

SEPTEMBER 30, 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, September 30, 1968 at 7:00 p.m.

PRESENT: Acting Mayor Mercier in the Chair;
Aldermen Diair, Corsbie, Dailly (7:02 pm),
Drummond, Herd, Lorimer, McLean;

ABSENT: Mayor Emmott

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That the Minutes of the meeting held on September 3, 1968 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY ARRIVED AT THE MEETING.

P R O C L A M A T I O N S

HIS WORSHIP, ACTING MAYOR D. M. MERCIER then issued the following Proclamations:

"WHEREAS Parent-Teacher Associations co-operate with all other educational organizations in the interest of better schools;

WHEREAS these Associations have been a vital factor in achieving higher standards of education in British Columbia;

WHEREAS it is imperative that the public become better informed on the programs, requirements and plans for our schools because of our common concern for the development and education of the whole child;

NOW THEREFORE I, ACTING MAYOR D. M. MERCIER OF THE MUNICIPALITY OF BURNABY, do hereby proclaim the week of October 1st to 5th, 1968, inclusive, "PARENT-TEACHER WEEK IN BRITISH COLUMBIA", and urge all citizens to join their local Parent-Teacher Association in recognition of the important services which they render."

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WHEREAS authoritative statistics compiled and published by the Dominion Fire Commissioner show that during the past ten years, eight hundred and twelve thousand fires in Canada have taken five thousand eight hundred lives, seriously injured at least nineteen thousand four hundred other persons and destroyed property valued at one billion four hundred and seven million dollars:

AND WHEREAS such losses are still increasing year by year;

AND WHEREAS humanitarian and economic considerations imperatively demand that improved fire prevention measures be undertaken to prevent this economic waste and tragic loss of life in order that the nation's prosperity may be maintained;

AND WHEREAS it is desirable that the attention of the public be directed to the extent and underlying causes of the preventable loss of life and property by fire and to the best and most practicable means for its control and that a specific period of the year be set apart and properly designated for the dissemination of such information;

NOW KNOW YE THAT WE, by and with the advice of Our Privy Council for Canada, have thought fit to designate and do designate the week commencing SUNDAY, THE SIXTH OF OCTOBER, AND ENDING ON SATURDAY, THE TWELFTH OF OCTOBER, in the present year as "FIRE PREVENTION WEEK";

and we do recommend to all Our Loving Subjects that at some time during that week as may be found most practicable:

1. All dwellings, public buildings, stores, warehouses, factories, farms, mines and forests be carefully inspected by their occupants and all conditions likely to cause or promote the spread of fire be removed.
2. All theatres, hotels, hospitals, institutional and assembly buildings be inspected and provision made for all changes necessary to protect the occupants in case of fire.
3. Fire drills be held for the children in all schools, for the inmates of all institutions, and for the employees in all factories, in order that a greater degree of safety be endured by acquainting the occupants with the best and most expeditious mode of exit in time of danger.
4. Special instruction on the subject of fire prevention be given by the teachers and by municipal officials in the schools and that such appropriate literature as may be available be distributed to the pupils.
5. Federal, Provincial and Municipal authorities endeavour, by means of public meetings, the press, television, radio broadcasts, specially prepared motion pictures or otherwise as may to them seem most fit, to impress upon the citizens the national importance of protecting life, property and natural resources from loss by fire.

OF ALL WHICH Our Loving Subjects and all others whom these Presents may concern are hereby required to take notice and to govern themselves accordingly.

IN TESTIMONY WHEREOF, We have caused these Our Letters to be made Patent and the Great Seal of Canada to be hereunto affixed.

WITNESS: Our Right Trusty and Well-beloved Counsellor,
ROLAND MICHENER, Chancellor and Principal
Companion of Our Order of Canada, Governor
General and Commander-in-Chief of Canada.

AT OUR GOVERNMENT HOUSE, in Our City of Ottawa, this twenty-first day of July in the year of Our Lord one thousand nine hundred and sixty-eight and in the seventeenth year of Our Reign.

BY COMMAND,

D. H. W. HENRY
ACTING DEPUTY REGISTRAR GENERAL OF CANADA"

Sept/30/1968

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:
"That all of the below listed Original Communications be received."

CARRIED UNANIMOUSLY

Principal, Lakeview School, submitted a letter expressing his appreciation, and that of the parents and children in the Lakeview School Area, for the recent construction of sidewalks on certain portions of Canada Way.

A brief discussion took place in Council relative to the question of sidewalks on Canada Way.

Of particular concern was the portion of this street between Schou School and Willingdon Avenue.

The Municipal Engineer was asked to ensure that a sidewalk is built there as soon as possible.

Chairman, Armistice Day Ceremony, the Royal Canadian Legion No. 148 submitted a letter requesting permission to:

(a) conduct parades on:

- (i) November 3rd commencing at 10:30 a.m. from Hastings Street and Sperling Avenue.
- (ii) November 11th commencing at 10:15 a.m. from the Safeway Parking lot at Hastings Street and Rosser Avenue to the Cenotaph in Confederation Park.

(b) hold the Annual Poppy Sale between November 4th and 9, 1968.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:
"That permission be granted to Branch #148 of the Royal Canadian Legion to:

(a) hold the above two parades at the times and along the routes indicated, subject to the approval of the R.C.M.P. and to the Provincial Department of Highways having no objection to the proposals.

(b) conduct the Poppy Sale at the time mentioned."

CARRIED UNANIMOUSLY

Mrs. S. Fisher wrote to express concern regarding the conflict between the United Community Services Campaign and one conducted by Job's Daughters.

The Municipal Clerk pointed out that the reason for the conflict mentioned by Mrs. Fisher was that the United Community Services never sought nor obtained the permission of Council for its campaign.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DRUMMOND:
"That the situation outlined this evening by the Municipal Clerk in respect of the campaigns of the United Community Services and Job's Daughters be conveyed to Mrs. Fisher and she also be informed that, in the future, the United Community Services will be requested to seek the permission of Council to conduct their campaign so as to avoid the possibility of conflict."

