

OCTOBER 21, 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 21, 1968 at 7:00 p.m.

PRESENT: Acting Mayor Mercier in the Chair;
Aldermen Blair (7:07 p.m.); Corsbie,
Herd, Lorimer and McLean;

ABSENT: Mayor Emmott; Aldermen Dailly and
Drummond;

Acting Mayor Mercier asked that a moment of silence be observed in commemoration of the recent death of Mr. Frederick Vulliamy, Member of the Legislative Assembly for the Burnaby-Willingdon constituency.

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DELEGATION

North American Contractors Ltd. wrote requesting the opportunity of addressing Council on the question of municipal land in the "Camrose Park" area being sold rather than leased.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:
"That a representative of North American Contractors Ltd. be heard."

CARRIED UNANIMOUSLY

Mr. Barr then spoke on behalf of North American Contractors Ltd. and made the following points:

- (a) The Company feels the municipal land involved should be sold by public tender because the Corporation would then receive fair market value.
- (b) The leasing proposal for the municipal land, which was advanced by Council at its meeting on September 30, 1968, is unacceptable to the Company because it would be impossible for the prospective purchasers of the land which is developed to obtain mortgages.
- (c) When the Company provides services to the land in the area, it would need to reflect the presence of the nearby municipal land in the determination of the extent and degree of these services.

Mr. Barr concluded by urging Council to sell the land involved instead of leasing it.

The Planning Director then read a letter which he had received from North American Contractors Ltd. relating to some of the above items.

He and Mr. Barr also displayed Development Plans for the area.

ALDERMAN BLAIR ARRIVED AT THE MEETING.

The Planning Director reviewed his two reports on the matter which were received by Council on September 3rd and on September 30th, 1968, details of which will be found in the Minutes of those meetings.

Mr. Barr pointed out that his Company has already installed sewers to a part of the area that is under its ownership.

During discussion in Council, it was pointed out that perhaps it may be possible to rearrange the land ownership in the area so that North American Contractors Ltd. can proceed with its residential subdivision without needing any of the municipal property there. It was added that, if this can be achieved, the Council would be able to deal with the matter of using the Corporation property in any way deemed fit.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:

"That the Planning Director investigate the exchange proposal outlined above and reflect in the considerations given the matter the question of the additional cost which would be incurred by the Company being required to provide a standard of services that recognizes the ultimate need of the municipality extending services to its property in the area; and further, the Planning Director indicate in the report he submits to Council following consideration of the proposal the best method by which the Corporation could dispose of the municipal property after the exchange is completed and the land is serviced."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

Secretary, Office of the Prime Minister, submitted a circular letter explaining the reasons of the Federal Government for cancelling the Municipal Winter Works Incentive Programme and indicating the measures proposed by the Government which are designed to create a productive work force in Canada.

Executive Director, Canadian Federation of Mayors and Municipalities, submitted a circular letter clarifying a decision of the Executive Committee of the Federation in regard to the matter of an acceptable and desirable alternative to the Municipal Winter Works Incentive Programme being provided by the Federal Government.

Alderman McLean stated that the Federal Government should concern itself with the question of creating jobs for those who are to be trained under the proposed Manpower Retraining Programme, otherwise Canada would have the best trained employed work force in the world. He suggested that the Government should revise some of its policies respecting the exporting of raw materials so as to make the manufacturing of goods from such materials in Canada more competitive with the world market.

He pointed out that, if this could be done, the manufacturing industries which would perform the work could absorb the people who are retrained under the Manpower Retraining Programme.

Alderman McLean was directed to prepare a submission on the matter, along the lines advocated by him, for the next meeting of Council.

Executive Director, Lower Mainland Regional Planning Board, submitted a copy of a letter addressed to the Township of Langley containing an indication as to the status of the question involving a plan to construct a rail route to Roberts Bank.

Chairman, Special Committee, City of Vancouver, submitted a letter enclosing extracts from letters the Committee has received from various municipalities in the Greater Vancouver Regional District answering the question of whether or not they feel public housing should be accepted as a function of Regional Government.

Alderman Mercier suggested that, now the meeting between the Minister of Municipal Affairs and Council members from the municipalities embraced by the Greater Vancouver Regional District concerning the relationship of the District to the municipalities has been held, his submission dealing with the subject of Administration Principles of a Regional District Board should be returned for further consideration by Council.

