Buller Avenue, the South property lines of Lot "B" $W\frac{1}{2}$ except South 85 feet, Block 9 Part, D. L. 97, Plan 824, and Block 9, Sketch 11436, D. L. 97, Plan 824, and then continuing along the lane South of Kingsway between Waltham Avenue and Randolph Avenue; on the East by Randolph Avenue; on the South by Beresford Street between Randolph Avenue and Curragh Avenue, the North Property Line of Lot 8, Block 13A, D. L. 97, Plan 2802, and continuing along Beresford Street to Merritt Avenue; save and except Lot "A", Block 18, D. L. 97, Plan 7406 and Block 13 North 210 feet, D. L. 97, Plan 824.

FROM LIGHT INDUSTRIAL TO RESIDENTIAL MULTIPLE FAMILY
TYPE II.

- (a) Lot "A", Block 18, D. L. 97, Plan 7406
- (b) Block 13 North 210 feet, D. L. 97, Plan 824.

(Located on the East side of Buller Avenue commencing at a point approximately 100 feet north of Beresford Street and extending North a distance of approximately 500 feet. The above described properties include that parcel lying between the lane West of Curragh Avenue and a portion of the Eastern boundary of the aforescribed Lot "A". The total area of both parcels is approximately 3.25 acres).

The following submitted letters in connection with this proposed rezoning:

- (1) Street, Wollen & Promislow, Barristers and Solicitors,
207 Royal Bank Building, 1489 West Broadway, Vancouver -
advising that Westcott Construction Ltd. is prepared to:
 - (a) dedicate certain lands from the subject property
for road and lane purposes
 - (b) pay the necessary servicing costs which have
been estimated at \$14,000.00
 - (c) consolidate the two parcelsall of which is predicated upon the rezoning being
finalized and permission being granted to construct
120 suites on the site.
- (2) E. and D. Wood, Walter H. Moyes and Elizabeth Moyes,
7049 Buller Avenue and 7083 Buller Avenue respectively, -
expressing approval of the rezoning proposal.
- (3) Nicholas E. and Gladys V. Wilson, 5967 Arbroath Street -
expressing approval of the rezoning proposal and
mentioning that existing businesses in the subject area
would be able to continue even if the rezoning took
place.
- (4) Mrs. Donn Dean, 6270 Lakeview Drive - mentioning that she
represented five property owners when addressing Council
on December 3rd.
- (5) Mr. Ian Savage, 7276 Curragh Avenue - requesting
permission to address Council on the subject rezoning.

The Planning Director submitted a further report in connection with the rezoning covered by this By-law confirming his verbal comments at a meeting on December 3rd on a number of points in a Brief submitted by Mr. L. Goulet, as follows:

- (1) Regarding the basis upon which the Planning Department reported on representations made at the Public Hearing and later, no attempt was made by the Department to differentiate between properties as to whether or not "Residential type premises" were involved. In reporting on this aspect, the Department has followed the pattern used at other Hearings for several years which resembles the pattern used in Local Improvement and Replotting matters. Representations were differentiated only so far as whether they were inside or outside the area under consideration. Within the "change" area there are 125 separate parcels of land and it was reported that representations were made by owners of these parcels indicating whether they agreed (47.2%), opposed the rezoning (39.1%), or did not express a preference (13.6%). Where it was so stated in the representation or it was brought to the attention of the Department, the opinion of an owner who had more than one parcel was counted regarding both parcels.
- (2) A Zoning By-law aimed at reconciling industrial development closely inter-mixed with housing for an indefinite period of time would involve requirements that would be quite inimicable to the further establishment of the majority of businesses locating in the subject area.
- (3) Concerning the opinion of the Lower Mainland Regional Planning Board, the specific zoning recommendation now under consideration was not discussed. However, the future development of the Light Industrial district bordering Kingsway has received considerable attention by staff members of the Board working in conjunction with the Department, and it is partly on the outcome of their findings of this work that the present proposal for rezoning is based. Regarding the report of the Board "Industrial Land Prospects", the Executive Director of the Board substantiates that both excerpts used by Mr. Goulet were not, for the most part, originally associated with land of the kind being considered here. In addition, excerpts have previously been cited from "Dynamics of Industrial Land Settlement" regarding the economic inability of most industries to clear land of housing in order to acquire sites of even a moderate area.
- (4) The main discussion with B. C. Hydro and Power Authority Officials followed a request from them which, in turn, stemmed from an enquiry of the Authority for its outlook. Mr. E. Bowes of the Industrial Division advised that his Division would not oppose the rezoning since the Authority did not feel non industrial use of the "Kelly" property was of concern to it in view of the cost of expanding the site and providing rail service and further, the Division did not consider Burnaby would suffer a loss in industrial land insofar as the possibility of land assembly for moderate sized sites was concerned.