CARRIED UNANIMOUSLY

Mr. Alex Wood submitted a letter offering comments on the points made in Council on September 16th when dealing with his claim for flooding damages to his property at 6780 Kitchener Street.

Assistant Municipal Manager suggested that Council should refer this submission from Mr. Wood to the Solicitor without giving consideration to the contentions of Mr. Wood because of the possibility that any remarks expressed by Council might be prejudicial to the outcome of the claim for damages from Mr. Wood.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That the letter from Mr. Wood not be read but be referred to the Municipal Solicitor for a report on its contents, including an indication as to the way the letter should be treated."

CARRIED UNANIMOUSLY

David E. and Irene McCutcheon submitted a petition signed by themselves and a number of others requesting that sewers be provided to their properties as soon as possible in order that:

- (a) the municipality can complete the streets on which the petitioners own property to a finished standard.
- (b) the property owners concerned can make plumbing and other modifications to their homes.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That consideration of this request be deferred until receipt of Item 10 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

Mr. E. L. Kaye submitted a letter lodging a complaint regarding the nuisance and inconvenience being caused him and others as a result of only half of the cul-de-sac at the Southern end of St. Charles Place being constructed.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That consideration of this matter be deferred until receipt of Item 2 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

Surrey Motor Hotel Limited wrote to request that:

- (a) a requirement of the Approving Officer that a portion of Lot 2, Block 5, D.L. 32, Plan 6123 be dedicated for lane purposes as a condition precedent to the subdivision of the property, be waived; or, as an alternative

- (b) the area occupied by the proposed lane be conveyed to the municipality in easement form,

because, apart from the fact the Company does not feel the lane requirement to be necessary for the eventual total development planned for the area in which its property is located, there would be insufficient left to enable the Company to build a "high-rise" apartment on the site.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN McLEAN:

"That the request from Surrey Motor Hotel Limited be referred to the Approving Officer for consideration and report to Council on October 15, 1968."

CARRIED UNANIMOUSLY

Mrs. George V. Dickinson submitted a letter requesting that a lane West of and parallel to Canada Way between 16th Avenue and 14th Avenue be constructed.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:

"That consideration of this request be deferred until receipt of Item 11 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

Mrs. M. A. Elliott submitted a letter requesting that the lane North from Price Street West of Smith Avenue be improved.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:

"That this request be tabled for one week in order to allow for the presentation of a report on the matter."

CARRIED UNANIMOUSLY

Mr. & Mrs. George Turner submitted a letter:

- (a) drawing attention to an article in the September, 1968 edition of Western Homes and Living dealing with the subject of horse riding and the facilities for such an activity.
- (b) expressing appreciation for the stable that has been provided by the municipality on Canada Way at Sperling Avenue for the use of the members of the Burnaby Horsemen's Association.
- (c) indicating that they feel the physical and mental exercise that attends the recreational pursuit of horse riding helps to build a young persons character.
- (d) commending Council for encouraging horse riding as a recreational pursuit designed to instill responsibility and wholesomeness in persons.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:

"That the letter from Mr. and Mrs. Turner be referred to the Parks and Recreation Commission for its information."

CARRIED UNANIMOUSLY

Supervisor, Urban Affairs, University of British Columbia, submitted advice of a conference on Noise Pollution entitled "Sound and Fury" being held at the Airport Inn in Richmond on October 3rd and 4, 1968.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LORIMER:
"That Alderman Dailly be authorized to attend the Conference mentioned on behalf of the Council."

CARRIED UNANIMOUSLY

Municipal Clerk, The Corporation of the Township of Langley, forwarded a copy of a letter addressed to the Lower Mainland Regional Planning Board in which the Council of Langley requested the Board to convene a Special Meeting to which would be invited representatives of the B. C. Hydro and Power Authority for the purpose of explaining the plans of the Authority in connection with the proposed rail route to Roberts Bank.

Mayor R. F. Parkinson of the City of Kelowna submitted a letter expressing the appreciation of the Council of Kelowna for the atmosphere provided by the "Rube Band" from the Burnaby Fire Department when participating in the 60th Annual Convention of the Canadian Association of Fire Chiefs that was held in Kelowna between September 8th and 12, 1968.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:
"That a copy of the letter from Mayor Parkinson be forwarded to the Fire Chief for the attention of the men in the "Rube Band"."

CARRIED UNANIMOUSLY

Mr. James A. Westcott wrote to register a complaint against the method employed by the Dog Catcher in apprehending dogs.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:
"That consideration of this complaint be deferred until after receipt of a report from the Manager next Monday evening on the question of establishing a new Dog Pound in the municipality."

IN FAVOUR -- ALDERMEN McLEAN,
CORSBIE, AND LORIMER

AGAINST -- ALDERMEN HERD,
DRUMMOND, BLAIR, AND DAILLY.

NOTION LOST

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CORSBIE:
"That the License Department report on the complaint from Mr. Westcott plus the general subject of the methods employed by the Dog Catcher in apprehending dogs; and further, that Mr. Westcott be advised that consideration is presently being given the matter of:

- (a) establishing a new Dog Pound in the municipality.
- (b) the municipality engaging staff to serve as Poundkeepers rather than the present arrangement of contracting this service."

CARRIED UNANIMOUSLY

Executive Director, Canadian Federation of Mayors and Municipalities, submitted a circular memorandum:

- (a) containing a general summary of the results of a survey the Federation conducted recently on the question of the use municipalities in Canada have made of the Winter Works Incentive Programme.