It was understood by Council that the subject broached by Alderman Mercier would be returned to Council at the appropriate time.

Mr. Charles V. Forsyth and others submitted a petition requesting that a lane be constructed from Canada Way to Sixth Street between Rosewood and Elwell Streets, rather than being dead-ended.

The Assistant Municipal Manager stated that a report on the request of the petitioners would be submitted to Council at its next meeting.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN McLEAN:

"That the presentation from the petitioners be tabled until the October 28th meeting to allow for the submission of a report on the matter but, in the meantime, the construction of the lane in question on the alignment currently proposed be held in abeyance until after Council considers the request; and further, that reference be made in the report to the overall lane pattern plan for the area in which the subject one is located."

CARRIED UNANIMOUSLY

Sheward Holdings Ltd. submitted a letter relating to a proposed land exchange designed to provide the municipality with property for an allowance for Prenter Street West of Hedley Avenue.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:

"That action on this matter be deferred until Item 9 of the Municipal Manager's Report No. 68, 1968 is received later in the evening."

CARRIED UNANIMOUSLY

ALDERMAN MERCIER expressed concern regarding an editorial that appeared in a newspaper relative to the Municipal Golf Course.

He suggested that Council should be provided with a complete sequence of events that transpired with respect to the establishment of the Golf Course so as to determine whether there have been any variations from the plan which was originally conceived for the project.

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MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN BLAIR:
"That the Council representatives on the Parks and Recreation Commission obtain the information desired, as set out above, and convey it to Council."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

TABLED MATTERS

The following matters were then lifted from the Table:

(a) Lot 2, Block 5, D.L. 32, Plan 6123 (Surrey Motor Hotel Ltd.)

The request of the above Company concerning the dedication of a portion of the captionally described property for lane purposes was further considered.

The Planning Director mentioned that he had received a recent letter from the Company which he had not had an opportunity to examine in detail. He added that he felt Council should have a report indicating the conclusions reached as a result of that examination.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:
"That further consideration of the request from Surrey Motor Hotel Limited be deferred until the October 28th Council meeting in order to allow the Planning Director time to submit the report to which he made reference this evening; and further, he include in his report an indication as to the merits of either:

- (a) arranging for a wider allowance for the East-West road that his Department shows on a plan as replacing the portion of Miller Avenue South from the East-West road allowance, or
- (b) creating a lane or road allowance between Miller Avenue and Nelson Avenue on an alignment which would be a westwardly prolongation of Sanders Street."

CARRIED UNANIMOUSLY

(b) Winston Street

The question of assigning a name for the Government-Winston Industrial Collector Street was then considered.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:
"That the matter be referred to the Municipal Clerk for consideration and report."

CARRIED UNANIMOUSLY

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R E P O R T S

ALDERMAN CORSBIE, submitted a report outlining the problems being experienced by people endeavouring to obtain houses.

His report contained the following points:

- (a) Burnaby has been endeavouring, through various means, to increase the volume of house construction and, in particular, to initiate some projects of a low-rental nature. Most of the efforts in this direction have been frustrated because of the lack of response from Senior Governments. It therefore

appears necessary to consider other avenues of approach to obtain increased housing accommodation for the expanding population.