- (5) Regarding the position of the Industrial Development Commission of Greater Vancouver, it is now clear that it does not wish to be involved in such matters. Nevertheless at the time of the earlier report of the Department, an official of the Commission was interviewed and though he was not asked to support the rezoning proposal, some of his comments regarding land availability and cost substantiated the previous view of the Planning Department.
- (6) The Executive Director of the Lower Mainland Regional Planning Board has confirmed that whereas the area recommended for change was originally considered and surveyed as to its suitability for industrial development involving assembly, it was subsequently deleted since it was felt to be economically unavailable.
- (7) Webb and Knapp has never been consulted regarding the subject matter but continuing liaison with the Company has provided the Department with background information which was used in assessing the probability of land assembly for moderate sized sites.
- (8) It should be clearly understood that Residential Multiple Family use of any of the proposed Two Family area would not be permitted. As to the establishment of Two Family accommodation, this is possible on approximately 60% of the 123 parcels providing Building and Health requirements are met.

With respect to the six basic considerations specified under Section 702(2) of the Municipal Act, certain statistics were cited defining the nature of "amenities peculiar to this district, its present and prospective use and occupancy, the character of each zone, the character of the buildings already erected, and the conservation of property values", indicating the following:

- (1) The total area proposed for rezoning is 24 acres and the area of properties with apparent non-residential use is 1.21 acres. The area of properties with "hidden" non-residential use is 1.01 acres and the total is 8.8% of the overall area under consideration.
- (2) The total assessed value of improvements within the area under consideration is \$367,320.00 while the assessed value of industrial improvements is \$11,787.00, or 3.2% of the total.

One further matter that was again raised is the apparent apprehension that the Planning Department regards the present area of change a first step in a much broader rezoning. It has been noted that:

- (a) Approximately one year ago, the Planning Department recommended the rezoning of that area extending east from the subject area to and including the Burnaby South High School. Council declined to accept this recommendation but should a substantial rezoning proposal be received respecting this area, the view of the Planning Department would likely be consistent with that previously expressed unless substantial changes in land use take place in the meanwhile.

- (b) The Planning Department would not be able to justify any change in zoning to Residential in the area immediate to the east nor to the south because of the established character and nature of development. Present land use has been analyzed and it substantiates an earlier statement that:
- (i) The tract bounded by Lane Street, Merritt Avenue, Beresford Street, and McPherson Avenue is utilized for Industrial purposes to the extent of 26% of the gross acreage.
 - (ii) The tract bounded by McPherson Avenue, Beresford Street, Gilley Avenue, and Irmin Street is used or developed (by Western Power and Development Company) to the extent of 65% of its gross area for industry.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR BLAIR:

"That all of the correspondence and the report of the Planning Director be received."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR HICKS:

"That Mr. Savage be heard."