(b) advising that, as a result of analyzing the results of that poll, the Executive Committee of the Federation has decided to prepare a brief to the Federal Government seeking an amendment to Part 68 of the National Housing Act to provide for more substantial assistance from that Government toward municipal trunk sewer and sewage treatment plant projects, plus the installation of separate storm sewers; and, in conjunction therewith, request that the Provinces systematically provide for financial assistance to municipalities for the same types of projects.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That the Canadian Confederation of Mayors and Municipalities be advised that, because Council is seriously concerned about the question of reinstating a Municipal Winter Works Incentive Programme, action toward that end be taken as quickly as possible in order that some coherent policy can be developed in time for implementation before the forthcoming winter."

CARRIED UNANIMOUSLY

Administrator, Greater Vancouver Regional District, submitted a letter inviting the members of Council and senior staff members to attend a Conference which will be held on Thursday, October 17, 1968, commencing at 7:30 p.m. in the Council Chamber of the Vancouver City Hall at which the Minister of Municipal Affairs will address the members of the Municipal Councils embraced by the Greater Vancouver Regional District on the Regional Area Concept for the District.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DRUMMOND:

"That all members of Council endeavour to attend the Conference outlined by the Administrator; and further, it be understood that the Municipal Manager will arrange for the attendance of himself and such other senior staff members as are considered necessary."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

TABLED ITEM

The following matter was then lifted from the table:

DOG POUND

Consideration was then given the material supplied by the Municipal Manager to Council on September 23, 1968 relative to the question of establishing a new Dog Pound in the Municipality.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:

"That the site recommended by the Municipal Manager at Norland Avenue and Darnley Street be selected for the establishment of a Dog Pound."

IN FAVOUR -- ALDERMAN CORSBIE,
BLAIR, DRUMMOND
AND DAILLY

AGAINST -- ALDERMAN LORIMER,
McLEAN, HERD AND
ACTING MAYOR MIERCIER

MOTION NEGATIVED

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LORIMER:

"That the question of establishing a new Dog Pound in the municipality be referred back to the Municipal Manager for a report on October 7, 1968, with it being understood that he will completely review the subject and indicate whether there may be sites other than the ones which have been recommended to Council as being suitable for the new Dog Pound."

CARRIED

AGAINST -- ALDERMEN DRUMMOND AND McLEAN

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MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:

"That a Public Hearing be held on Tuesday, October 22, 1968 commencing at 7:30 p.m. to receive representations in connection with those rezoning proposals which were approved for further consideration at the meetings of Council on September 23rd and September 30, 1968."

CARRIED UNANIMOUSLY

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The following Notice of Motion submitted to Council on September 23rd by Alderman Drummond was then considered:

"THAT the Planning Department study the feasibility of establishing temporary zoning categories to permit mobile homes to be located in industrial areas."

Alderman Drummond made the following points in support of his proposal:

- (a) There is a great deal of industrially-zoned land in the municipality which is unimproved and, until industry requires such land, it will remain unproductive because no development other than industrial establishments is permitted on the land.
- (b) If legislation could be introduced, either through the Zoning By-law or some other appropriate instrument, to permit industrially-zoned land to be occupied for a limited period of time by mobile homes, then the municipality would derive greater tax returns from the property and, at the same time, be able to provide places to accommodate such homes. This is particularly important because of the current critical housing shortage.

During consideration, it was stressed that the proposal would only apply to vacant industrial areas and not occupied ones. It was added that the word "temporary" in the above motion could be deleted.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LORIMER:

"That the Planning Department study the feasibility of the municipality establishing zoning categories to permit mobile homes to be located in vacant industrial areas."

CARRIED UNANIMOUSLY

R E P O R T

MUNICIPAL MANAGER submitted Report No. 62, 1968 on the matters listed below as Items (I) to (II), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Street Lighting - Willingdon Avenue Overpass

It was being recommended that Council accept the tender of Horburn Electric Limited in the amount of \$10,300.00 for the installation of 31 street lights for the Willingdon Avenue Overpass Project.

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

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

(2) St. Charles Place (Kaye)

(The letter from Mr. E. L. Kaye, which was received earlier in the evening, was brought forward)

There is no doubt that the situation described by Mr. Kaye whereby only half of the turnaround at the end of St. Charles Place has been created likely causes inconvenience.

Though the problem can be appreciated, the approval of subdivisions which create part of a facility, such as half a cul-de-sac, is a matter of concern to the Approving Officer because of the difficulties which arise.

Alternative solutions to such problems also cause undesirable situations.

In that regard, if subdivision of an area proceeds on a piecemeal basis, rather than as a single comprehensive project, the Approving Officer could either reject the subdivision application or require that complete facilities be provided by the applicant. Neither of these is considered desirable and, while the provision of "half" facilities is also undesirable, it is accepted in some instances.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:
"That Council concur with the approach that has been taken by the Approving Officer in connection with the subdivision which created half of the cul-de-sac for St. Charles Place and Mr. Kaye be so advised; and further, that he also be informed that the problem described will be resolved when the land from the which the remainder of the cul-de-sac would be provided is subdivided."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

(3) Lots 13 to 20 inclusive, Block 9, D.L.'s 116/186, Plan 1236
REFERENCE RZ #37/68 and #66/68

The Council recently considered the above rezoning applications, which involved eight lots on the North side of the 3700 Block Pender Street.

The application was to allow for the construction of three-storey frame apartments.

The report of the Planning Department on the application indicated the following:

- (a) the site abuts the Commercial zone on Hastings Street.
- (b) the area is proposed for medium density apartment development in the Apartment Study, and the application is therefore sympathetic with municipal aims.

- (c) of concern is the propagation of "strip" commercial development on Hastings Street and the same type of apartment development on Pender Street.
- (d) ideally, land assembly should take place to provide sites which will extend from Hastings Street to Pender Street.