- (b) One of the reasons for the high cost of housing is the high cost of land. The demand for serviced lots, which are in short supply, has driven the price of lots to astronomical heights. Making more lots available would undoubtedly result in stabilizing, or decreasing, prices. Steps to create more serviced lots would therefore improve, in some measure, the housing situation.
- (c) The cost of providing services can equal, or exceed, the cost of raw land. The municipality, with all its vacant land, cannot improve the situation just by making raw land available because money must be found to pay for servicing the lots.
- (d) Funds are available under the land assembly provisions of the National Housing Act for servicing properties and, as is known, Burnaby has made an application for assistance under these provisions. Even though more lots will be made available, and more houses built, by proceeding under the provisions of the National Housing Act, the price of houses will still be beyond the reach of many. It therefore is evident that, to assist many in the medium and low income brackets, the high cost of building lots must be overcome. The answer can be found through leasing because, under such a programme, the cost of purchasing a lot can be spread over the useful life of the lot and thus substantially reduce the initial cost of a house. Unfortunately a leasing programme will not provide the funds to pay the municipality for servicing the lot.
- (a) The Federal Government has expressed concern in regard to housing and has established a Task Force to investigate the matter. The Government has also indicated it is prepared to provide some funds to assist. Burnaby should make representations to the Federal Government for changes in the National Housing Act and regulations for an approach that would enable more people to obtain a home.
- (f) Money is available for land assembly where land is purchased and serviced, and then sold. It is, however, not available when land is to be leased. The National Housing Act should be amended to provide for loans to municipalities for servicing building lots. An overall charge could be placed against the land being developed to provide security for the loan. Repayment of the loan could be spread over a period of years. The municipality should retain ownership of the land and lease it to individuals wishing to build homes. Most likely the individuals would require mortgages so the charge for servicing would need to be relegated to the position of a second mortgage. However, the equity of the buyer in his lot and home, and the credit of the municipality, would be good security for the money advanced for servicing.
- (g) With a programme such as that just outlined, the cost of obtaining a home would be substantially reduced. Instead of paying \$7,000.00 to \$10,000.00 for a lot (which is common today), the cost would be the annual lease charge and the annual cost of amortizing the servicing costs. In elaboration, if it is assumed that the cost of servicing lots averages \$3,000.00, a payment of one-tenth of that amount each year for 15 years would be the equivalent of repaying the loan at very slightly less than 6% interest.

It would seem that the Federal Government could afford to do this at less interest but, even if it did not, the financial burden is much lighter than the current situation. The municipality should seek to recover a rent that would be approximately equal to the value of selling the lot, except that the return would be spread over a number of years. Assuming a serviced lot was worth \$8,000.00, the raw land value would be only \$5,000.00 if it is presumed that the servicing costs amount to \$3,000.00. If the lot with a \$5,000.00 raw land value was leased for 5% of its value for thirty years, the payment would be \$250.00 a year for thirty years. These payments, invested at 5% compound interest, would accumulate \$16,609.00 in thirty years. If the \$5,000.00 that could be received for the lot was invested at 5% for thirty years it would accumulate \$21,609.00. As the municipality would own the lot at the end of the thirty years, the value of the lot should be deducted from this figure. If the original price is deducted, this produces the same return - i.e. - \$21,609.00 minus \$5,000.00 equals \$16,609.00.

This is just one example of what can be done. There are variables, such as it being possible to reduce the lease for as long as the person wanted the lot and the rate of 5% could be changed if Council wished.

- (h) A programme of the type outlined would offer good homes at low initial costs. For example, a home of \$17,000.00 built on such a lot would provide the equivalent of homes selling at \$25,000.00 and more. Such a home would easily qualify for a substantial mortgage. A \$15,000.00 mortgage at today's interest rates of 8½% for 25 years would require payments of approximately \$120.00 a month. To obtain such a home a person would need \$1,000.00 of his own, provided he qualified for the \$1,000.00 Home Builder's Grant. A good modern home is just not available to anyone without a large down payment of \$5,000.00 to \$8,000.00, or with a down payment of \$4,000.00 to \$5,000.00 and a second mortgage at 12% to 24% interest and often a bonus.
- (i) The programme would offer homes of \$25,000 value for \$1,000.00 and annual rents of \$550.00 a year for 15 years and \$250.00 a year thereafter, plus the mortgage payments of \$120.00 per month. This means that a house selling for \$25,000.00 on today's market could be purchased for \$1,000.00 down and \$166.00 a month for the first 15 years with costs decreasing thereafter.
- (j) Many other low cost and attractive possibilities could be offered. However, the proposal outlined is certainly one of the most desirable avenues to follow.

Alderman Corsbie concluded by recommending that representations be made to have the legislation of the Federal Government amended to provide funds for all servicing costs to be secured by a debenture given by a municipality and, if this is done, the Corporation assure the Federal Government that it will enter into a land leasing programme with lots being leased to individuals only and the necessary restrictions imposed to prevent speculation.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN McLEAN:
 "That Council concur with the recommendation expressed in the report from Alderman Corsbie and this be incorporated into the submission that His Worship, Mayor Emmott, is presenting to the Federal Task Force on Housing which is touring Canada at the moment."

CARRIED UNANIMOUSLY

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HIS WORSHIP, MAYOR EMMOTT, stated that the Planning Department was, at his request, preparing a submission for the aforementioned Task Force.

He suggested that, if it was not possible to incorporate Alderman Corsbie's Brief in the submission being made to the Task Force, the Mayor will present or arrange to forward the Brief as a supplement to the other submission.