CARRIED UNANIMOUSLY

Mr. Savage appeared and made reference to Section 702 of the Municipal Act, pointing out that the value of the lots in the subject area is not being maintained because they face on industrial property. He added that there are only eight vacant lots in the area and there are 50 lots which are too small for residential use. Mr. Savage also expressed the view that the area in question was not desirable for Two Family use.

He concluded by stating that he felt the wishes of the majority should be recognized and that therefore Council should reject the By-law.

Councillor Edwards expressed an opinion that, in view of his defeat at the Election on December 6, 1962, he felt he no longer had a mandate to vote on the By-law and that he therefore could not in all conscience support it.

Councillor MacSorley suggested that a report should be submitted by the Municipal Manager relative to Section 702 of the Municipal Act and also on a recent By-law Amendment precluding apartments in Commercial areas.

Reeve Emmott declared that this matter was inadmissible at this time and that therefore it would be necessary to wait until the proper time to introduce it.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR HICKS:

"That "BURNABY TOWN PLANNING BY-LAW 1948,
AMENDMENT BY-LAW NO. 25, 1962"
be now finally adopted, signed by the Reeve
and Clerk and the Corporate Seal affixed
thereto."

IN FAVOUR - REEVE EMMOTT, COUNCILLORS
HARPER, HICKS & BLAIR

AGAINST - COUNCILLORS CLARK,
MacSORLEY, KALYK &
EDWARDS

MOTION LOST

"Burnaby Town Planning By-law 1948, Amendment By-law No. 3,
1962" was withdrawn on the basis that it could be considered
after the Policy Committee dealt with the report of the
Planning Director received this evening on the rezoning
proposal covered by the By-law.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That "BURNABY LOCAL IMPROVEMENT DEBENTURE
BY-LAW NO. 2, 1962, AMENDMENT BY-LAW 1962"
be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HARPER:

"That "BURNABY LOCAL IMPROVEMENT DEBENTURE
BY-LAW NO. 2, 1962, AMENDMENT BY-LAW 1962"
be now finally adopted, signed by the Reeve
and Clerk and the Corporate Seal affixed
thereto."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR MacSORLEY:

"That leave be given to introduce
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 17, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 18, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 19, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 20, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 21, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 22, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 23, 1962"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 24, 1962"
and that they be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR MacSORLEY:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR MacSORLEY:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR MacSORLEY:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR MacSORLEY:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR MacSORLEY:

"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 17, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 18, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 19, 1962"
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BY-LAW NO. 21, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 22, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 23, 1962"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 24, 1962"

be now read a Third Time."

CARRIED UNANIMOUSLY

An enquiry was made by Councillor MacSorley as to what extent and degree Section 702(2) of the Municipal Act confers powers upon Council in considering rezonings. He expressed the view that Council should be made aware of its precise jurisdiction and responsibilities under this Section. Councillor MacSorley also asked whether Council could realistically give consideration to those matters mentioned under sub-clauses (a) to (f) of the subject Section.

He made reference to a recent Town Planning By-law Amendment establishing a General Commercial Zone under which regulations were introduced governing the construction of apartments in such zones. He pointed out that this By-law also precludes the establishment of apartments in Commercial zones. Councillor MacSorley stated that he felt that rather than adopt a separate By-law, as was done, consideration should be given to the matter of introducing regulations into the Town Planning By-law that would allow apartments in all Commercial and Industrial zones along the lines of those in existence under the Multiple Family regulations. In brief, he remarked that apartments should be permitted in Commercial and Industrial zones but subjected to more stringent regulations.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR HICKS:

"That a report be submitted

- (a) spelling out in precise terms the responsibilities of Council under Section 702(2) of the Municipal Act
- (b) indicating whether Council had acted improperly in establishing the regulations governing the erection of apartments in General Commercial zones and in prohibiting apartments in Commercial zones."

CARRIED UNANIMOUSLY


THE COUNCIL THEN SAT IN CAMERA

The meeting then adjourned.

Confirmed:

Certified Correct:


REEVE


CLERK