The Council advanced the rezoning application to a Public Hearing and, after giving the amendment to the Zoning By-law covering the proposal two readings, asked for a report on the relationship between, and possible effect on, the nearby Urban Renewal Scheme.

The following is being offered as a result of this request of Council:

- (a) The Urban Renewal Scheme is confined to the 3800 and 3900 Blocks Hastings Street, which are the only blocks in the Westerly portion of Hastings Street that are not widened.
- (b) While the general conditions in the 3700 Block were comparable, the widening of the road allowance for that Block took place many years ago and this area is therefore not included in the Scheme.
- (c) The Scheme presently being processed deals primarily with property on Hastings Street, with provision for an extension to Pender Street.
- (d) It is felt that the same concept of development in depth is valid for the 3700 Block Hastings Street because existing improvements, with minor exceptions, are modest.
- (e) Using assessed values as a guide to market values, the redevelopment of the South side of the 3700 Block Hastings Street and the North side of the same Block on Pender Street has been examined in sufficient detail to conclude that values of properties on Hastings Street are so high that one would not anticipate redevelopment, except for a very high intensive use.
- (f) While the Planning Department would be prepared to recommend an increased intensity of use for this Block, the rezoning proposal before Council under Reference Numbers 37/68 and 66/68 are not of that intensity because provision is only made for three-storey frame apartment construction.
- (g) It would seem therefore that there are three possible courses of action for the development of the area, they being:

(i) Strip Zoning

Under this proposal, the Hastings Street commercial zoning would be retained and the North side of Pender Street would be rezoned for apartment use.

While this pattern could exist, the commercial development would probably continue to decline as the focal point of the commercial district migrates slowly Eastward.

The redevelopment of the 3800 and 3900 Blocks Hastings Street with new commercial facilities on the lower floors would probably increase the rate of decline in the 3700 Block and supply adequate floor space for commercial development in the area for a good number of years.

(ii) Comprehensive Development

This would provide for the redevelopment of the Block from Hastings Street to Pender Street privately, with commercial facilities on the lower floors and suites above.

A development of this sort could, if properly designed, complement the municipally-sponsored Urban Renewal Scheme.

(iii) High Density Apartment Development

The reuse of the Hastings Street property, because of the high land and improvement values, necessitates an intensive use of the land.

The use suggested in the apartment study was medium density apartments but, in order to achieve the assembly of land indicated, it would be necessary to consider "high-rise" development.

This would eliminate existing commercial facilities and provide an increased density of population to support the existing commercial facilities to the East.

Either of the alternatives mentioned under (ii) and (iii) above could present a workable solution to the land use problem which exists in the 3700 Block Hastings Street and Pender Street.

Either of these two solutions would require that apartment zoning not be favourably considered on the Pender Street frontage only.

It would also require that Council adopt and publicize widely a decision that land assembly and high density use for this Block would meet with favourable consideration.

While there is no immediate proposal for such a development, little will be lost in attempting to obtain this type of use because each of the lots involved is presently occupied and could continue to be used in their present manner.

If it is the decision of Council to strive for the higher more intense use of the land, the present applications should not receive favourable consideration.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN CORSBIE:

"That Council endorse Proposal (iii) of the Planning Department, as detailed in the report of the Manager, and publicize this decision as widely as possible for the purpose of attempting to encourage the assembly of land in the 3700 Block Hastings Street and Pender Street to have it developed with a high density use; and further, that the application to rezone the Lots 13 to 20 inclusive described in caption to Multiple Family Residential District Three (RM3) not be approved because of the action regarding the said Proposal (iii)."

CARRIED

AGAINST -- ALDERMAN HERD

ALDERMAN DAILY LEFT THE MEETING.

(4) 'Camrose Park' Proposal in D.L. 59

As directed by Council, the Planning Department has produced a report containing the additional information desired by Council in connection with the captioned matter.

It is being pointed out that the raw land value mentioned in the report from that Department is the actual offer of the developer. The correctness of this amount would be checked once it is decided which alternative Council wishes to pursue.

The following is the substance of the report from the Planning Department on the matter:

- (a) The objective in the proposal is to arrive at an acceptable arrangement between the two major land owners in the area (North American Contractors Limited and the Municipality) in order to eliminate the present unsuitable subdivision pattern and replace it with one that is compatible with the topography of land in the area and to produce a scheme ensuring that the quality of residential development envisaged materializes.
- (b) The first alternative outlined in the earlier report was for the municipality to sell its unserviced raw land at a raw land value of approximately \$10,500.00 per acre. This would provide an immediate net return to the municipality of \$203,700.00 with no outlay. North American Contractors Limited paid less than that sum when purchasing other property in the area.
- (c) The only effective owner, if the municipality is to implement an improved subdivision pattern for the area, is the Company mentioned; therefore, any sale of municipal land should be conditional upon its consolidation with the adjacent holdings of North American Contractors Limited.
- (d) The second alternative was for the municipality to develop its own land, in co-operation with the adjacent owner, in order to obtain a suitable subdivision pattern. In that regard, approximately 68 lots could be created from the 19.4 acres of municipal property at a servicing cost of approximately \$306,000.00. Assuming these lots could be sold for an average price of \$8,000.00 per lot, the municipality would gross \$544,000.00 and net \$238,000.00.
- (e) The dollar difference to the municipality between the first and second alternatives is, as can be seen, only \$22,000.00. This is a relatively insignificant sum when one takes into account the time, effort and financing required to implement the second alternative.
- (f) The third alternative would be to have North American Contractors Limited service the total area and, of the 68 lots which could be created from the municipal land, 41 would be conveyed to the Company and 27 would be retained by the municipality. Under this proposal, the municipality would contribute \$143,500.00 (in land) to the total servicing cost and would net \$216,000.00 after the sale of the 27 lots. No outlay on the part of the municipality would be required. The estimated cost of servicing the 27 lots is \$121,500.00.