Mention was made of the fact that, pursuant to a Directive from the Minister of Health Services and Hospital Insurance, no applications for the subdivision of property are being approved where sewers would need to be installed.

It was mentioned that the intention in this Directive is still not clear but a meeting is to be held to clarify the matter.

The Council directed that, if it is determined as a result of the meeting just mentioned, that the Approving Officer will not be able to approve subdivision applications where sewers are to be installed, then the submission to the Task Force on Housing include reference to the objection of Council to the Directive from the Minister of Health Services and Hospital Insurance because this action of the Minister will obviously create a virtual standstill in new home construction.

HOUSING COMMITTEE submitted a report in connection with Public Housing Site FPIA, which is located on Stratford Avenue, advising of follows:

- (a) The Council, on September 16th, approved the development of the site in question as a housing project for Senior Citizen use.
- (b) The Housing Committee was directed to prepare basic data necessary for the submission of an application to the Senior Governments for the proposed development.
- (c) In that regard, it has been determined that low density Senior Citizen accommodation will be the most advantageous for the site and therefore information based on this concept is being assembled.
- (d) It is now necessary that cost estimates and preliminary design plans be prepared for the proposal, as was required for the Senior Citizen development for the former Municipal Hall site.

The Committee concluded by recommending that:

- (1) an Architect be commissioned to undertake the work outlined above.
- (2) because Mr. Norman S. Jones, Architect, has demonstrated his ability to produce the data required, and to exercise economy in time, Mr. Jones' firm be engaged to prepare the preliminary design plans and cost estimates mentioned in sufficient detail to accompany an application to the Provincial Government under Section 16A of the National Housing Act.

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MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN LORIMER:
"That the recommendations of the Committee be adopted."

Carried,
ALDERMAN BLAIR AGAINST.

MUNICIPAL MANAGER SUBMITTED report No. 68, 1963, on the matters listed below as Items (1) to (12), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) NORTH ROAD - GOVERNMENT ROAD - LOUGHEED HIGHWAY AREA.

During consideration of an application to rezone property on the west side of North Road between Austin Road and Government Street, a suggestion was made in Council that consideration should be given the question of rezoning the land in the triangle bounded by North Road, Government Street and Lougheed Highway, to permit commercial development.

The Planning Director has reported that:

- (a) it is the policy of Council, as defined in the Apartment Study, that this area has a commercial potential;
- (b) a good part of the area is already zoned for commercial use;
- (c) it is public knowledge that Council favours commercial zoning for the area, but as is always the case, rezoning is the means of implementing Council policy and of obtaining the necessary road dedications, services, etc.
- (d) as certain services are required for those properties within the area which are not commercially zoned and the need for consolidation, the production of plans of development, street closures, and Department of Highways' approval, the Planning Department is unable to recommend the rezoning of these properties due to the prematurity of such action.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CORSBIE:
"That Council not consider any change in the zoning of property in the area bounded by North Road, Lougheed Highway and Government Street at this time or until a specific development proposal of the land is received."

Carried Unanimously.

As a result of a brief discussion, the Planning Director stated that his Department would, in the future when dealing with applications for rezoning land abutting arterial highways, obtain the views of the Department on the proposal, immediately after receiving the applications and incorporate that opinion of the Department in the report which is submitted to Council.

(2) LANE WEST OF AND PARALLEL TO CANADA WAY BETWEEN 14th AND 16th AVENUES.

As a result of Council receiving a request on September 30th for the construction of a lane at the captioned location, a request was made by Council for an indication as to the cost of acquiring all the land required to complete the lane allowance, together with the cost of construction.

In that regard, the estimated costs are:

Land Acquisition	-	\$4,500.00
Construction	-	<u>6,000.00</u>
TOTAL	-	\$10,500.00

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
 "That the Land Agent contact the owners from whom land would be acquired for the lane allowance in question to determine if they would be prepared to dedicate land for lane purposes for a nominal consideration of \$1.00, ^{with} pointing out to them that Council would give the matter of constructing the lane favourable consideration in the event the acquisition could be arranged for the consideration mentioned."

Carried Unanimously.

- (3) LANE ACCESS TO LOTS 335 to 338 INCLUSIVE, Block 4,
 D. L. 126, Plan 32387.
S.D. REFERENCE NO. 139/67

The above properties are located on Eastlawn Drive and the owner of them was required to dedicate and construct the lane at the rear of the lots as a condition of approval when subdividing the property.