The Planning Department concluded by suggesting that Council choose between Alternatives 1 and 3, where no financial outlay is required on the part of the municipality and where the Corporation would not be confronted with the question of dealing with adjacent owners, as would be required under Alternative 2.

The Department added that the basic difference between 1 and 3 is that the first will provide an immediate net return of approximately \$203,700.00 while the third provides a minimum net return of \$216,000.00 over a longer period of time, although this amount could be greater if the value of the serviced lots continues to increase.

ALDERMAN DAILLY RETURNED TO THE MEETING.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:
"That the Planning Department explore the possibility of the Corporation leasing the municipal property in the "Camrose Park" area to North American Contractors Ltd. and obtain the reaction of that Company to this proposal."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN DRUMMOND:
"That the Municipal Solicitor prepare a document that could be used if the municipality was to lease land for various developments, with it being understood that Alderman Lorimer will discuss the matter with the Solicitor for the purpose of providing an elaboration."

CARRIED UNANIMOUSLY

(5) Property West of Parkwood Terrace (Newcombe Street and 10th Avenue)

Gillespie Investments Limited wrote to Council in March of this year requesting that the municipal land West of Parkwood Terrace at Newcombe Street and 10th Avenue be sold to the Company in order to permit an extension of the Parkwood Terrace Development.

The municipality has previously sold one parcel to that Development.

The request made in March was referred to the Planning Department to determine the needs of the municipality with respect to:

- (a) The relocation of a lane adjacent to the property.
- (b) The future widening of Newcombe Street.

A sketch was being submitted indicating the municipal property involved, the lane situation, and the land requirements for the widening of Newcombe Street.

It is the opinion of the Planning Department that the municipal property concerned is an excellent site for a Public Housing Project.

Gillespie Investments Limited has been informed that any recommendations made to Council respecting the placing of the municipal property in a sale position would not be designed to give any prior right to the Company.

The use proposed by the Company, which would require RM1 zoning, is satisfactory to the Planning Department.

The Council is being asked to make a decision as to whether the property involved should be placed in a sale position or referred to the Housing Committee for consideration as a Public Housing Project site.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN DAILLY:
"That the question of developing the property that is the subject of the report from the Manager for public housing purposes be referred to the Housing Committee for consideration and report."

CARRIED UNANIMOUSLY

(6) Estimates

It was being recommended that the Special Estimates of Work from the Municipal Engineer, in the total amount of \$115,605.96, be approved.

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

CARRIED UNANIMOUSLY

ALDERMAN LORIMER LEFT THE MEETING.

(7) Monthly Report of Medical Health Officer

A report of the Medical Health Officer covering the activities of his Department during the month of August, 1968 was being submitted.

(8) Monthly Report of R.C.M.P.

A report from the R.C.M.P. covering the policing of the municipality during August 1968 was being submitted.

(9) Miscellaneous Rezoning Applications

A number of reports from the Planning Department dealing with various rezoning applications were being submitted.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That the above three items be received."

CARRIED UNANIMOUSLY

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An enquiry arose as to the number of gallons of spray that was used this year to eradicate mosquitoes in the municipality.

The Chief Public Health Inspector was directed to furnish Council with an answer to this question.

(10) Sewer Service - Government Street and Phillips Avenue Area

(The petition from D. E. and I. McCutcheon and others, which was received earlier in the meeting, was brought forward.)

The completion of Sewer Spine No. 4 this year makes it possible to supply sanitary sewer service to the area of the petitioners.

The estimated cost of this extension is \$21,000.00.

Recent pronouncements regarding sanitary sewer extensions are causing some concern as to whether restrictions will be placed on such extensions in the absence of treatment facilities for the sewage.

This situation, as it pertains to this municipality, is being examined by the Greater Vancouver Sewerage and Drainage District in order to obtain some clarification.

At the same time, the financial position of the Sewer Utility is being examined before undertaking further extensions of sewer systems.

The situation in this regard will not be resolved until the results of efforts to obtain funds, through the sale of debenture issues, are known.

The petitioners could be assured that the availability of capital funds for the installation of the sewer desired by them is the only intrinsic reason precluding the municipality constructing the sewer to serve their properties.

It is anticipated that such funds will be obtained very shortly.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"That the situation in regard to the request from the petitioners, as detailed in the report of the Manager, be conveyed to the petitioners as representing the position of Council relative to the matter."

CARRIED UNANIMOUSLY

*

A brief discussion took place on whether there were any other parts of the municipality where the installation of sanitary sewers is deemed imperative.

The Council was aware that a survey of this type was made last year and that sewers were installed in those areas that were regarded as deserving priority.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:

"That, notwithstanding the survey of the sewer situation that was made last year, a report be submitted indicating whether there are any parts of the municipality where sewers are urgently needed."

CARRIED UNANIMOUSLY

(11) Lane West of and Parallel to Canada Way from Sixteenth Avenue to Fourteenth Avenue

(The letter from Mrs. George V. Dickinson, which was received earlier in the meeting, was brought forward)

A sketch was being submitted showing the land that is required to provide a right-of-way before the subject lane could be built.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DAILLY:

"That a report be submitted indicating the cost of acquiring the land required for a complete lane allowance West of and parallel to Canada Way between 16th Avenue and 14th Avenue; and further, that the approximate cost of constructing the lane after the complete allowance has been obtained be also provided."

*

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND stated that he had read the report on the amalgamation proposal involving Burnaby and Vancouver and had not detected anything of a confidential nature in it.

He mentioned that the news media was rather anxious to obtain the opinions of Council members on the report.

He suggested that Acting Mayor Mercier obtain the opinion of Mayor Campbell of Vancouver on the question of releasing the reports to the news media.