There is no legal access to the lane at either end but such is available over two privately-owned lots to the north. There will, however, be legal access to the lane as subdivision of the area progresses.

The owner of the property immediately to the south of Lot 335 has been approached and has refused to negotiate the matter of the Corporation acquiring a twenty-foot wide right-of-way from him to be used as a connection with the subject lane. This proposed twenty-foot wide right-of-way would eventually form part of a future road allowance.

The owner of the aforementioned property immediately to the south of Lot 335 has indicated that he is prepared to give access through his property to the subject lots 335 - 338 for a consideration of \$1,200.00.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
 "That the subject of the foregoing report be tabled until the October 28th meeting and a report be submitted then indicating:

- (a) the feasibility of the municipality obtaining access to the subject lane from the north;
- (b) the proposed future subdivision of land for the general area where the subject properties are located."

Carried Unanimously.

- (4) Lot "C" except Parcel 1, Reference Plan 5269, Block 19, D. L. 97, Group 1, Plan 3412.
REZONING REFERENCE #45/68.

The Planning Director has submitted a further report in connection with an application to rezone the above described property and advises as follows:

- (a) the property is located on Beresford Street between Randolph and Gilley Avenues;
- (b) it has been proposed as a site for a type of discount store retail food market by Overwaitea Ltd.
- (c) the application is for Service Commercial (C4) zoning, and this was rejected by Council on June 17, 1968, because the intended use did not fall within the Light Industrial form of development envisaged for the general area;
- (d) the Council subsequently felt there might be some merit in reviewing the application and resolved to indicate its intention to reconsider the rezoning of the property to the C4 Category.
- (e) the Planning Department has completed its review of the matter and would recommend Community Commercial (C2) zoning rather than the C4 type. This C2 category is considered the most suitable for the type of use proposed for the site and it would also avoid the need for a text amendment to the By-law.

The Municipal Clerk stated that arrangements had been made to advance the Community Commercial (C2) rezoning proposal for the subject property to the Public Hearing that is being held on October 28, 1968 on the presumption that Council would concur with the recommendation set out above by the Planning Director because of an expressed desire to expedite the consideration given the rezoning proposal.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That the action taken by the Municipal Clerk, as detailed above, be ratified."

Carried Unanimously.

- (5) Willingdon Overpass.

It was being recommended that the Official Opening of the Willingdon Overpass be held on Thursday, November 28, 1968, commencing at 2.30 p.m.

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

Carried Unanimously.

- (b) 1968 Recast Budget.

It was being recommended that the 1968 Recast Budget, as herewith submitted, be adopted.

During the consideration given the 1968 Recast Budget by Council, a request was made that an explanation of the Parks Ground Maintenance item in the Budget be provided.

MOVED BY ADLERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That the 1968 Recast Budget be tabled until the October 28th meeting, with it being understood that the explanation set out above concerning the Parks Ground Maintenance item would be provided to Council then."

Carried Unanimously.

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(7) Metropolitan Board of Health of Greater Vancouver.

It was recommended that Council authorize a contribution of Fifty dollars to the Metropolitan Board of Health of Greater Vancouver to cover incidental administrative expenses relating to the operation of the Board.

Similar requests are to be made of the other members of the Board.

MOVED BY ADLERMAN LORIMER, SECONDED BY ALDERMAN CORSBIE:
"That the recommendation of the Manager be adopted."
Carried Unanimously.

(8) GALAXIE SIGNS LTD. (Lester Motors - 6694 Kingsway).

The following information has been supplied by the Chief Building Inspector in response to a request from Galaxie Signs Ltd. for permission to leave a sign on the Kingsway widening strip in front of Lester Motors at 6694 Kingsway:

- (a) this matter began in June 1968, following receipt of a complaint by Kingcrest Animal Hospital Ltd. about the location of the sign. The reason for the complaint was that the sign appeared to the complainant to have been placed closer to the Kingsway property line than is permitted by Section 6.16 of the Zoning By-law;
- (b) An inspection by the Building Department on June 7, 1968, revealed two violations, they being:
 - (i) the sign was erected prior to the necessary permit being obtained;
 - (ii) the sign was erected contrary to the setback requirements;
- (c) A letter was despatched to Galaxie Signs Ltd. on June 20, 1968, and a charge was subsequently laid under the Building By-law against the Company for erecting the sign without a permit. The Company was found guilty and fined in Magistrate's Court on July 25, 1968;
- (d) The Company failed to respond to the June 20 letter, and as a result, a further letter was sent on August 14, 1968, warning the Company that further legal action would be taken if it persisted in violating Municipal by-laws;
- (e) The Company failed to observe this second request and a charge has been laid under the Zoning By-law for erecting a sign contrary to the setback requirements. This charge is pending and is to be heard in Magistrate's Court on November 13, 1968;
- (f) On October 17, 1968, Dr. Perry of the Kingcrest Hospital, inquired as to the disposition of his complaint earlier in the year and was informed of the circumstances to date;
- (g) It is the belief of the Building Department that the setback requirement of the Zoning By-law can be met by placing the sign on the property of Lester Motors, as was done on adjoining property, without any disadvantage to the business operation.

It was being recommended that the request of Galaxie

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Signs Ltd. be denied and that the Company be required to conform to the By-laws and regulations of the Municipality.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN: "That the report of the Manager be tabled for one week."

Carried Unanimously.

- (9) PRENTER STREET WEST OF HEDLEY AVENUE.
(The letter from Sheward Holdings Ltd., which was received earlier this evening, was brought forward.)

The Company owns Lots 31 and 32, S. D. 1/4, Block "C" D. L. 96, which are located at the north-west corner of Prenter Street and Hedley Avenue.

An industrial building is proposed for the site and the Municipality requires the south 33 feet of both lots for the widening of Prenter Street. This renders the remainder of the lots useless for the proposed industrial building because there would be insufficient area left to accommodate the development.

The Company has now acquired Lot 50 and is prepared to exchange the 33' strips required for the widening of Prenter Street for the 16' wide lane allowance separating the Lots 31, 32 and 50, plus the sum of \$2,000.00.

It has been estimated that the difference in value, according to Corporation officials, is \$2,600.00.

The Company prefers the \$2,000.00 arrangement with the Corporation undertaking the necessary legal and survey work.

It was being recommended that the south 33 feet of Lots 31 and 32 be acquired in exchange for closing the 16' wide lane allowance lying between the said Lots and Lot 50 with the Corporation to pay the company \$2,000.00 and undertake the necessary survey and legal work, including the consolidation of the properties into one site, associated with the matter.

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

Carried Unanimously.

- (10) (a) Lots 18 and 19, D. L. 129, Plan 19465;
- (b) Lots 256, 260 and 261, D. L. 129, Plan 29632.

The following bids were received for the purchase of the above described properties which are located at the south-east corner of Curtis Street and Holdom Avenue:

	Lot	Amount
1. Bill Yen (Wm), 304-4466 E. Pender Street, Burnaby 2.	256	\$ 7,244.44
	18	7,444.44
	19	9,044.44
	260	11,444.44
	261	10,044.44
2. Thomas J. Watts, 3856 Rumble St., Bby.1	260	10,100.00
3. Alfred J. Trotter, 5469 Halley Avenue, Burnaby 1	261	9,505.00
4. George & Gus Poulos, 539 W. 14th., N. Vancouver.	256	7,300.00

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5. James Homan, 3787 Avondale Street Burnaby 1.	261	\$ 7,501.00
6. Royal Oak Realty, 5228 Kingsway, Burnaby 1.	260 261	9,500.00 9,500.00
7. L. W. Bryden, 5751 Earles St. Vancouver 16.	261	8,550.00
8. Angus R. MacDonald, 1220 Dunlop Ave., Burnaby 2.	18 260	10,300.00 11,300.00
9. W. H. Gretsinger, 5392 Slocan St., Vancouver 16	19	10,600.00
10. A. Kolbowicz, 3343 Fleming St., Vancouver 12	18	7,500.00
11. A. Kolbowicz, 3343 Fleming St., Vancouver 12.	19	7,600.00
12. Mike Polonio, 4795 Northlawn Dr. Burnaby 2.	261	8,596.00
13. Larry Lee, c/o Dragon Inn, 4510 Kingsway, Burnaby 1	256 18 19 260 261	8,250.00 8,250.00 8,250.00 8,250.00 8,250.00
14. D. Houglund, 4280 Maywood St., Burnaby 1	260	7,600.00
15. G. Briglio, 4305 E. Pender St., Burnaby 2.	19 18 261	8,600.00 8,600.00 8,600.00
16. D. Houglund, 4280 Maywood St., Burnaby 1	261	7,100.00
17. D. E. Chan, 515 Main St., Vancouver 4	260	14,005.00
18. D. E. Chan, 515 Main St., Vancouver 4	19	13,105.00
19. M. V. Drews, 2356 Cliff Avenue, Burnaby 2.	19	11,325.00
20. Shiu-Kwong Tai, 459 W. 20th Ave., Vancouver 10	19 261	9,000.00 9,000.00
21. S. Wm. Eliuk, 3766 Yale St., Burnaby 2.	18 19 260 261	9,750.00 9,750.00 10,000.00 9,500.00