ALDERMAN LORIMER RETURNED TO THE MEETING.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN McLEAN:

"That Acting Mayor Mercier contact Mayor Campbell from Vancouver for the purpose of obtaining his reaction to the matter of releasing the information in the report dealing with the amalgamation proposal involving Vancouver and Burnaby."

IN FAVOUR - ALDERMAN DRUMMOND,
 CORSBIE AND McLEAN
AGAINST - ALDERMAN HERD, BLAIR
 DAILLY AND LORIMER

MOTION LOST

ALDERMAN HERD LEFT THE MEETING.

(9) Miscellaneous Rezoning Applications

Before considering the various reports from the Planning Department on a number of rezoning applications, some concern was expressed regarding the quality of apartment development the municipality has been experiencing over the past few years.

It was suggested that these developments, especially those under the RM3 zoning category, sometimes leave a great deal to be desired in terms of design and other aesthetic features.

The Planning Director indicated that the report which his Department is preparing on the matter of the Apartment Location Policy would contain some reference to the matter of concern that has just been expressed.

Upon being so informed, the Council deferred further consideration of the matter of the quality of apartments until the report from the Planning Department on the Apartment Location Policy is received.

ALDERMAN DRUMMOND LEFT THE MEETING.

The following are the reports from the Planning Department on the various rezoning application:

(1) Reference RZ #77/68 and 85/68

- (a) Block 27, East 422 feet except Plans 12272, 10045, 14871, and except part on filing 49521, D.L. 32, Plan 812
- (b) Lot 6, Block 27, D.L. 32, Plan 14871

(5087 - 5093 - 5109 Newton Street -- Located on the North side of Newton Street from a point 144 feet East of Marlborough Avenue Eastward a distance of 177 feet)

It was being recommended that the application to rezone the above described properties to Multiple Family Residential District Three (RM3) be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) Sufficient land be dedicated from the site to widen the allowance of Newton Street to 60 feet.
- (b) Sums of money be deposited to cover the cost of:
 - (i) constructing, to a paved standard, the portion of Newton Street adjacent to the two parcels.
 - (ii) paving the lane adjoining the total site.
 - (iii) providing adequate water and storm sewer facilities to the site.
- (c) These two parcels be consolidated into one site.
- (d) A suitable plan of development for the site be submitted.
- (e) An undertaking be given that all existing improvements on the properties involved will be removed within six months of the rezoning being finalized.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN DAILLY:

"That the report from the Planning Department be tabled until after Council receives the report from the Department in connection with the review that is being made of apartment development in the municipality."

IN FAVOUR - ALDERMEN LORIMER,
DAILLY AND CORSBIE

AGAINST - ALDERMEN McLEAN,
BLAIR, AND MERCIER

MOTION NEGATIVED

ALDERMAN HERD RETURNED TO THE MEETING.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Planning Department respecting the rezoning application under item (1) be adopted and this proposal be advanced to the Public Hearing that is being held on October 22, 1968."

CARRIED

AGAINST -- ALDERMEN LORIMER AND
DAILLY

(2) Reference RZ #87/68

Lot 5, S.D. "B", Block 47, D.L. 151/3, Plan 12308

(Located on the South side of Maywood Street approximately 70 feet West of McKay Avenue)

It was being recommended that the rezoning of Lots 5 and 6, S.D. "B", Block 47, D.L.'s 151/3, Plan 12308 be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The two lots be consolidated into one site.
- (b) A suitable plan of development for the two parcels be submitted.
- (c) An undertaking be given that all existing improvements on the properties will be removed within six months of the rezoning being finalized.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Planning Department be adopted and this rezoning proposal be advanced to the Public Hearing that is being held on October 22, 1968."

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

(3) Reference RZ #89/68

Lots 103 and 104, D.L. 135, Plan 4484

(Located on the North-East corner of Duthie Avenue and Halifax Street)

It was being recommended that this application to rezone the above described properties to Multiple Family Residential District Two (RM2) be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The two parcels be consolidated into one site.

- (b) The Easterly 33 feet of the parcels be dedicated for road purposes.
- (c) A sum of money be deposited to cover the cost of constructing the road mentioned under (b) plus the services deemed necessary by the municipality, including the enclosing of the watercourse on the property.
- (d) An undertaking be given that all existing improvements on the parcels will be removed within six months of the rezoning being finalized.
- (e) A suitable plan of development for the site be submitted.

As a result of an enquiry, the Planning Director stated that his Department is now requesting applicants for rezoning to provide reasons in support of the application.

He added that this information will be included in the reports his Department submits to Council on such applications.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:

"That, since it is not known whether the category being recommended by the Planning Department is acceptable to the applicant, the report be tabled until after the reaction of the applicant to the recommendation from the Planning Department can be determined."

IN FAVOUR -- ALDERMAN HERD AND DAILLY

AGAINST -- ALDERMAN McLEAN, BLAIR, LORIMER, CORSBIE AND DRUWOND

MOTION LOST

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Planning Department in respect of Item 3 be adopted and this rezoning proposal be advanced to the Public Hearing that is being held on October 22, 1968."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DAILLY:

"That the Planning Department reject applications that are made to rezone property if the specific category desired is not indicated."

CARRIED

AGAINST -- ALDERMAN BLAIR

(4) Reference RZ #90/68

Lots 2, 3 and 4, Block 45, S.D. "B", "C", "D", D.L.'s 151/3, Plan 9467

(Located on the North side of Imperial Street about 163 feet East of Dow Road)

It was being recommended that the application to rezone the above described properties to Multiple Family Residential District Three (R13) be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The three lots be consolidated into one site.
- (b) A suitable detailed plan of development for the site be submitted.
- (c) An undertaking be given that all existing structures on the parcels will be removed within six months of the rezoning being finalized.

MOVED BY ALLERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:
 "That the recommendation of the Planning Department be adopted and this rezoning proposal be advanced to the Public Hearing that is being held on October 22, 1968."

CARRIED UNANIMOUSLY

(5) Reference RZ #91/68

Lot 89, D.L. 11, Plan 25688

(Located on the North side of Armstrong Avenue opposite the end of Coquitlam Street)

It was being recommended that the application to rezone the above described property to Community Institutional District (P5) be approved for further consideration and that, as prerequisite to the rezoning being effected, a sum of money be deposited to cover the cost of paving the lane at the rear of the property."

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
 "That the recommendation of the Planning Department be adopted and this rezoning proposal be advanced to the Public Hearing being held on October 22, 1968."

CARRIED UNANIMOUSLY

(6) Reference RZ #92/68

(a) Lot 1 except South 50 feet, Lot 1 South 50 feet, Lot 2 N $\frac{1}{2}$, Lot 4 N $\frac{1}{2}$, Lot 5 N $\frac{1}{2}$ all of Block 34, D.L. 34, Plan 1355

(b) Lot 6 Sketch 8842, Block 34, D.L. 34, Plan 1355
 (5608, 5626, 5642 Barker Avenue and 4238, 4250, 4264 Sardis Street
 Located at the South-East corner of Sardis Street and Barker Avenue)

It was being recommended that the rezoning of all of the above described properties, except Lot 6 N $\frac{1}{2}$, Sketch 8842, to Multiple Family Residential District Three (RM3) be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The five lots be consolidated into one site
- (b) An undertaking be given that all existing structures on these properties will be removed within six months of the rezoning being effected.
- (c) A suitable plan of development for the site, which reflects the continued residential use of land on the North side of Sardis Street and beyond, be submitted.
- (d) Sums of money be deposited to cover half the cost of:
 - (i) extending storm sewer facilities through the site.
 - (ii) paving the East-West lane abutting the South side of the site

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That the recommendation of the Planning Department be adopted and this rezoning proposal be advanced to the Public Hearing on October 22, 1968."

CARRIED

AGAINST -- ALDERMAN LORIMER

(7) Reference RZ's #93/68, 94/68 and 95/68

- (a) Remainder of "A" except N. 142 feet, Block 13, D.L.79, Plan 4893 --- RZ #93/68
- (b) Lot 17 S $\frac{1}{2}$, Block 12, D.L. 79, Plan 2298 and Lot 19, Blocks 12 and 13N, D.L. 79S, Plan 2298 --- RZ #94/68
- (c) Lots 1 and 4, Block 13, D.L. 79, Plan 2814 --- RZ #95/68
- (a) (This is a rectangular shaped parcel having a frontage of 178 feet on Ledger Avenue and a depth of 312 feet.)
- (b) (This is an "L" shaped site with a frontage of 66 feet on Norland Avenue and a frontage of 205 feet on Canada Way)
- (c) (This is an "L" shaped site with a frontage of 127 feet on Canada Way and a flankage on Ledger Avenue of 470 feet)

The Planning Department has not had ample opportunity to examine in detail the above rezoning proposals, although the Department is generally in favour of the types of uses proposed by all the applicants.

In view of that, it was being requested that the applications be tabled to allow the Department to discuss the various proposals with the applicants.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LORIMER:
"That Council concur with the views of the Planning Department on the subject of its report."

IN FAVOUR -- ALDERMEN LORIMER,
DAILLY, BLAIR
AND DRUMMOND

AGAINST -- ALDERMEN McLEAN,
CORSBIE, AND HERO

MOTION CARRIED

(8) Reference RZ #96/68

Lots 33 and 34, S.D. "A", Block 1, D.L. 205, Plan 4180

(Located on the North-East corner of Stratford Avenue and Hastings Street)

It was being recommended that the rezoning of the above described properties to Service Commercial District (C4) be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The two lots be consolidated into one site.
- (b) The existing structures on the property be removed within six months of the rezoning being effected.
- (c) A suitable plan of development for the property be submitted.

Sept/30/1968

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Planning Department be adopted and this rezoning be advanced to the Public Hearing on October 22, 1968."

CARRIED UNANIMOUSLY

(9) Reference RZ #97/68

Lots 5 and 6, D.L. 68, Plan 3431

(Located on the South side of Canada Way approximately 376 feet East of Curle Avenue

It was being recommended that the rezoning of the above described properties to Community Institutional District (P5) be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) Certain land at the South end of the site be dedicated for road and lane purposes.
- (b) A sum of money be deposited to cover the cost of constructing these roads and lanes.
- (c) The two parcels be consolidated into one site.
- (d) All existing structures on the properties be removed within six months of the rezoning being finalized.
- (e) A suitable plan of development for the properties be submitted.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LORIMER:

"That the recommendation of the Planning Department be adopted and this rezoning proposal be advanced to the Public Hearing on October 22, 1968."

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That the foregoing motion be amended to include, as a sixth prerequisite, a stipulation that sidewalks be provided on Canada Way adjacent to the site."

CARRIED

AGAINST -- ALDERMEN DAILLY AND DRUMMOND

A vote was then taken on the original motion, as just amended, and it was Carried with Alderman McLean Against.

(10) Reference RZ #98/68

Lot 18, Block 2, D.L. 29, Plan 3035

(Located on the South-West side of Kingsway approximately 145 feet North-West of Fourteenth Avenue)

It was being recommended that the rezoning of the above described property to Service Commercial District (C4) be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) Land be dedicated for the widening of Kingsway.

(b) The rear 20 feet of the property be dedicated for lane purposes, and a sum be deposited to cover the cost of constructing this lane to the standard required by the Corporation.

(c) Suitable storm drainage facilities be provided to the site.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LORIMER:

"That the recommendation of the Planning Department be adopted and this rezoning proposal be advanced to the Public Hearing on October 22, 1968."