All tenders were accompanied by certified cheques in amounts equal to 5% of the total bid.

It was being recommended that the following offers to purchase the properties in question be accepted:

(a) Lot 18	A. R. MacDonald	\$10,300.00
(b) Lot 19	D. E. Chan	13,105.00
(c) Lot 256	Larry Lee	8,250.00
(d) Lot 260	D. E. Chan	14,005.00
(e) Lot 261	William Yen	10,044.44

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

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11. EASEMENT - PORTION OF LOT "E", S. D. 1/6, Block 5,
D. L. 74, Plan 20068.
S. D. #157/68.

On October 15, 1968, the Council authorized the acquisition of an easement over a portion of the above-described property in order to allow for the finalization of a subdivision.

The legal description of the property and the location of it were incorrect and should have been:

"Portion of Lot "C", Block 5, D. L. 74S $\frac{1}{2}$, Plan 20068, located at 5004 Hardwick Street."

It was being recommended that Council rescind its authorization of October 15, 1968 respecting the Lot "C" in question and instead authorize acquisition of an easement over a portion of the Lot "C" described.

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

12. PORTION OF LOT 51, D. L. 4, Plan 31308
NORTH ROAD WIDENING.

It was being recommended that:

- (a) a ten foot by ten foot truncation be acquired from the south-east corner of the above described property for the purpose of improving the intersection of North Road and Austin Road, the consideration being \$1.00.
- (b) authority be granted to execute the documents attending the transaction.

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

ALDERMAN BLAIR stated that he had noted in a newspaper recently that His Worship, Mayor Emmott, had urged the people to vote for fluoridation.

Alderman Blair emphasized that Council had decided, some time ago, to not officially take a position on the fluoridation issue because it was felt the matter should be left to the discretion of the public.

ALDERMAN McLEAN spoke on the matter of a crossing facility being provided on Kingsway in the vicinity of Edmonds Street.

He contended that, in addition to the Municipality providing some means for the elderly citizens who will be housed in the building to be constructed on the former Municipal Hall site for crossing Kingsway, this facility should be adapted for patrons of the Library next door.

He added that the same type of facility should be constructed on Kingsway at Central Park because of the anticipated volume of pedestrians crossing when traveling to and from the Junior Amateur Sports Stadium.

He suggested that the reaction of the Department of High-

to the proposals should be obtained as well.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That a report be submitted indicating the approximate cost of providing both an underground and overhead crossing facility on Kingsway at each of these two locations mentioned above; and further, that the reaction of the Department of Highways to the proposals be obtained."

Carried Unanimously.

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

Carried Unanimously.

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

CARRIED UNANIMOUSLY

ALDERMAN LORIMER LEFT THE MEETING.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That leave be given to introduce:
"BURNABY ROAD CLOSING BY-LAW NO. 9, 1968" #5414
"BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW 1968" #5411
and that they now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That:
"BURNABY ROAD CLOSING BY-LAW NO. 9, 1968"
"BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW 1968"
be now read a Third Time."

CARRIED UNANIMOUSLY

ALDERMAN LORIMER RETURNED TO THE MEETING.

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1967" #5064 be now reconsidered."

CARRIED UNANIMOUSLY

Oct/21/1968

This By-law provides for the following proposed rezoning:
Reference RZ #137/66

Lots 17 and 18, Block 42, D.L. 153, Plan 1566

(Located on the North-East corner of Haywood Street and Telford Avenue)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (R3)

The Municipal Clerk stated that the prerequisites established by Council in connection with this rezoning proposal have, according to the Planning Department, been completed.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN HERD:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1967" 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 McLEAN:

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

CARRIED UNANIMOUSLY