CARRIED UNANIMOUSLY

(11) Reference RZ #99/68

Easterly 120 feet of Remainder 41, D.L. 126, Plan 3473

(Located on the West side of Holdom Avenue between Charles and Kitchener Streets)

It was recommended that this application to rezone the above described property to Residential District Four (R4) not be approved because the area in which the lot is located is single family in character.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN LORIMER:

"That the application to rezone the Easterly 120 feet of the remainder of Block 41, D.L. 126, Plan 3473 to Residential District Four (R4) be approved for further consideration and advanced to the Public Hearing on October 22, 1968."

CARRIED

AGAINST -- ALDERMAN BLAIR

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN HERD:

"That the meeting continue past the hour of 10:00 o'clock p.m."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:

"That the Committee now rise and report."

THE COUNCIL RECONVENED

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

ALDERMAN McLEAN LEFT THE MEETING.

*

BY - LAWS

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That leave be given to introduce:

"BURNABY ROAD CLOSING BY-LAW NO. 7, 1968"

#5407

"BURNABY ROAD CLOSING BY-LAW NO. 8, 1968"

#5408

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 the By-laws complete."

THE COUNCIL RECONVENED

CARRIED UNANIMOUSLY

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. 7, 1968"

"BURNABY ROAD CLOSING BY-LAW NO. 8, 1968"

be now read a Third Time."

CARRIED UNANIMOUSLY

ALDERMAN McLEAN RETURNED TO THE MEETING.

*

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That the Council do now resolve into a Committee of the Whole to consider and report on 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 54, 1968' #5400

CARRIED UNANIMOUSLY

This By-law provides for the following rezoning:

Reference RZ #63/68

FROM SMALL HOLDINGS DISTRICT (A2) TO:

- (a) RESIDENTIAL DISTRICT TWO (R2) -- AND
- (b) MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

- (i) Portions of Lots "A" and "B", Block 2, D.L.'s 44/78/131/136 Plan 6835
- (ii) Portion of Lot 1, Blocks 1/2, D.L.'s 44/78/131/136, Plan 3049
- (iii) Lot 25, D.L. 78, Plan 26566

- (a) applies to the portion lying to the North of the Power Line right-of-way, and
- (b) applies to remainder of the site to the South of the right-of-way

(Located on the East side of Sperling Avenue, from a point approximately 74 feet South of Broadway Southward a distance of 440 feet, a maximum depth from Sperling Avenue of 500 feet, irregular in shape and having an area of 5.5 acres more or less)

It was pointed out to Council that, as mentioned at the Public Hearing on September 23rd, the line of demarcation between the R2 and RM1 rezoning proposals should be precisely defined.

The Planning Director stated that his Department might wish to suggest a number of prerequisites to the rezoning proposal that is the subject of the above by-law.

MOVED BY ALDERMAN HERR, SECONDED BY ALDERMAN CORSBIE:
"That the By-law be amended to define the Southern limit of the Residential District Two (R2) category as being the Northerly edge of the Power Line right-of-way traversing the properties involved and the Northern limit of the Multiple Family Residential District One (RM) category as being that same edge of the right-of-way mentioned."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

*

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

- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 56, 1968" #5402
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1967" #5072
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1967" #5202."

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 56, 1968 provides for the following rezoning:

Reference RZ #58/68(b)

FROM SHALL HOLDINGS DISTRICT (A2) TO GASOLINE SERVICE STATION DISTRICT (CG)

- (a) the East 75 feet of Lot 3, S.D. "D", Blocks 2/3, D.L. 2, Plan 11564 and
- (b) 300 square feet located at the North East corner of the W 135 feet of Lot 9, D.L. 2, Plan 26955

(Located between the Lougheed Highway and Rochester Street road allowance in the area West of North Road)

Municipal Clerk stated that the Planning Department had indicated that it would be in order to proceed with this rezoning proposal because there are no prerequisites and there is no reason to delay this By-law pending the outcome of a proposal to rezone the remaining portions of the properties described for Service Commercial District (C4) purposes.

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1967" provides for the following text amendment:

GASOLINE SERVICE STATIONS IN GENERAL COMMERCIAL (C3) DISTRICTS

The inclusion of gasoline service stations and car washing establishments in General Commercial (C3) Districts only where such uses are included:

- (a) as part of a shopping centre, or
- (b) as part of an 'automotive service centre' in combination with, and on the same lot as, an automobile showroom and/or an establishment for the retail sale of new automobile parts and accessories.

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1967" provides for the following rezoning:

Reference RZ #06/67

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (R13)

- (a) Lot 3 Explanatory Plan 13071, Block 34, D.L. 34, Plan 1355
- (b) Lot 3 except Parcel 1, Expl. Pl. 13071, Block 34, D.L. 34, Plan 1355
- (c) Lot 4s 1/2, Block 34, D.L. 34, Plan 1355
- (d) Lot 2, Except North 60 feet, Block 34, D.L. 34, Plan 1355

(Located on the North-East corner of Grange Street and Darker Avenue)

Municipal Clerk stated that the Planning Department had indicated that all the prerequisites established by Council in connection with this rezoning proposal have been satisfied, and that it will therefore be in order for Council to proceed with the By-law.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CORSBIE:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CORSBIE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:.

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 56, 1968" RZ #58/68(b)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1967"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1967" RZ #86/67

be now read a Third Time."

CARRIED UNANIMOUSLY

*

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:

"That "BURNABY POOL RZ 13 BY-LAW 1967, REPEAL BY-LAW 1968" #5409 be now reconsidered."

CARRIED UNANIMOUSLY

Sept/30/1968

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:
"That "BURNABY POOL ROOMS BY-LAW 1967, REPEAL BY-LAW 1968" be now
finally adopted, signed by the Mayor and Clerk and the Corporate
Seal affixed thereto."

CARRIED UNANIMOUSLY

*

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

CARRIED UNANIMOUSLY